

THE BRANDS EAST METROPOLITAN DISTRICT NO. 4

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,334,869	\$ 372,750	\$ 567,710
REVENUES			
Property taxes	140,931	182,840	182,591
Specific ownership taxes	10,152	12,401	12,781
Transfers from District No. 1	459,893	106,010	-
Transfers from District No. 2	32,295	32,106	32,025
Transfers from District No. 3	433,553	448,591	475,737
Interest income	37,605	5,012	-
Loan Issuance (refunding)	6,040,000	-	-
Total revenues	<u>7,154,429</u>	<u>786,960</u>	<u>703,134</u>
TRANSFERS IN	<u>-</u>	<u>10</u>	<u>-</u>
Total funds available	<u>8,489,298</u>	<u>1,159,720</u>	<u>1,270,844</u>
EXPENDITURES			
Debt Service Fund	8,116,548	592,000	610,000
Capital Projects Fund	-	-	3,207
Total expenditures	<u>8,116,548</u>	<u>592,000</u>	<u>613,207</u>
TRANSFERS OUT	<u>-</u>	<u>10</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>8,116,548</u>	<u>592,010</u>	<u>613,207</u>
ENDING FUND BALANCES	<u>\$ 372,750</u>	<u>\$ 567,710</u>	<u>\$ 657,637</u>

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

ASSESSED VALUATION

Commercial	\$ 4,413,644	\$ 6,060,642	\$ 5,564,259
Agricultural	290	298	297
State assessed	3,840	3,940	4,086
Vacant land	279,937	287,007	287,007
Certified Assessed Value	\$ 4,697,711	\$ 6,351,887	\$ 5,855,649

MILL LEVY

Debt Service	30.000	31.182	31.182
Total mill levy	30.000	31.182	31.182

PROPERTY TAXES

Debt Service	\$ 140,931	\$ 198,065	\$ 182,591
Levied property taxes	140,931	198,065	182,591
Refunds and abatements	-	(15,225)	-
Budgeted property taxes	\$ 140,931	\$ 182,840	\$ 182,591

BUDGETED PROPERTY TAXES

Debt Service	\$ 140,931	\$ 182,840	\$ 182,591
	\$ 140,931	\$ 182,840	\$ 182,591

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 50	\$ 50	\$ 50
REVENUES			
Total revenues	-	-	-
Total funds available	50	50	50
EXPENDITURES			
General and administrative			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCES	\$ 50	\$ 50	\$ 50

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 1,331,650	\$ 369,515	\$ 564,453
REVENUES			
Property taxes	140,931	182,840	182,591
Specific ownership taxes	10,152	12,401	12,781
Interest income	37,589	5,000	-
Transfers from District No. 1	459,893	106,010	-
Transfers from District No. 2	32,295	32,106	32,025
Transfers from District No. 3	433,553	448,591	475,737
Loan Issuance (refunding)	6,040,000	-	-
Total revenues	7,154,413	786,948	703,134
Total funds available	8,486,063	1,156,463	1,267,587
EXPENDITURES			
County Treasurer's Fee	2,830	3,701	3,652
Non-Use fees	17,378	-	-
Miscellaneous	60	10	-
Banking fees	10	-	-
Paying agent fees	2,200	3,000	3,000
Loan interest - Series 2018A	108,758	-	-
Loan interest - Series 2019A	48,592	-	-
Loan interest - Series 2019B	37,322	-	-
Loan interest - Series 2020A	33,383	-	-
Loan principal - Series 2018A	2,585,000	-	-
Loan principal - Series 2019A	1,711,887	-	-
Loan principal - Series 2019B	1,300,895	-	-
Loan principal - Series 2020A	2,058,333	-	-
Loan interest - Series 2023	-	274,380	269,686
Loan principal - Series 2023	-	302,000	302,000
Cost of issuance	209,900	8,336	-
Contingency	-	573	31,662
Total expenditures	8,116,548	592,000	610,000
TRANSFERS OUT			
Transfers to other fund	-	10	-
Total expenditures and transfers out requiring appropriation	8,116,548	592,010	610,000
ENDING FUND BALANCES	\$ 369,515	\$ 564,453	\$ 657,587

No assurance provided. See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 3,169	\$ 3,185	\$ 3,207
Interest income	16	12	-
Total revenues	<u>16</u>	<u>12</u>	<u>-</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>10</u>	<u>-</u>
Total funds available	<u>3,185</u>	<u>3,207</u>	<u>3,207</u>
EXPENDITURES			
Contingency	<u>-</u>	<u>-</u>	<u>3,207</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>3,207</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>-</u>	<u>3,207</u>
ENDING FUND BALANCES	<u>\$ 3,185</u>	<u>\$ 3,207</u>	<u>\$ -</u>

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Brands East Metropolitan District No. 4's (the "District") (formerly known as Eagle Crossing Windsor Metropolitan District No. 4) organization was approved by eligible electors of the District at an election held on November 4, 2014. The District was organized by order of the District Court in and for Larimer County on January 20, 2015. The formation of the District was approved by the Town of Windsor, Colorado in conjunction with the approval by the Town Board of a Consolidated Service Plan for the District, The Brands East Metropolitan District No. 1, The Brands East Metropolitan District No. 2, and The Brands East Metropolitan District No. 3 (formerly known as Eagle Crossing Windsor Metropolitan District No. 1, Eagle Crossing Windsor Metropolitan District No. 2, and Eagle Crossing Windsor Metropolitan District No. 3, respectively) on September 8, 2014. The District exists as a quasi-municipal corporation and political subdivision of the State of Colorado under Title 32, Article 1 of the Colorado Revised Statutes, as amended (C.R.S.).

At a special election of the eligible electors of the District on November 4, 2014, a majority of those qualified to vote voted in favor of certain ballot questions authorizing the issuance of indebtedness and imposition of taxes for the payment thereof, for the purpose of providing financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements within the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, safety protection, fire protection, television relay and translation, and security.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August, and generally, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the mill levy adopted by the District.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate		Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%		Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%		Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%		Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%		Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%		Lodging	\$30,000
			Oil & Gas Production	87.50%			

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

Transfers from The Brands East Metropolitan District No. 1

Pursuant to a certain BAA and PIF Revenues Assignment Agreement, the Brands East Metropolitan District No. 1 has agreed to remit all Assigned Revenues, net of the annual operations amount, to the District for the benefit of repaying the Loan (discussed below).

Transfers from The Brands East Metropolitan District Nos. 2-3

Pursuant to a certain Amended and Restated Capital Pledge Agreement between the District, District No. 2, and District No. 3 (Financing Districts), the Financing Districts agreed to impose a mill levy against taxable property within each Financing District's boundaries to pay principal and interest due on the refunding loan issued by the District in December 2023.

Bond Issuance

Principal and interest payments for 2025 are provided based upon the debt amortization schedule of the Loan discussed below under Debts and Leases.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 4
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

County Treasurer's Fees

County Treasurer's collection fees have been computed at 2% of property taxes.

Debt and Leases

On December 21, 2023, the District entered into a loan agreement with Points West Community Bank to obtain a loan in the amount of \$6,040,000 (Loan). The Loan has an interest rate of 4.70%, payable semiannually on June 1 and December 1. Principal payment is scheduled every December 1, starting December 1, 2024. The Loan matures on December 1, 2028. Proceeds from the Loan were used to refund the District's prior loans with US Bank. The Loan is secured and payable from the pledged revenues consisting of property tax revenues, specific ownership revenue, and revenues assigned by the Developer to the District (public improvements fees and sales tax rebates).

The District has no operating or capital lease.

Reserves

Emergency Reserves

The District has not provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2025, as defined under TABOR, because there is no operating budget.

This information is an integral part of the accompanying budget.