

THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
SUMMARY
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 105,435	\$ 46,518	\$ 226,524
REVENUES			
Property taxes	5	5	5
Specific ownership taxes	1	1	1
Sales tax rebate	180,986	181,000	185,000
Public improvement fees	297,694	277,000	305,000
GOAT Contribution	-	-	-
Developer advance - certified costs	-	-	-
Total revenues	<u>478,686</u>	<u>458,006</u>	<u>490,006</u>
TRANSFERS IN	<u>200,384</u>	<u>-</u>	<u>200,000</u>
Total funds available	<u>784,505</u>	<u>504,524</u>	<u>916,530</u>
EXPENDITURES			
General Fund	537,603	278,000	345,000
Capital Projects Fund	-	-	200,000
Total expenditures	<u>537,603</u>	<u>278,000</u>	<u>545,000</u>
TRANSFERS OUT	<u>200,384</u>	<u>-</u>	<u>200,000</u>
Total expenditures and transfers out requiring appropriation	<u>737,987</u>	<u>278,000</u>	<u>745,000</u>
ENDING FUND BALANCES	<u>\$ 46,518</u>	<u>\$ 226,524</u>	<u>\$ 171,530</u>
EMERGENCY RESERVE	<u>\$ 14,400</u>	<u>\$ 13,800</u>	<u>\$ 14,800</u>
TOTAL RESERVE	<u>\$ 14,400</u>	<u>\$ 13,800</u>	<u>\$ 14,800</u>

See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/26

ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
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ASSESSED VALUATION

Vacant land	140	140	135
Certified Assessed Value	\$ 140	\$ 140	\$ 135

MILL LEVY

General	39.000	39.000	39.000
Total mill levy	39.000	39.000	39.000

PROPERTY TAXES

General	\$ 5	\$ 5	\$ 5
Budgeted property taxes	\$ 5	\$ 5	\$ 5

BUDGETED PROPERTY TAXES

General	\$ 5	\$ 5	\$ 5
	\$ 5	\$ 5	\$ 5

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (94,949)	\$ 46,518	\$ 226,524
REVENUES			
Property taxes	5	5	5
Specific ownership taxes	1	1	1
Sales tax rebate	180,986	181,000	185,000
Public improvement fees	297,694	277,000	305,000
Total revenues	<u>478,686</u>	<u>458,006</u>	<u>490,006</u>
TRANSFERS IN			
Transfers from other funds	<u>200,384</u>	<u>-</u>	<u>-</u>
Total funds available	<u>584,121</u>	<u>504,524</u>	<u>716,530</u>
EXPENDITURES			
General and administrative			
Accounting	63,615	60,000	65,000
Auditing	6,900	7,300	7,700
District management/Office overhead	-	150,000	175,000
Dues and Membership	1,061	1,220	1,500
Election	-	2,372	-
Insurance	9,215	9,285	11,000
Legal	16,692	35,000	45,000
Miscellaneous	64,285	1,600	1,000
Developer advance - interest expense	97,603	-	-
Developer advance - principal expense	154,228	-	-
Transfer to District No. 4 - PIF	8,454	-	-
Transfer to District No. 4 - Sales taxes	97,556	-	-
Website	-	1,200	1,200
Contingency	-	23	7,600
Operations and maintenance			
Landscaping	17,994	10,000	30,000
Total expenditures	<u>537,603</u>	<u>278,000</u>	<u>345,000</u>
TRANSFERS OUT			
Transfers to other fund	<u>-</u>	<u>-</u>	<u>200,000</u>
Total expenditures and transfers out requiring appropriation	<u>537,603</u>	<u>278,000</u>	<u>545,000</u>
ENDING FUND BALANCES	<u>\$ 46,518</u>	<u>\$ 226,524</u>	<u>\$ 171,530</u>
EMERGENCY RESERVE	<u>\$ 14,400</u>	<u>\$ 13,800</u>	<u>\$ 14,800</u>
TOTAL RESERVE	<u>\$ 14,400</u>	<u>\$ 13,800</u>	<u>\$ 14,800</u>

See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

1/29/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ 200,384	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
TRANSFERS IN			
Transfers from other funds	-	-	200,000
Total funds available	200,384	-	200,000
EXPENDITURES			
Capital Improvements	-	-	200,000
Total expenditures	-	-	200,000
TRANSFERS OUT			
Transfers to other fund	200,384	-	-
Total expenditures and transfers out requiring appropriation	200,384	-	200,000
ENDING FUND BALANCES	\$ -	\$ -	\$ -

See summary of significant assumptions.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Brands East Metropolitan District No. 1's (the "District") (formerly known as Eagle Crossing Windsor Metropolitan District No. 1) 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. 2, The Brands East Metropolitan District No. 3, and The Brands East Metropolitan District No. 4 (formerly known as Eagle Crossing Windsor Metropolitan District No. 2, Eagle Crossing Windsor Metropolitan District No. 3, and Eagle Crossing Windsor Metropolitan District No. 4, 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 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, 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. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		Oil & Gas Production	87.50%

Assigned Revenues - Public Improvement Fees, Sales Tax Rebates

Pursuant to a certain BAA and PIF Revenues Assignment Agreement, the Developers have agreed to pay the District the amount of Sales Tax rebated by the Town of Windsor in accordance with the Business Assistance Agreement dated March 27, 2017. Additionally, for the purpose of providing for costs of public improvements, the Developers have designated the District as the primary Public Improvement Fees (PIF) recipient and have assigned all revenues resulting from the PIF imposed within the boundaries of the District.

Expenditures

General and Administrative

General and administrative expenditures include the estimated costs of services necessary to maintain the District's administrative viability such as legal and accounting.

County Treasurer's Fees

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

Transfers to The Brands East Metropolitan District No. 4

Pursuant to a certain BAA and PIF Revenues Assignment Agreement, the District has agreed to remit Assigned Revenues (as defined above), net of the annual operations amount, to the Brands East Metropolitan District No. 4, as needed, to pay principal and interest on a refunding loan issued by District No. 4 in December 2023.

Debt and Leases

The District does not have any debt. Additionally, the District has no operating or capital leases.

**THE BRANDS EAST METROPOLITAN DISTRICT NO. 1
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve

Emergency Reserve

The District has provided an Emergency Reserve equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

This information is an integral part of the accompanying budget.