

THE BRANDS METROPOLITAN DISTRICT NO. 1
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**THE BRANDS METROPOLITAN DISTRICT NO. 1
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (38,473)	\$ (10,219)	\$ 60,643
REVENUES			
Property taxes	12	13	13
Specific ownership taxes	1	1	1
Developer advance	68,000	11,800	-
Public Improvement fees	173,555	200,300	342,600
Sales tax rebate	63,078	67,500	135,500
Total revenues	304,646	279,614	478,114
Total funds available	266,173	269,395	538,757
EXPENDITURES			
General and administrative			
Accounting	40,995	58,000	61,000
Auditing	6,100	6,700	7,100
Dues and Membership	1,228	1,073	1,500
Election	2,678	-	3,000
Engineering	-	6,715	10,000
Insurance	8,360	9,352	10,000
Legal	17,743	20,000	40,000
Miscellaneous	739	1,355	23,725
Operations and maintenance			
Landscape maintenance	7,308	8,233	9,000
Snow removal	1,023	403	5,000
Transfer to District No. 2 - PIF	127,140	96,921	60,800
Transfer to District No. 2 - Sales tax rebate	63,078	-	33,875
Total expenditures	276,392	208,752	265,000
Total expenditures and transfers out requiring appropriation	276,392	208,752	265,000
ENDING FUND BALANCES	\$ (10,219)	\$ 60,643	\$ 273,757
EMERGENCY RESERVE	\$ 7,100	\$ 8,100	\$ 14,400
TOTAL RESERVE	\$ 7,100	\$ 8,100	\$ 14,400

**THE BRANDS METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/30/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
----------------	-------------------	----------------

ASSESSED VALUATION

Agricultural	\$ 11	\$ 11	\$ 11
State assessed	303	310	322
Certified Assessed Value	\$ 314	\$ 321	\$ 333

MILL LEVY

General	39.000	39.000	39.000
Total mill levy	39.000	39.000	39.000

PROPERTY TAXES

General	\$ 12	\$ 13	\$ 13
Budgeted property taxes	\$ 12	\$ 13	\$ 13

BUDGETED PROPERTY TAXES

General	\$ 12	\$ 13	\$ 13
	\$ 12	\$ 13	\$ 13

**THE BRANDS METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Brands Metropolitan District No.1's (the "District") (formerly known as Eagle Crossing Loveland 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 6, 2015. The formation of the District was approved by the City of Loveland, Colorado in conjunction with the approval by the City Council of a Consolidated Service Plan for the District, The Brands Metropolitan District No. 2, The Brands Metropolitan District No. 3, and The Brands Metropolitan District No. 4 (formerly known as Eagle Crossing Loveland Metropolitan District No. 2, Eagle Crossing Loveland Metropolitan District No. 3, and Eagle Crossing Loveland Metropolitan District No. 4, respectively) on September 16, 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 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, 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.

For 2025 collection year, the District will levy 39.000 mills for operations.

**THE BRANDS METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233, 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%		

Assigned Revenues - Public Improvement Fees, Sales Tax Rebates

Pursuant to the BAA and PIF Revenues Assignment Agreement dated April 8, 2021, the Developers have agreed to pay the District the amount of Sales Tax rebated by the City of Loveland in accordance with the Business Assistance Agreement and PIF Matters Agreement dated April 8, 2021. 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 Expenditures

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

Transfers to The Brands Metropolitan District No. 2

Pursuant to the First Amendment BAA and PIF Revenues Assignment Agreement, dated October 03, 2024, the District has agreed to remit all Assigned Revenues (as defined above), net of the annual operations amount, to The Brands Metropolitan District No. 2 for the benefit of repaying the Series 2024A Note and any additional Loans with U.S. Bank.

Debt and Leases

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

**THE BRANDS METROPOLITAN DISTRICT NO. 1
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2025 as defined under TABOR.

This information is an integral part of the accompanying budget.