

**THE BRANDS METROPOLITAN DISTRICT NO. 4**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2026**

**THE BRANDS METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ (17)	\$ (16)	\$ -
REVENUES			
Property taxes	-	-	1,577
Specific ownership taxes	-	-	95
Other revenue	1	-	-
Intergovernmental revenues	-	26	-
Total revenues	<u>1</u>	<u>26</u>	<u>1,672</u>
Total funds available	<u>(16)</u>	<u>10</u>	<u>1,672</u>
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	-	32
Intergovernmental expenditures	-	10	-
Total expenditures	<u>-</u>	<u>10</u>	<u>32</u>
Total expenditures and transfers out requiring appropriation	<u>-</u>	<u>10</u>	<u>32</u>
ENDING FUND BALANCES	<u>\$ (16)</u>	<u>\$ -</u>	<u>\$ 1,640</u>
EMERGENCY RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100</u>
TOTAL RESERVE	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 100</u>

See summary of significant assumptions.

**THE BRANDS METROPOLITAN DISTRICT NO. 4  
PROPERTY TAX SUMMARY INFORMATION  
2026 BUDGET  
WITH 2024 ACTUAL AND 2025 ESTIMATED  
For the Years Ended and Ending December 31,**

1/28/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
<b>ASSESSED VALUATION</b>			
Agricultural	\$ 11	\$ 11	\$ -
Vacant land	-	-	40,446
Certified Assessed Value	\$ 11	\$ 11	\$ 40,446
 <b>MILL LEVY</b>			
General	39.000	39.000	39.002
Total mill levy	39.000	39.000	39.002
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ 1,577
Budgeted property taxes	\$ -	\$ -	\$ 1,577
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ 1,577
	\$ -	\$ -	\$ 1,577

See summary of significant assumptions.

**THE BRANDS METROPOLITAN DISTRICT NO. 4  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The Brands Metropolitan District No. 4 's (the "District") (formerly known as Eagle Crossing Loveland 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 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. 1, The Brands Metropolitan District No. 2, and The Brands Metropolitan District No. 3 (formerly known as Eagle Crossing Loveland Metropolitan District No. 1, Eagle Crossing Loveland Metropolitan District No. 2, and Eagle Crossing Loveland Metropolitan District No. 3, 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 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.

For 2026 collection year, the District will levy 39.002 mills for operations.

**THE BRANDS METROPOLITAN DISTRICT NO. 4  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

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

<b>Category</b>	<b>Rate</b>	<b>Category</b>	<b>Rate</b>
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%

**Expenditures**

**County Treasurer’s Fees**

County Treasurer’s fees have been computed at 2% of property tax collections

**Debt and Leases**

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

**Reserves**

The District has provided for 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.**