THE BRANDS METROPOLITAN DISTRICT NOS. 1-4

2025 CONSOLIDATED ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Consolidated Service Plan for The Brands Metropolitan District Nos. 1-4 (each a "District") are quasi-municipal corporations and political subdivisions of the State of Colorado, the Districts are required to provide an annual report to the City Manager of the City of Loveland with regard to the following matters:

For the year ending December 31, 2025, the Districts make the following report:

§32-1-207(3) Statutory Requirements

1. **Boundary changes made.**

In 2024, the Weld County District Court granted the following Orders for Inclusion and Exclusions. The Orders were recorded with the Weld County Clerk and Recorder in 2025:

Inclusions
District No. 1: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
District No. 2: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
District No. 3: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
District No. 3: Order for Inclusion (Filing 19 Pad Sites), granted November 13, 2024, recorded on January 17, 2025.
District No. 4: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.

Exclusions
District No. 1: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
District No. 2: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
District No. 3: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
District No. 4: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.

Copies of the Orders for Inclusion and Orders for Exclusion are attached hereto as **Exhibit A-1 and A-2**.

2. **Intergovernmental Agreements entered into or terminated with other governmental entities.**

   The Districts did not enter into or terminate any Intergovernmental Agreements with other governmental entities during the reporting year.

3. **Access information to obtain a copy of rules and regulations adopted by the board.**

   The District did not adopt any rules and regulations, nor did they adopt a resolution imposing fees during the reporting year.

4. **A summary of litigation involving public improvements owned by the Districts.**

   To our actual knowledge, based on review of the court records in Larimer County, Colorado, and the Public Access to Court Electronic Records (PACER), there is no litigation involving the Districts' public improvements as of December 31, 2025.

5. **The status of the construction of public improvements by the Districts.**

   The Districts did not construct any Improvements during the reporting year. The developers within The Brands Metropolitan District Nos. 1-4 are undertaking construction of all public improvements.

6. **A list of facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality.**

   There were no facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality during the reporting year. All public improvements are constructed by the developer or property owners within the Districts.

7. **The final assessed valuation of the Districts as of December 31st of the reporting year.**

   As of December 31, 2025, the assessed valuation of each District are as follows:

   District No. 1: $40,942
   District No. 2: $4,796,814
   District No. 3: $311,175
   District No. 4: $40,446

8. **A copy of the current year's budget.**

   Copies of the 2026 Budgets are attached hereto as **Exhibit B.**

9. **A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

   The 2025 Audit Exemption Applications for District Nos. 1, 3 and 4 and the 2025 Audit for District No. 2 are attached hereto as **Exhibit C**.

10. **Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the Districts.**

    The Districts are not aware of any uncured events of default under any debt instrument which continue beyond ninety (90) day period.

11. **Any inability of the Districts to pay their obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

    The Districts are not aware of any inability to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

Service Plan Requirements

1. **Boundary changes made to any Districts' boundary as of December 31 of the prior year.**

   In 2024, the Weld County District Court granted the following Orders for Inclusion and Exclusions. The Orders were recorded with the Weld County Clerk and Recorder in 2025:

   Inclusions
   District No. 1: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
   District No. 2: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
   District No. 3: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
   District No. 3: Order for Inclusion (Filing 19 Pad Sites), granted November 13, 2024, recorded on January 17, 2025.
   District No. 4: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.

   Exclusions
   District No. 1: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
   District No. 2: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.

District No. 3: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.
District No. 4: Order for Inclusion (Original Directors Parcel), granted November 13, 2024, recorded on January 17, 2025.

Copies of the Orders for Inclusion and Orders for Exclusion are attached hereto as **Exhibit A**.

2. **Intergovernmental agreements with other governmental entities entered into as of December 31 of the prior year.**

   The Districts did not enter into any Intergovernmental Agreements with other governmental entities during the reporting year.

3. **A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the City as of December 31 of the prior year.**

   There were no facilities or improvements constructed by the Districts that were conveyed or dedicated to the county or municipality during the reporting year. All public improvements are constructed by the developer or property owners within the Districts.

4. **The assessed valuation of the Districts for the current year.**

   As of December 31, 2025, the assessed valuation of each District are as follows:

   District No. 1: $40,942
   District No. 2: $4,796,814
   District No. 3: $311,175
   District No. 4: $40,446

5. **Current year budget including a description of the Public Improvements to be constructed in such year.**

   Copies of the 2026 Budgets are attached hereto as **Exhibit A.**

6. **Audit of the Districts' financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if required by law.**

   The 2025 Audit Exemption Applications for District Nos. 1, 3 and 4 and the 2025 Audit for District No. 2 are attached hereto as **Exhibit C**.

7. **Notice of any uncured events of default by any District under any debt instrument, which continue beyond a ninety (90) day period.**

   The Districts are not aware of any uncured events of default under any debt instrument which continue beyond ninety (90) day period.

EXHIBIT A-1
Orders for Inclusion

CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL IN CUSTODY OF LARIMER COUNTY COMBINED COURTS, COLORADO
BY Sheryl R Crutchfield
DEPUTY CLERK DATE 12/20/24

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 3:51 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 1	▲ COURT USE ONLY ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR INCLUSION
(New Director Parcel - No. 1)

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of The Brands Metropolitan District No. 1, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.

2. That, in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be

liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.

3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ DAY OF NOVEMBER 2024.

BY THE COURT:

____
District Court Judge

EXHIBIT A
(Legal Description of Inclusion Property)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 4, EAST LOVELAND INDUSTRIAL EIGHTEENTH SUBDIVISION, AS RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 20060056249, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 2, WHICH ACCORDING TO THE PLAT THEREOF BEARS S 89°57'36" E.

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2;

THENCE S 89°57'36" E ALONG SAID NORTH LINE, A DISTANCE OF 121.74 FEET;
THENCE S 0°02'24" W A DISTANCE OF 249.58 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 20230046951;
THENCE N 90°00'00" W ALONG SAID NORTH LINE A DISTANCE OF 32.12 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED IN RECEPTION NO. 20240037732;
THENCE S 88°42'23" W ALONG SAID NORTH LINE A DISTANCE OF 89.64 FEET TO THE WEST LINE OF LOT 2;
THENCE N 0°02'24" E ALONG THE SAID WEST LINE A DISTANCE OF 251.69 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 0.700 ACRES (30,478 SF) MORE OR LESS.

38348
11-4-2024

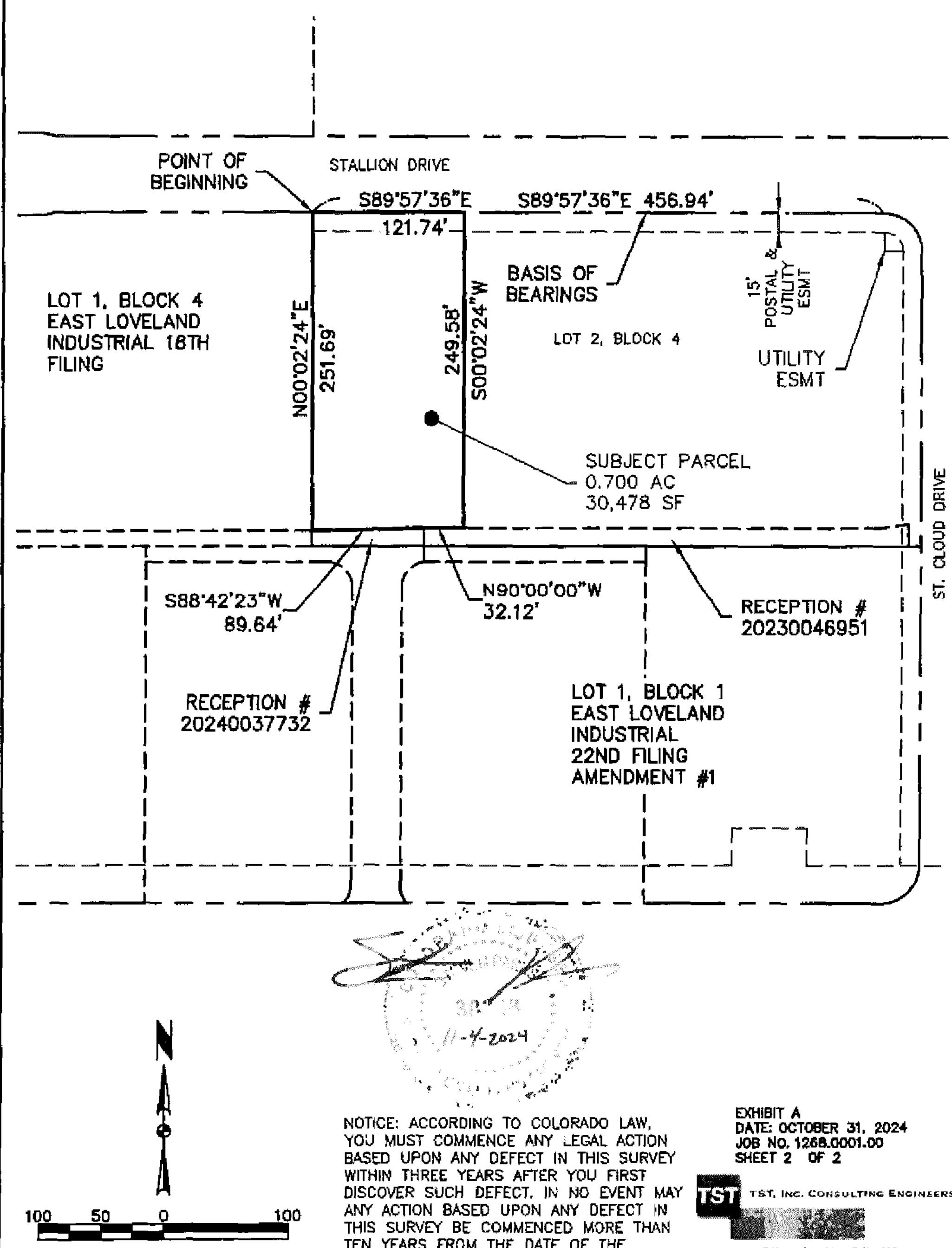
STEVEN PARKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38348
FOR AND ON BEHALF OF MAJESTIC SURVEYING, LLC

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2024
JOB NO. 1268.0001.00
SHEET 1 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

EXHIBIT A



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2024
JOB NO. 1268.0001.00
SHEET 2 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

CERTIFIED TO BE A FULL, TRUE AND CORRECT
COPY OF THE ORIGINAL IN CUSTODY OF
LARIMER COUNTY
COMBINED COURTS, COLORADO
BY Sheryl L. Critchfield 12/20/24
DEPUTY CLERK DATE

Eighth Judicial District COLORADO COURTS

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 9:01 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 2	▲ **COURT USE ONLY** ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR INCLUSION
(New Director Parcel - No. 2)

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of The Brands Metropolitan District No. 2, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.

2. That, in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be

liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.

3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ DAY OF NOVEMBER 2024.

BY THE COURT:

____
District Court Judge

RECEPTION #20250002250, 1/17/2025 12:43:41 PM, 3 of 5, $33.00 Electronically Recorded
Tina Harris, Clerk & Recorder, Larimer County, CO

EXHIBIT A
(Legal Description of Inclusion Property)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 4, EAST LOVELAND INDUSTRIAL EIGHTEENTH SUBDIVISION, AS RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 20060056249, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 2, WHICH ACCORDING TO THE PLAT THEREOF BEARS S 89°57'36" E.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE NORTH LINE OF SAID LOT 2 THE FOLLOWING TWO COURSES:
THENCE S 89°57'36" E A DISTANCE OF 121.74 FEET TO THE **POINT OF BEGINNING;**

THENCE S 89°57'36" E, A DISTANCE OF 121.74 FEET;
THENCE S 0°02'24" W A DISTANCE OF 249.49 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 20230046951;
THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING COURSE:
THENCE N 90°00'00" W A DISTANCE OF 121.74 FEET;
THENCE N 0°02'24" E A DISTANCE OF 249.58 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.697 ACRES (30,377 SF) MORE OR LESS.

38348
11-4-2024

STEVEN PARKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38348
FOR AND ON BEHALF OF MAJESTIC SURVEYING, LLC

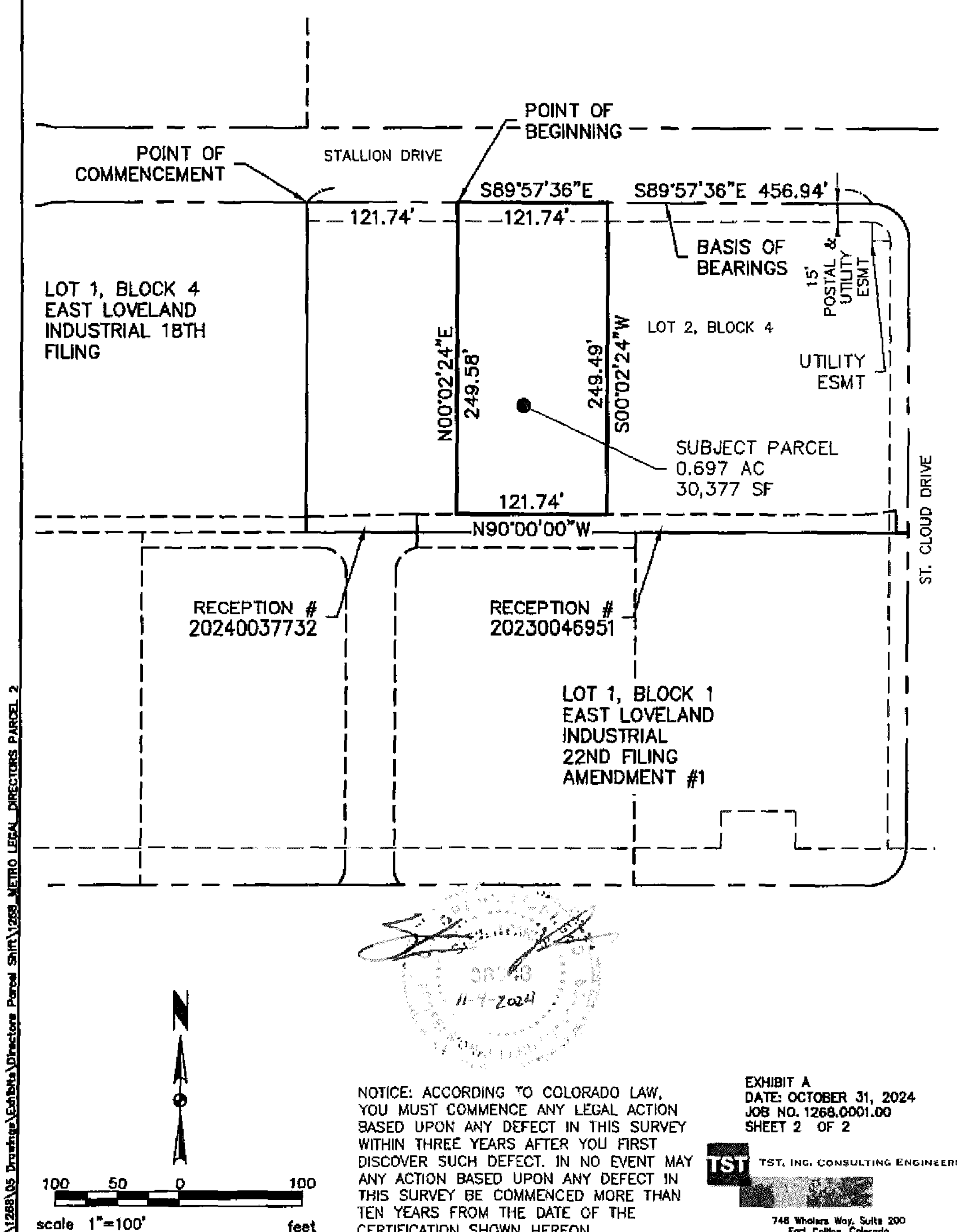
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2023
JOB NO. 1268.0001.00
SHEET 1 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

K:\1268\05 Drawings\Exhibits\Directors Parcel Shift\1268_METRO LEGAL_DIRECTORS PARCEL 2

EXHIBIT A



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2024
JOB NO. 1268.0001.00
SHEET 2 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

CERTIFIED TO BE A FULL, TRUE AND CORRECT
COPY OF THE ORIGINAL IN CUSTODY OF
LARIMER COUNTY
COMBINED COURTS, COLORADO
BY Sheryl A. Crutchfield 12/20/24
DEPUTY CLERK DATE

Eighth Judicial District COLORADO COURTS

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 9:19 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 3	▲ COURT USE ONLY ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR INCLUSION
(Filing 19 Pad Sites)

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of The Brands Metropolitan District No. 3, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.

2. That, in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be

liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.

3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ DAY OF NOVEMBER 2024.

BY THE COURT:

District Court Judge

EXHIBIT A
(Legal Description of Inclusion Property)

The following four lots:

LOT 2, BLOCK 1, EAST LOVELAND INDUSTRIAL NINETEENTH SUBDIVISION, AMENDMENT 1
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

LOT 3, BLOCK 1, EAST LOVELAND INDUSTRIAL NINETEENTH SUBDIVISION, AMENDMENT 1
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

LOT 4, BLOCK 1, EAST LOVELAND INDUSTRIAL NINETEENTH SUBDIVISION, AMENDMENT 1
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

LOT 5, BLOCK 1, EAST LOVELAND INDUSTRIAL NINETEENTH SUBDIVISION, AMENDMENT 1
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

RECEPTION #20250002251, 1/17/2025 12:43:41 PM, 1 of 5, $33.00 Electronically Recorded
Tina Harris, Clerk & Recorder, Larimer County, CO

CERTIFIED TO BE A FULL, TRUE AND CORRECT
COPY OF THE ORIGINAL IN CUSTODY OF
LARIMER COUNTY
COMBINED COURTS, COLORADO
BY Sheryl R. Crutchfield 12/20/24
DEPUTY CLERK DATE

Eighth Judicial District COLORADO COURTS

FILED ... 13, 2024 9:15 AM

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 3	▲ COURT USE ONLY ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR INCLUSION
(New Director Parcel - No. 3)

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of The Brands Metropolitan District No. 3, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.

2. That, in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be

liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.

3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS ____ DAY OF NOVEMBER 2024.

BY THE COURT:

____
District Court Judge

EXHIBIT A
(Legal Description of Inclusion Property)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 4, EAST LOVELAND INDUSTRIAL EIGHTEENTH SUBDIVISION, AS RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 20060056249, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 2, WHICH ACCORDING TO THE PLAT THEREOF BEARS S 89°57'36" E.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE NORTH LINE OF SAID LOT 2 THE FOLLOWING TWO COURSES:
THENCE S 89°57'36" E A DISTANCE OF 243.47 FEET TO THE **POINT OF BEGINNING;**

THENCE S 89°57'36" E, A DISTANCE OF 121.74 FEET;
THENCE S 0°02'24" W A DISTANCE OF 249.41 FEET TO THE NORTH LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 20230046951;
THENCE ALONG THE NORTH LINE OF SAID PARCEL THE FOLLOWING COURSE:
THENCE N 90°00'00" W A DISTANCE OF 121.74 FEET;
THENCE N 0°02'24" E A DISTANCE OF 249.49 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 0.697 ACRES (30,367 SF) MORE OR LESS.

11-4-2024

STEVEN PARKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38348
FOR AND ON BEHALF OF MAJESTIC SURVEYING, LLC

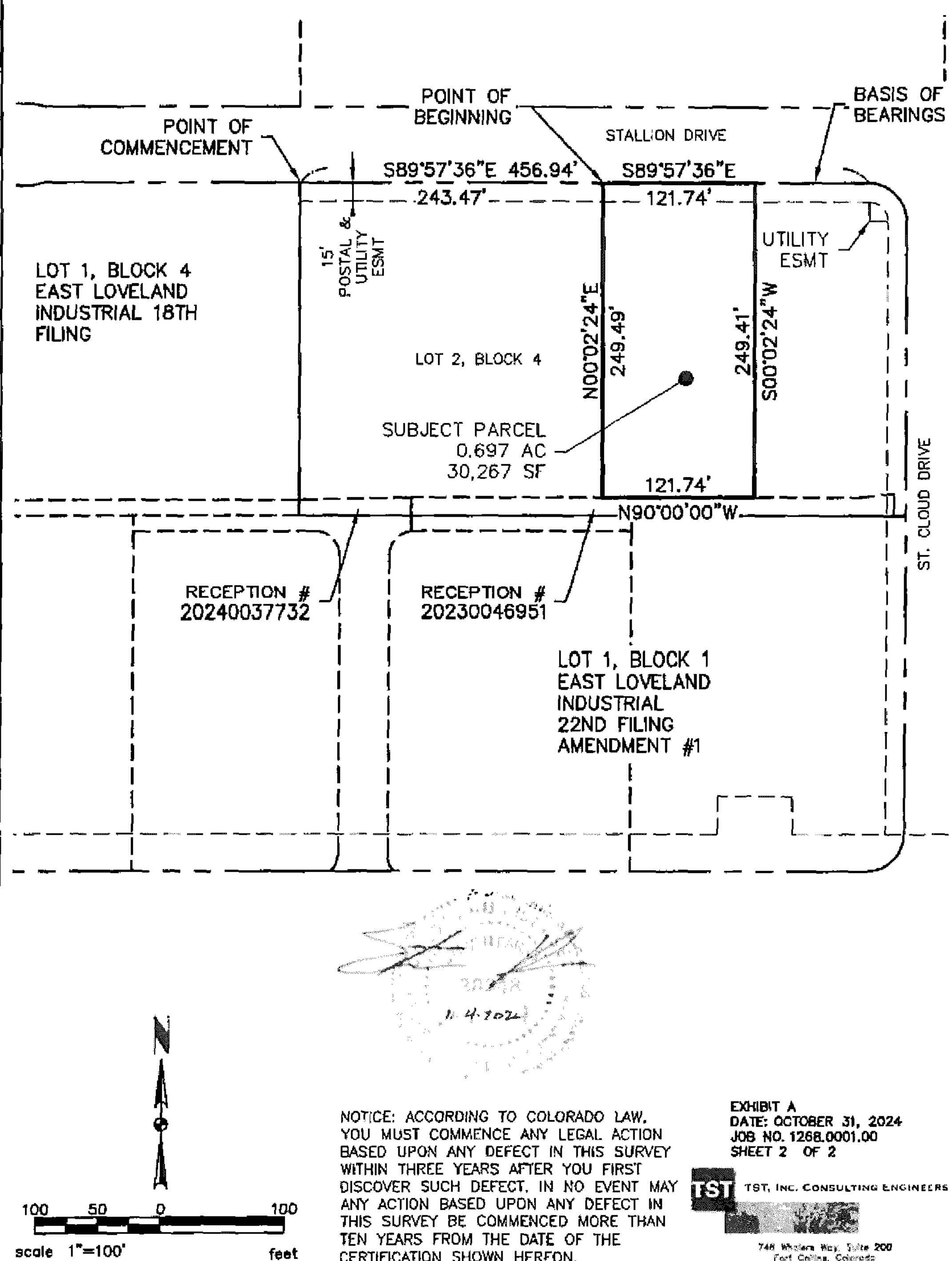
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2024
JOB NO. 1268.0001.00
SHEET 1 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

K:\1268\05 Drawings\Exhibits\Directors Parcel Shift\1268 METRO LEGAL DIRECTORS PARCEL 3

EXHIBIT A



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2024
JOB NO. 1268.0001.00
SHEET 2 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

K:\1268\05 Drawings\Exhibits\Directors Parcel Shift\1268_METRO LEGAL_DIRECTORS PARCEL 3

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 9:17 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 4	▲ **COURT USE ONLY** ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR INCLUSION
(New Director Parcel - No. 4)

THIS MATTER comes before the Court pursuant to § 32-1-401(1), C.R.S., on Motion for an Order for Inclusion of property into the boundaries of The Brands Metropolitan District No. 4, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby included within the boundaries of the District.

2. That, in accordance with § 32-1-402(1)(b), C.R.S., after the date of this Order, the Property shall be subject to all of the taxes and charges imposed by the District and shall be

liable for its proportionate share of existing bonded indebtedness of the District, except as owners may be exempt by law.

3. In accordance with § 32-1-402(1)(c), C.R.S., the Property shall be liable for its proportionate share of annual operation and maintenance charges and the cost of facilities of the District and taxes, rates, fees, tolls, or charges shall be certified and levied or assessed therefor.

4. In accordance with § 32-1-402(1)(f), C.R.S., the District's facility and service standards which are applied within the included area shall be compatible with the facility and service standards of adjacent municipalities.

5. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ DAY OF NOVEMBER 2024.

BY THE COURT:

District Court Judge

EXHIBIT A
(Legal Description of Inclusion Property)

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, BLOCK 4, EAST LOVELAND INDUSTRIAL EIGHTEENTH SUBDIVISION, AS RECORDED IN THE LARIMER COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION NUMBER 20060056249, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF SAID LOT 2, WHICH ACCORDING TO THE PLAT THEREOF BEARS S 89°57'36" E.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2;
THENCE ALONG THE NORTH, EAST, AND SOUTH LINES OF SAID LOT 2 THE FOLLOWING FIVE COURSES:
THENCE S 89°57'36" E A DISTANCE OF 365.21 FEET TO THE **POINT OF BEGINNING;**

THENCE S 89°57'36" E A DISTANCE OF 91.74 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET,

A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET, AND A CHORD THAT BEARS S 44°57'36" E A DISTANCE OF 42.43 FEET;

THENCE S 0°02'24" W A DISTANCE OF 233.82 FEET;

THENCE N 90°00'00" W A DISTANCE OF 9.64 FEET TO THE EAST LINE OF THAT PARCEL DESCRIBED IN RECEPTION NO. 20230046951;

THENCE ALONG THE EAST AND NORTH LINES OF SAID PARCEL THE FOLLOWING THREE COURSES:

THENCE N 00°00'00" E A DISTANCE OF 17.68 FEET;

THENCE S 82°52'30" W A DISTANCE OF 25.64 FEET;

THENCE N 90°00'00" W A DISTANCE OF 86.64 FEET;

THENCE N 0°02'24" E A DISTANCE OF 249.41 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL CONTAINS 0.695 ACRES (30,263 SF) MORE OR LESS.

38348
11-4-2024

STEVEN PARKS, PROFESSIONAL LAND SURVEYOR
COLORADO NO. 38348
FOR AND ON BEHALF OF MAJESTIC SURVEYING, LLC

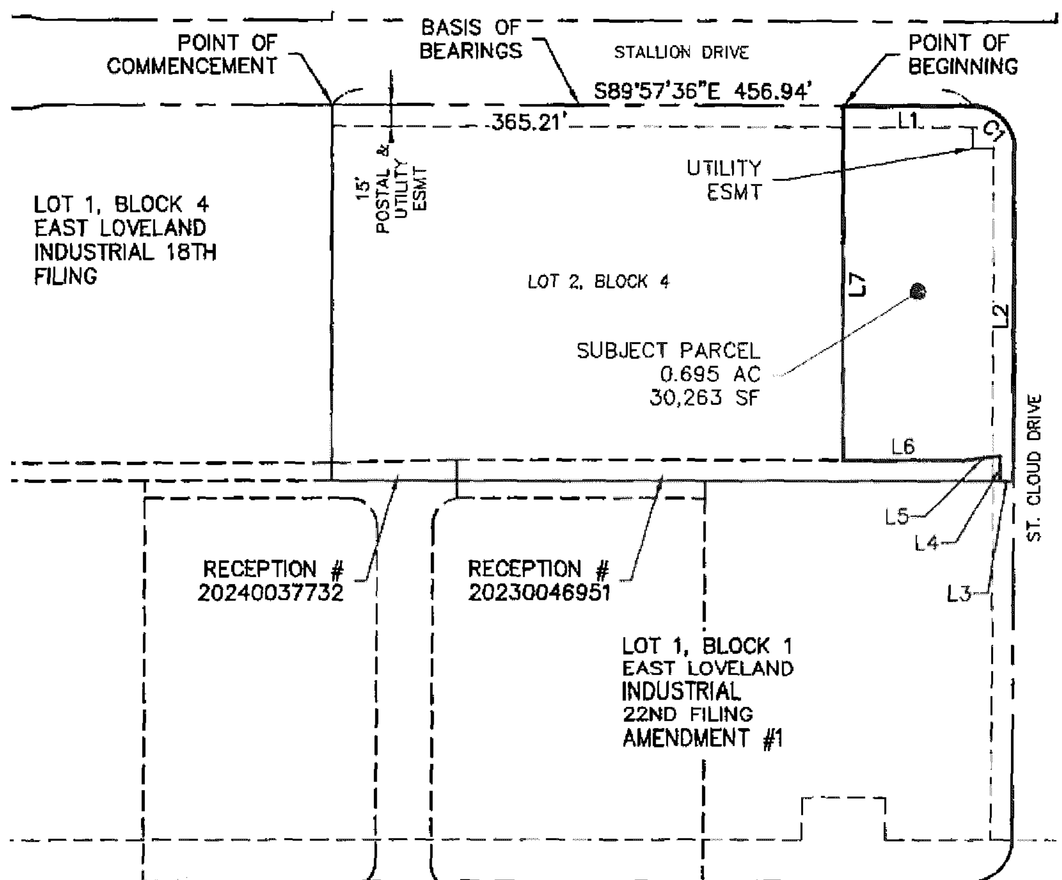
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2024
JOB NO. 1268.0001.00
SHEET 1 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone 970.226.0557

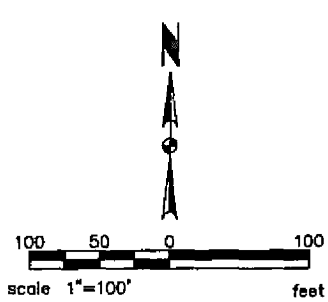
K:\1268\05 Drawings\Exhibits\Directors Parcel Shts\1268_METRO LEGAL_DIRECTORS PARCEL 4

EXHIBIT A



LINE TABLE		
LINE	LENGTH	DIRECTION
L1	91.74	S89°57'36"E
L2	233.82	S0°02'24"W
L3	9.64	N90°00'00"W
L4	17.68	N0°00'00"E
L5	25.64	S82°52'30"W
L6	86.64	N90°00'00"W
L7	249.41	N0°02'24"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	47.12'	90°00'00"	S44°57'36"E	42.43'



NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

EXHIBIT A
DATE: OCTOBER 31, 2024
JOB NO. 1268.0001.00
SHEET 2 OF 2

TST, INC. CONSULTING ENGINEERS
748 Whalers Way, Suite 200
Fort Collins, Colorado
Phone: 970.226.0557

K:\1268\05 Drawings\Exhibits\Directors Parcel Shift\1268_METRO LEGAL_DIRECTORS PARCEL 4

EXHIBIT A-2
Orders for Exclusion

CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL IN CUSTODY OF LARIMER COUNTY COMBINED COURTS, COLORADO

BY ______ DEPUTY CLERK 12/20/24 DATE

Eighth Judicial District COLORADO COURT

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 8:32 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 1	▲ COURT USE ONLY ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: White Bear Ankele Tanaka & Waldron Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____
ORDER FOR EXCLUSION	

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of The Brands Metropolitan District No. 1, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.

2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this

Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.

3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ day of NOVEMBER 2024.

BY THE COURT:

____
District Court Judge

EXHIBIT A
(Legal Description of Exclusion Property)

PARCEL NUMBER: 8634420001
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

RECEPTION #20250002285, 1/17/2025 2:40:54 PM, 1 of 3, $23.00 Electronically Recorded
Tina Harris, Clerk & Recorder, Larimer County, CO

CERTIFIED TO BE A FULL, TRUE AND CORRECT
COPY OF THE ORIGINAL IN CUSTODY OF
LARIMER COUNTY
COMBINED COURTS, COLORADO
BY ______ DEPUTY CLERK   DATE 12/20/24

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 8:40 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 2	▲ **COURT USE ONLY** ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: White Bear Ankele Tanaka & Waldron Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR EXCLUSION

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of The Brands Metropolitan District No. 2, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.

2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this

Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.

3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ day of NOVEMBER 2024.

BY THE COURT:

District ~~Court~~ Judge

EXHIBIT A
(Legal Description of Exclusion Property)

PARCEL NUMBER: 8634420002
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL IN CUSTODY OF LARIMER COUNTY COMBINED COURTS, COLORADO

BY Sheryl R. Crutchfield 12/20/24
DEPUTY CLERK DATE

Eighth Judicial District COLORADO COURTS

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 8:45 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 3	▲ **COURT USE ONLY** ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: White Bear Ankele Tanaka & Waldron Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR EXCLUSION

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of The Brands Metropolitan District No. 3, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.

2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this

Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.

3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ day of NOVEMBER 2024.

BY THE COURT:

____
District Court Judge

EXHIBIT A
(Legal Description of Exclusion Property)

PARCEL NUMBER: 8634420003
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

CERTIFIED TO BE A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL IN CUSTODY OF LARIMER COUNTY COMBINED COURTS, COLORADO

BY ________ DEPUTY CLERK DATE 12/20/24

Eighth Judicial District COLORADO COURT

DISTRICT COURT, LARIMER COUNTY, COLORADO Court Address: 201 La Porte Avenue, Suite 100 Fort Collins, CO 80521 Telephone: (970) 494-3500	DATE FILED November 13, 2024 8:47 PM
Petitioner: THE BRANDS METROPOLITAN DISTRICT NO. 4	▲ **COURT USE ONLY** ▲
Attorneys for Petitioners: Names: Zachary P. White, Esq. Darah D. Fuller, Esq. Address: White Bear Ankele Tanaka & Waldron Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: (303) 858-1800 Fax: (303) 858-1801 Email: zwhite@wbapc.com dfuller@wbapc.com Atty. Reg. #: 46700 59351	Case Number: 2014CV30951 Division: 3B Courtroom: ____

ORDER FOR EXCLUSION

THIS MATTER comes before the Court pursuant to § 32-1-501(1), C.R.S., on Motion for an Order for Exclusion of property from the boundaries of The Brands Metropolitan District No. 4, City of Loveland, Larimer County, Colorado (the "District"). This Court, being fully advised in the premises, and there being no objection filed by any person, hereby ORDERS:

1. That the real property set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property"), shall be and is hereby excluded from the boundaries of the District.

2. Pursuant to § 32-1-503(1), C.R.S., the Property shall remain obligated for its proportionate share of the principal and interest on the outstanding bonded indebtedness of the District existing immediately prior to the effective date of this Order. As of the date of this

Order, there is no outstanding bonded indebtedness of the District for which the Property will be liable.

3. In accordance with § 32-1-503(1), C.R.S., the Property shall not become obligated for any property tax levied by the District for operating costs of the District nor for any bonded indebtedness issued after the date of this Order.

4. The District shall file this order in accordance with the provisions of § 32-1-105, C.R.S.

DONE AND EFFECTIVE THIS _____ day of NOVEMBER 2024.

BY THE COURT:

District Court Judge

EXHIBIT A
(Legal Description of Exclusion Property)

PARCEL NUMBER: 8634420004
CITY OF LOVELAND
LARIMER COUNTY
STATE OF COLORADO

EXHIBIT B
2026 Budgets

THE BRANDS METROPOLITAN DISTRICT NO. 1

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

THE BRANDS 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	$ (10,219)	$ 74,678	$ 141,420
REVENUES			
Property taxes	13	13	1,603
Specific ownership taxes	1	1	96
Developer advance	11,000	-	-
Public Improvement fees	230,512	307,000	313,000
Sales tax rebate	61,716	125,333	122,000
Other revenue	1	-	-
Total revenues	303,243	432,347	436,699
Total funds available	293,024	507,025	578,119
EXPENDITURES			
General and administrative			
Accounting	53,063	61,000	61,000
Auditing	6,700	14,600	7,800
County Treasurer's Fee	-	-	32
District management/Office overhead	-	150,000	150,000
Dues and Membership	1,073	1,088	1,500
Election	-	1,895	-
Engineering	6,715	370	10,000
Insurance	9,352	8,910	10,000
Legal	34,530	15,504	40,000
Miscellaneous	1,356	965	19,668
Operations and maintenance			
Landscape maintenance	8,233	16,058	20,000
Snow removal	403	540	5,000
Transfer to District No. 2 - PIF	96,921	60,800	92,000
Transfer to District No. 2 - Sales tax rebate	-	33,875	73,000
Total expenditures	218,346	365,605	490,000
Total expenditures and transfers out requiring appropriation	218,346	365,605	490,000
ENDING FUND BALANCES	$ 74,678	$ 141,420	$ 88,119
EMERGENCY RESERVE	$ 8,800	$ 13,000	$ 13,200
TOTAL RESERVE	$ 8,800	$ 13,000	$ 13,200

See summary of significant assumptions.

THE BRANDS 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
ASSESSED VALUATION			
Agricultural	$ 11	$ 11	$ -
State assessed	310	322	210
Vacant land	-	-	40,732
Certified Assessed Value	$ 321	$ 333	$ 40,942
MILL LEVY			
General	39.000	39.000	39.153
Total mill levy	39.000	39.000	39.153
PROPERTY TAXES			
General	$ 13	$ 13	$ 1,603
Budgeted property taxes	$ 13	$ 13	$ 1,603
BUDGETED PROPERTY TAXES			
General	**$ 13**	**$ 13**	**$ 1,603**
	$ 13	**$ 13**	**$ 1,603**

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 1
2026 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 2026 collection year, the District will levy 39.153 mills for operations.

Revenues (continued)

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

Category	Rate
Single-Family Residential	6.25%
Multi-Family Residential	6.25%
Commercial	27.00%
Industrial	27.00%
Lodging	27.00%

Category	Rate
Agricultural Land	27.00%
Renewable Energy Land	27.00%
Vacant Land	27.00%
Personal Property	27.00%
State Assessed	27.00%
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 to BAA and PIF Revenues Assignment Agreement, dated October 3, 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 2024 Note and any additional Loans.

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
2026 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 2026 as defined under TABOR.

This information is an integral part of the accompanying budget.

THE BRANDS METROPOLITAN DISTRICT NO. 2

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

THE BRANDS METROPOLITAN DISTRICT NO. 2
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	$ 536,530	$ 683,811	$ 518,594
REVENUES			
Property taxes	121,396	120,762	200,929
Specific ownership taxes	7,601	7,543	12,056
Interest income	5,093	19,869	20,000
Transfer from District No. 1 - PIF	96,921	60,800	92,000
Transfer from District No. 1 - Sales tax rebate	-	33,875	73,000
Transfer from District No. 3 - Property/SOT tax	-	-	13,555
Loan issuance proceeds	5,400,000	-	-
Other revenue	108	-	3,460
Total revenues	5,631,119	242,849	415,000
TRANSFERS IN	3,746,676	-	-
Total funds available	9,914,325	926,660	933,594
EXPENDITURES			
Debt Service Fund	1,737,162	408,066	415,000
Capital Projects Fund	3,746,676	-	-
Total expenditures	5,483,838	408,066	415,000
TRANSFERS OUT	3,746,676	-	-
Total expenditures and transfers out requiring appropriation	9,230,514	408,066	415,000
ENDING FUND BALANCES	$ 683,811	$ 518,594	$ 518,594
DEBT SERVICE RESERVE	$ 404,000	$ 404,000	$ 404,000
TOTAL RESERVE	$ 404,000	$ 404,000	$ 404,000

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 2
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
ASSESSED VALUATION			
Commercial	$ 2,516,569	$ 2,472,576	$ 4,559,669
Agricultural	11	11	-
State assessed	4,140	4,293	3,430
Vacant land	473,965	473,917	233,715
Certified Assessed Value	$ 2,994,685	$ 2,950,797	$ 4,796,814
MILL LEVY			
Debt Service	40.537	40.882	41.888
Total mill levy	40.537	40.882	41.888
PROPERTY TAXES			
Debt Service	$ 121,396	$ 120,634	$ 200,929
Levied property taxes	121,396	120,634	200,929
Adjustments to actual/rounding	-	128	-
Budgeted property taxes	$ 121,396	$ 120,762	$ 200,929
BUDGETED PROPERTY TAXES			
Debt Service	**$ 121,396**	**$ 120,762**	**$ 200,929**
	$ 121,396	**$ 120,762**	**$ 200,929**

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 2
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	$ 426	$ 426	$ 426
REVENUES			
Total revenues	-	-	-
Total funds available	426	426	426
EXPENDITURES			
General and administrative			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCES	$ 426	$ 426	$ 426

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 2
DEBT SERVICE 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	$ 536,104	$ 683,385	$ 518,168
REVENUES			
Property taxes	121,396	120,762	200,929
Specific ownership taxes	7,601	7,543	12,056
Interest income	5,093	19,869	20,000
Transfer from District No. 1 - PIF	96,921	60,800	92,000
Transfer from District No. 1 - Sales tax rebate	-	33,875	73,000
Transfer from District No. 3 - Property/SOT tax	-	-	13,555
Other revenue	108	-	3,460
Loan issuance proceeds	5,400,000	-	-
Total revenues	5,631,119	242,849	415,000
Total funds available	6,167,223	926,234	933,168
EXPENDITURES			
General and administrative			
County Treasurer's Fee	2,436	2,448	4,019
Non-use fee	10,738	-	-
Paying agent fees	2,250	-	4,000
Miscellaneous	-	60	-
Contingency	-	-	3,070
Debt Service			
Loan interest - Series 2021A	16,458	-	-
Loan interest - Series 2024	48,852	301,392	294,905
Loan principal	-	104,166	109,006
Bond issue costs	218,000	-	-
Refunding escrow	1,438,428	-	-
Total expenditures	1,737,162	408,066	415,000
TRANSFERS OUT			
Transfers to other fund	3,746,676	-	-
Total expenditures and transfers out requiring appropriation	5,483,838	408,066	415,000
ENDING FUND BALANCES	$ 683,385	$ 518,168	$ 518,168
DEBT SERVICE RESERVE	$ 404,000	$ 404,000	$ 404,000
TOTAL RESERVE	$ 404,000	$ 404,000	$ 404,000

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 2
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	$ -	$ -	$ -
REVENUES			
Total revenues	-	-	-
TRANSFERS IN			
Transfers from other funds	3,746,676	-	-
Total funds available	3,746,676	-	-
EXPENDITURES			
Capital Projects			
Transfer to District No. 1 (Public Improvements)	3,746,676		
Total expenditures	3,746,676	-	-
Total expenditures and transfers out requiring appropriation	3,746,676	-	-
ENDING FUND BALANCES	$ -	$ -	$ -

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 2
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Brands Metropolitan District No. 2 (the "District") (formerly known as Eagle Crossing Loveland Metropolitan District No. 2) 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. 3, and the Brands Metropolitan District No.4 (formerly known as Eagle Crossing Loveland Metropolitan District No. 1, 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, waterer 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 Statues 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 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 imposed by the District.

Revenues - (continued)

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

Category	Rate
Single-Family Residential	6.25%
Multi-Family Residential	6.25%
Commercial	27.00%
Industrial	27.00%
Lodging	27.00%

Category	Rate
Agricultural Land	27.00%
Renewable Energy Land	27.00%
Vacant Land	27.00%
Personal Property	27.00%
State Assessed	27.00%
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 6% of the property taxes collected.

Transfers from The Brands Metropolitan District No. 1

Pursuant to the First Amendment to BAA and PIF Revenues Assignment Agreement dated October 3, 2024, the Brands Metropolitan District No.1 will remit all Assigned Revenues, net of the annual operations amount, to the District for the benefit of repaying the Loan discussed under Debts and Leases.

Transfers from The Brands Metropolitan District No. 3

Pursuant to a certain Amended and Restated Capital Pledge Agreement dated October 3, 2024, Brands Metropolitan District No. 3 (District No. 3) agreed to impose a mill levy against all taxable property within District No. 3's boundaries to pay principal and interest due on the loan issued by the District in October 2024.

Expenditures

County Treasurer's Fees

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

Debt Service

Principal and interest payments for 2026 are provided based upon the debt amortization schedule of the Loan discussed below under Debt and Leases.

Debt and Leases

In October 2024, the District entered into a loan agreement with Independent Bank dba Independent Financial to obtain a tax-exempt term loan, the Limited Tax General Obligation and Special Revenue Refunding Note, Series 2024, in the amount of $5,400,000 (Loan). The Loan is due on October 3, 2029, with principal and interest due semiannually on June 1 and December 1. The Loan bears an interest rate of 5.520%. Principal payments on the Loan are due and payable in the amounts set forth in the schedule attached. Proceeds from this Loan were used to: (a) refund the outstanding Series 2021A Note; (b) repay Developer-paid costs of public improvements; (c) funding the Debt Service Reserve Fund; (d) and cover loan issue costs.

The Loan is secured by and payable from the Pledged Revenue consisting of moneys derived from the following sources, after payment of any costs of collection: (a) all Property Tax Revenues (as defined in the Loan Agreement); (b) all Specific Ownership Taxes (as defined in the Loan Agreement); (c) the Pledged Net PIF Revenues; (d) the Gross Sales Tax Revenues; (e) all Pledged PILOT Revenues; and (c) any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue.

The District has no operating or capital lease.

Reserves

Emergency Reserve

The District has not provided an Emergency Reserve equal to at least 3% of fiscal year spending for 2026, as defined under TABOR, because there is no operating budget.

Debt Service Reserve

The District maintains a Debt Service Reserve as required with the issuance of the Loan.

THE BRANDS METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2026

$5,400,000
Limited Tax General Obligation and
Special Revenue Refunding Note, Series 2024
Dated October 3, 2024
Interest rate 5.520%
Principal Due December 1
Interest Payable June 1 and December 1

Year Ended December 31,	Principal	Interest	Total
2026	$ 109,006	$ 294,905	$ 403,911
2027	115,192	288,720	403,911
2028	120,929	282,983	403,912
2029	4,951,722	231,108	5,182,830
	$ 5,296,848	$ 1,097,715	$ 6,394,564

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 3

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2026

THE BRANDS METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/21/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	$ (17)	$ (16)	$ -
REVENUES			
Property taxes	-	-	13,034
Specific ownership taxes	-	-	782
Other revenue	1	-	1,184
Intergovernmental revenues	-	16	-
Total revenues	1	16	15,000
Total funds available	(16)	-	15,000
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	-	261
Miscellaneous	-	-	1,184
Transfers to District No. 2	-	-	13,555
Total expenditures	-	-	15,000
Total expenditures and transfers out requiring appropriation	-	-	15,000
ENDING FUND BALANCES	$ (16)	$ -	$ -

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

1/21/26

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Agricultural	$ 11	$ 11	$ -
Vacant land	-	-	311,175
Certified Assessed Value	$ 11	$ 11	$ 311,175
MILL LEVY			
Contractual Obligations	43.183	43.183	41.888
Total mill levy	43.183	43.183	41.888
PROPERTY TAXES			
Contractual Obligations	$ -	$ -	$ 13,034
Budgeted property taxes	$ -	$ -	$ 13,034
BUDGETED PROPERTY TAXES			
Contractual Obligations	**$ -**	**$ -**	**$ 13,034**
	$ -	**$ -**	**$ 13,034**

See summary of significant assumptions.

THE BRANDS METROPOLITAN DISTRICT NO. 3
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Brands Metropolitan District No. 3's (the "District") (formerly known as Eagle Crossing Loveland Metropolitan District No. 3) 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. 4 (formerly known as Eagle Crossing Loveland Metropolitan District No. 1, Eagle Crossing Loveland Metropolitan District No. 2, 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 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 41.888 mills for contractual obligations.

Revenues - (continued)

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

Category	Rate
Single-Family Residential	6.25%
Multi-Family Residential	6.25%
Commercial	27.00%
Industrial	27.00%
Lodging	27.00%

Category	Rate
Agricultural Land	27.00%
Renewable Energy Land	27.00%
Vacant Land	27.00%
Personal Property	27.00%
State Assessed	27.00%
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 6% of the property taxes collected.

Expenditures

County Treasurer's Fees

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

Transfers to The Brands Metropolitan District No. 2

Pursuant to a certain Amended and Restated Capital Pledge Agreement dated October 3, 2024, the District agreed to impose a mill levy against all taxable property within its boundaries, and transfer the resulting property tax revenues, net of fees, along with specific ownership taxes attributed to such mill levy, to District No. 2, to pay principal and interest on a loan issued by District No. 2 in October 2024.

Debt and Leases

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

Reserves

The District has not provided for an Emergency Reserve equal to at least 3% of fiscal year spending for 2026, as defined under TABOR, because there is no operating budget.

This information is an integral part of the accompanying budget.

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	1	26	1,672
Total funds available	(16)	10	1,672
EXPENDITURES			
General and administrative			
County Treasurer's Fee	-	-	32
Intergovernmental expenditures	-	10	-
Total expenditures	-	10	32
Total expenditures and transfers out requiring appropriation	-	10	32
ENDING FUND BALANCES	$ (16)	$ -	$ 1,640
EMERGENCY RESERVE	$ -	$ -	$ 100
TOTAL RESERVE	$ -	$ -	$ 100

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
ASSESSED VALUATION			
Agricultural	$ 11	$ 11	$ -
Vacant land	-	-	40,446
Certified Assessed Value	$ 11	$ 11	$ 40,446
MILL LEVY			
General	39.000	39.000	39.002
Total mill levy	39.000	39.000	39.002
PROPERTY TAXES			
General	$ -	$ -	$ 1,577
Budgeted property taxes	$ -	$ -	$ 1,577
BUDGETED PROPERTY TAXES			
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.

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%

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.

EXHIBIT C
2025 Audit Exemption Applications
(District Nos. 1, 3 and 4)
2025 Audit (District No. 2)

Application for Exemption From Audit
Long Form

Instructions

For local governments with either revenues or expenditures/expenses more than $200,000 but not more than $1,000,000

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.), any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 for the year.

Exemptions from audit are NOT automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Long Form must be a person skilled in governmental accounting.

Read ALL instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.** Proprietary Activity should be reported on the **Cash or Budgetary Basis** — a budget to GAAP reconciliation is provided in Part 3B.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

- ☐ Has the preparer signed the application prior to board approval?
- ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☐ Has the application been **personally** reviewed and approved by the governing body?
- ☐ Are all sections on the form complete, including responses to all of the questions?
- ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ◉ Yes ○ No

- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 11.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ◉ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? **Email:** osa.lg@coleg.gov **Phone:** 303-869-3000

Contact Information

For the year ended 12/31/2025 or the fiscal year ended ______________.

Name of government	The Brands Metropolitan District No. 1
Street address	2001 16th Street, Suite 1700
City, State, Zip	Denver, CO 80202
Contact person	Gigi Pangindian
Phone	(303) 779-5710
Email	gigi.pangindian@claconnect.com

Certification of Preparer

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. The preparer must sign prior to board approval.

Name	Gigi Pangindian
Title	Accountant for the District
Firm name (if applicable)	CliftonLarsonAllen LLP
Address	2001 16th Street, Suite 1700, Denver, CO 80202
Phone	(303) 779-5710
Relationship to entity	CPA Firm providing accounting services to the District
Preparer signature	Date prepared
Gigi Pangindian	3/9/2026

See accompanying letter at the end of this form.

Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	○ Yes	◉ No
If yes, enter date filed		

Part 1: Financial Statements — Balance Sheet

Part 1A: Governmental Funds (Modified Accrual Basis) Table

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B: ____________________

Fund C: ____________________

Fund D: ____________________

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	Assets				
1-1	Cash and Cash Equivalents	$ 133,551			
1-2	Investments				
1-3	Receivables				
1-4	Due from Other Entities or Funds				
1-5	Property Tax Receivable	$ 1,603			
1-6	All Other Assets:				
1-7	Lease Receivable (as Lessor)				
	Other (specify in lines 1-8 through 1-10)				
1-8	Receivable - Public Improvement Fees	$ 42,313			
1-9	Prepaid Insurance	$ 8,977			
1-10					
1-11	**TOTAL ASSETS** (Add lines 1-1 through 1-10)	$ 186,444	$ 0	$ 0	$ 0
	Deferred Outflows of Resources (specify in lines 1-12 and 1-13)				
1-12					
1-13					
1-14	**Total Deferred Outflows** (Add lines 1-12 through 1-13)	$ 0	$ 0	$ 0	$ 0
1-15	**TOTAL ASSETS AND DEFERRED OUTFLOWS** (Add lines 1-11 and 1-14)	$ 186,444	$ 0	$ 0	$ 0

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
	Liabilities				
1-16	Accounts Payable	$ 18,508			
1-17	Accrued Payroll and Related Liabilities				
1-18	Unearned Revenue				
1-19	Due to Other Entities or Funds				
1-20	All Other Current Liabilities				
1-21	**TOTAL CURRENT LIABILITIES** (Add lines 1-16 through 1-20)	$ 18,508	$ 0	$ 0	$ 0
	All Other Liabilities (specify in lines 1-22 through 1-25)				
1-22	Due to The Brands Metro District No. 2	$ 34,324			
1-23					
1-24					
1-25					
1-26	**TOTAL LIABILITIES** (Add lines 1-21 through 1-25)	$ 52,832	$ 0	$ 0	$ 0
	Deferred Inflows of Resources				
1-27	Deferred Property Taxes	$ 1,603			
1-28	Lease related (as Lessor)				
1-29	**TOTAL DEFERRED INFLOWS** (Add lines 1-27 through 1-28)	$ 1,603	$ 0	$ 0	$ 0
	Fund Balance				
1-30	Nonspendable-Prepaid	$ 8,977			
1-31	Nonspendable-Inventory				
1-32	Restricted	$ 12,900			
1-33	Committed				
1-34	Assigned				
1-35	Unassigned	$ 110,132			
1-36	**Total Fund Balance** (Add lines 1-30 through 1-35. This total should be the same as line 3-34)	$ 132,009	$ 0	$ 0	$ 0
1-37	**TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE** (Add lines 1-26, 1-29, and 1-36. This total should be the same as line 1-15)	$ 186,444	$ 0	$ 0	$ 0

Part 1B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Assets				
1-38	Cash and Cash Equivalents				
1-39	Investments				
1-40	Receivables				
1-41	Due from Other Entities or Funds				
	Other Current Assets (specify in line 1-42)				
1-42					
1-43	**Total Current Assets** (Add lines 1-38 through 1-42)	$ 0	$ 0	$ 0	$ 0
1-44	Capital & Right-to-Use Assets, net (from Part 6, Capital & Right-to-Use Table)				
	Other Long Term Assets (specify in lines 1-45 through 1-47)				
1-45					
1-46					
1-47					
1-48	**TOTAL ASSETS** (Add lines 1-43 through 1-47)	$ 0	$ 0	$ 0	$ 0
	Deferred Outflows of Resources (specify in lines 1-49 through 1-50)				
1-49					
1-50					
1-51	**Total Deferred Outflows** (Add lines 1-49 through 1-50)	$ 0	$ 0	$ 0	$ 0
1-52	**TOTAL ASSETS AND DEFERRED OUTFLOWS** (Add lines 1-48 and 1-51)	$ 0	$ 0	$ 0	$ 0

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Liabilities				
1-53	Accounts Payable				
1-54	Accrued Payroll and Related Liabilities				
1-55	Accrued Interest Payable				
1-56	Due to Other Entities or Funds				
1-57	All Other Current Liabilities				
1-58	**TOTAL CURRENT LIABILITIES** (Add lines 1-53 through 1-57)	$ 0	$ 0	$ 0	$ 0
1-59	Proprietary Debt Outstanding (from Part 4, Debt Schedule Table)				
	Other (specify in lines 1-60 through 1-62)				
1-60					
1-61					
1-62					
1-63	**TOTAL LIABILITIES** (Add lines 1-58 through 1-62)	$ 0	$ 0	$ 0	$ 0
	Deferred Inflows of Resources				
1-64	Pension/OPEB Related				
	Other (specify in line 1-65)				
1-65					
1-66	**TOTAL DEFERRED INFLOWS** (Add lines 1-64 through 1-65)	$ 0	$ 0	$ 0	$ 0
	Net Position				
1-67	Net Investment in Capital and Right-to-Use Assets				
1-68	Emergency Reserves				
1-69	Other Designation/Reserves				
1-70	Restricted				
1-71	Undesignated/Unreserved/Unrestricted				
1-72	**Total Net Position** (Add lines 1-67 through 1-71. This total should be the same as 3-70.)	$ 0	$ 0	$ 0	$ 0
1-73	**TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION** (Add lines 1-63, 1-66, and 1-72. This total should be the same as 1-52.)	$ 0	$ 0	$ 0	$ 0

Part 1C: Comments or Additional Information

Please use this space to provide explanation of any item in this section (optional).

Part 2: Financial Statements — Operating Statement — Revenues

Part 2A: Governmental Funds Table

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B:

Fund C:

Fund D:

Line	Description	Governmental Fund			
		Fund A	**Fund B**	**Fund C**	**Fund D**
	Tax Revenue				
2-1	Property (include mills levied in question 10-12)	$ 13			
2-2	Specific Ownership	$ 1			
2-3	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-4 through 2-6)				
2-4					
2-5					
2-6					
2-7	**TOTAL TAX REVENUE** (Add lines 2-1 through 2-6)	$ 14	$ 0	$ 0	$ 0
	Other Revenue Sources				
2-8	Licenses and Permits				
2-9	Highway Users Tax Funds (HUTF)				
2-10	Conservation Trust Funds (Lottery)				
2-11	Community Development Block Grant				
2-12	Fire & Police Pension				
2-13	Grants				
2-14	Donations				
2-15	Charges for Sales and Services				
2-16	Rental Income				

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
2-17	Fines and Forfeits				
2-18	Interest/Investment Income				
2-19	Tap Fees				
2-20	Proceeds from Sale of Capital Assets				
	Other (specify in lines 2-21 through 2-22)				
2-21	Public Improvement Fees	$ 302,331			
2-22	Sales Tax Rebate	$ 125,333			
2-23	**TOTAL REVENUES** (Add lines 2-7 through 2-22)	$ 427,678	$ 0	$ 0	$ 0
	Other Financing Sources (should agree to Part 4, Debt Schedule Table, column 'issued during the year')				
2-24	Debt Proceeds				
2-25	Lease Proceeds				
2-26	Developer Advances				
	Other (specify in line 2-27)				
2-27					
2-28	**Total Other Financing Sources** (Add lines 2-24 through 2-27)	$ 0	$ 0	$ 0	$ 0
2-29	**TOTAL REVENUES AND OTHER FINANCING SOURCES** (Add lines 2-23 and 2-28)	$ 427,678	$ 0	$ 0	$ 0

Part 2B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ______________________________

Fund B: ______________________________

Fund C: ______________________________

Fund D: ______________________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Tax Revenue				
2-30	Property (include mills levied in question 10-12)				
2-31	Specific Ownership				
2-32	Sales and Use Tax				
	Other Tax Revenue (specify in lines 2-33 through 2-36)				
2-33					
2-34					
2-35					
2-36	**TOTAL TAX REVENUE** (Add lines 2-30 through 2-35)	$ 0	$ 0	$ 0	$ 0
	Other Revenue Sources				
2-37	Licenses and Permits				
2-38	Highway Users Tax Funds (HUTF)				
2-39	Conservation Trust Funds (Lottery)				
2-40	Community Development Block Grant				
2-41	Fire & Police Pension				
2-42	Grants				
2-43	Donations				
2-44	Charges for Sales and Services				
2-45	Rental Income				
2-46	Fines and Forfeits				
2-47	Interest/Investment Income				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
2-48	Tap Fees				
2-49	Proceeds from Sale of Capital Assets				
	All Other (specify in lines 2-50 through 2-51)				
2-50					
2-51					
2-52	**TOTAL REVENUES** (Add lines 2-36 through 2-51)	$ 0	$ 0	$ 0	$ 0
	Other Financing Sources (should agree to Part 4, Debt Schedule Table, column 'issued during the year')				
2-53	Debt Proceeds				
2-54	Lease Proceeds				
2-55	Developer Advances				
	Other (specify in line 2-56)				
2-56					
2-57	**Total Other Financing Sources** (Add lines 2-53 through 2-56)	$ 0	$ 0	$ 0	$ 0
2-58	**TOTAL REVENUES AND OTHER FINANCING SOURCES** (Add lines 2-52 and 2-57)	$ 0	$ 0	$ 0	$ 0

Part 2C: Comments or Additional Information

Please use this space to provide explanation of any item in this section (optional).

Part 3: Financial Statements — Operating Statement — Expenditures/Expenses

Part 3A: Governmental Funds Table

Enter the type of each governmental fund in the fields below.

Fund A: General Fund

Fund B:

Fund C:

Fund D:

Line	Description	Governmental Fund			
		Fund A	**Fund B**	**Fund C**	**Fund D**
	Expenditures				
3-1	General Government	$ 275,672			
3-2	Judicial				
3-3	Law Enforcement				
3-4	Fire				
3-5	Highways & Streets				
3-6	Solid Waste				
3-7	Contributions to Fire & Police Pension Association				
3-8	Health				
3-9	Culture and Recreation				
3-10	Transfers to other districts				
	Other (specify in lines 3-11 through 3-13)				
3-11	Transfer to District No. 2 - PIF	$ 60,800			
3-12	Transfer to District No. 2 - Sales Tax Rebate				
3-13		$ 33,875			
3-14	Capital Outlay				
	Debt Service				
3-15	Principal (from Part 4, Debt Schedule Table)				
3-16	Interest				

Line	Description	Governmental Fund			
		Fund A	Fund B	Fund C	Fund D
3-17	Bond Issuance Costs				
3-18	Developer Principal Repayments (from Part 4, Debt Schedule Table)				
3-19	Developer Interest Repayments				
	All Other (specify in lines 3-20 through 3-22)				
3-20					
3-21					
3-22					
3-23	**TOTAL EXPENDITURES** (Add lines 3-1 through 3-22)	$ 370,347	$ 0	$ 0	$ 0
	Transfers and Other Expenditures				
3-24	Interfund Transfers (In)				
3-25	Interfund Transfers (Out)				
	Other Expenditures (Revenues) (Specify in lines 3-26 through 3-28.)				
3-26					
3-27					
3-28					
3-29	**Total Transfers and Other Expenditures** (Add lines 3-24 through 3-28)	$ 0	$ 0	$ 0	$ 0
3-30	**EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES** (line 2-29 less line 3-23 less line 3-29)	$ 57,331	$ 0	$ 0	$ 0
3-31	Fund Balance, January 1 from December 31 prior year report	$ 74,678			
3-32	Prior Period Adjustment (MUST explain in line 3-33)	$ 0			
3-33					
3-34	**FUND BALANCE, DECEMBER 31** (Add lines 3-30, 3-31, and 3-32. Should match line 1-36.)	$ 132,009	$ 0	$ 0	$ 0

Part 3B: Proprietary/Fiduciary Funds Table

Enter the type of each proprietary/fiduciary fund in the fields below.

Fund A: ____________________

Fund B: ____________________

Fund C: ____________________

Fund D: ____________________

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
	Expenses				
3-35	General Operating and Administrative				
3-36	Salaries				
3-37	Payroll Taxes				
3-38	Contract Services				
3-39	Employee Benefits				
3-40	Insurance				
3-41	Accounting and Legal Fees				
3-42	Repair and Maintenance				
3-43	Supplies				
3-44	Utilities				
3-45	Contributions to Fire & Police Pension Association				
	Other (specify in lines 3-46 through 3-47)				
3-46					
3-47					
3-48	Capital Outlay				
	Debt Service				
3-49	Principal (should match amount in Part 4, Debt Schedule Table)				
3-50	Interest				
3-51	Bond Issuance Costs				
3-52	Developer Principal Repayments				

Line	Description	Proprietary/Fiduciary Fund			
		Fund A	Fund B	Fund C	Fund D
3-53	Developer Interest Repayments				
	All Other (specify in lines 3-54 through 3-57)				
3-54					
3-55					
3-56					
3-57					
3-58	**TOTAL EXPENSES** (Add lines 3-35 through 3-57)	$ 0	$ 0	$ 0	$ 0
	GAAP Reconciling Items				
3-59	Net Interfund Transfers (In) Out				
	Other (specify in line 3-60. Enter negative for expense.)				
3-60					
3-61	Depreciation/Amortization				
3-62	Other Financing Sources (from line 2-57)				
3-63	Capital Outlay (from line 3-48)				
3-64	Debt Principal (from line 3-49, 3-52)				
3-65	**Total GAAP Reconciling Items** (Add lines 3-60, 3-63, and 3-64, subtract lines 3-61 and 3-62)	$ 0	$ 0	$ 0	$ 0
3-66	**NET INCREASE (DECREASE) IN NET POSITION** (Line 2-58, less line 3-58, plus line 3-65, less line 3-59)	$ 0	$ 0	$ 0	$ 0
3-67	Net Position, January 1 from December 31 prior year report				
3-68	Prior Period Adjustment (MUST explain in line 3-69)				
3-69					
3-70	**NET POSITION, DECEMBER 31** (Add lines 3-66, 3-67, and 3-68. Should match line 1-72.)	$ 0	$ 0	$ 0	$ 0

Part 3C: Grand Total of Revenues and Expenditures/Expenses

Line	Description	Total
	Total Revenues per Fund	
3-71	General Fund	$ 427,678
3-72		$ 0
3-73		$ 0
3-74		$ 0
3-75	**Governmental Funds** (Add lines 3-71 through 3-74)	$ 427,678
3-76		$ 0
3-77		$ 0
3-78		$ 0
3-79		$ 0
3-80	**Proprietary/Fiduciary Funds** (Add lines 3-76 through 3-79)	$ 0
3-81	**GRAND TOTAL REVENUES (ALL FUNDS)** (Add lines 3-75 and 3-80)	$ 427,678
	Total Expenditures/Expenses per Fund	
3-82	General Fund	$ 370,347
3-83		$ 0
3-84		$ 0
3-85		$ 0
3-86	**Governmental Funds** (Add lines 3-82 through 3-85)	$ 370,347
3-87		$ 0
3-88		$ 0
3-89		$ 0
3-90		$ 0
3-91	**Proprietary/Fiduciary Funds** (Add lines 3-87 through 3-90)	$ 0
3-92	**GRAND TOTAL EXPENDITURES/EXPENSES (ALL FUNDS)** (Add lines 3-86 and 3-91)	$ 370,347

IF EITHER GRAND TOTAL REVENUES OR EXPENDITURES/EXPENSES FOR ALL FUNDS IS GREATER THAN $1,000,000 — STOP.

You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at 303-869-3000 for assistance.

Part 3D: Comments or Additional Information

Please use the space below to provide any additional information (optional).

Part 4: Debt Outstanding, Issued, and Retired

4-1	Does the entity have outstanding debt?		◉ Yes	○ No
4-2	If no, skip to line 4-15. If yes, please attach a copy of the entity's debt repayment schedule.			
4-3	Is the debt repayment schedule attached?	○ N/A	○ Yes	◉ No
4-4	If no, MUST explain below.			
	The District's outstanding debt is related to advances from the Developer. Repayment is subject to annual appropriation (when the District has available cash).			
4-5	Is the entity current in its debt service payments?		○ Yes	◉ No
4-6	If no, MUST explain below.			
	N/A. See comments in 4-4.			
4-7	If no, also indicate if the government is in default with its bond agreements.		○ Yes	◉ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Outstanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
4-8	General Obligation Bonds				$ 0
4-9	Revenue Bonds				$ 0
4-10	Notes/Loans				$ 0
4-11	Lease and SBITA** Liabilities (GASB 87 & 96)				$ 0
4-12	Developer Advances	$ 5,077,154	$ 0	$ 0	$ 5,077,154
	Other (specify in line 4-13)				
4-13					$ 0
4-14	**TOTAL** (Add lines 4-8 through 4-13)	$ 5,077,154	$ 0	$ 0	$ 5,077,154

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

4-15	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
4-16	If yes, how much?	$ 150,000,000	
4-17	Date the debt was authorized	11/4/2014	
4-18	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	◉ Yes	○ No
4-19	If yes, how much?	$ 10,000,000	
4-20	Date of the most recent Service Plan	9/4/2014	
4-21	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
4-22	If yes, how much?		
4-23	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
4-24	If yes, what is the amount outstanding?		
4-25	Does the entity have any lease agreements?	○ Yes	◉ No
4-26	If yes, what is being leased?		
4-27	What is the original date of the lease?		
4-28	Number of years of lease?		
4-29	Is the lease subject to annual appropriation?	○ Yes	○ No
4-30	What are the annual lease payments?		

Please use the space below to provide any additional information (optional).

4-18 & 4-19: The $10,000,000 debt limit is an aggregate cap for Districts 1-4 (per the 2014 consolidated service plan of Districts 1-4).

Part 5: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
5-1	Year-end Total of all Checking and Savings Accounts	$ 133,551
5-2	Certificates of Deposit	$ 0
5-3	**TOTAL CASH DEPOSITS** (Add lines 5-1 and 5-2)	$ 133,551
	Investments (Specify in lines 5-4 through 5-8. If investment is a mutual fund, please list underlying investment.)	
5-4		
5-5		
5-6		
5-7		
5-8		
5-9	**Total Investments** (Add lines 5-4 through 5-8)	$ 0
5-10	**TOTAL CASH AND INVESTMENTS** (Add lines 5-3 and 5-9)	$ 133,551

5-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	◉ N/A	○ Yes	○ No
5-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		◉ Yes	○ No
5-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 6: Capital and Right-to-Use Assets

6-1	Does the entity have capitalized assets? (If “no” is selected, skip the rest of Part 6.)	◉ Yes	○ No
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	○ Yes	◉ No
6-3	If no, MUST explain below.		
	The District's capital assets are comprised of construction in progress.		

Capital and Right-to-Use Assets Table for Governmental Funds

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
6-4	Land				$ 0
6-5	Buildings				$ 0
6-6	Machinery and Equipment				$ 0
6-7	Furniture and Fixtures				$ 0
6-8	Infrastructure				$ 0
6-9	Construction In Progress (CIP)	$ 7,949,733	$ 0	$ 0	$ 7,949,733
6-10	Leased & SBITA Right-to-Use Assets				$ 0
6-11	Intangible Assets				$ 0
	Other (explain in line 6-12)				
6-12					$ 0
6-13	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)				$ 0
6-14	Accumulated Depreciation (Enter a negative or credit balance)				$ 0
6-15	**TOTAL** (Add lines 6-4 through 6-14)	$ 7,949,733	$ 0	$ 0	$ 7,949,733

*Must agree to prior year-end balance.
**Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government’s capitalization policy. Please explain any discrepancy in the comments section below.

Capital and Right-to-Use Assets Table for Proprietary Funds

Please complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS.

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
6-16	Land				$ 0
6-17	Buildings				$ 0
6-18	Machinery and Equipment				$ 0
6-19	Furniture and Fixtures				$ 0
6-20	Infrastructure				$ 0
6-21	Construction In Progress (CIP)				$ 0
6-22	Leased & SBITA Right-to-Use Assets				$ 0
6-23	Intangible Assets				$ 0
	Other (explain in line 6-24)				
6-24					$ 0
6-25	Accumulated Amortization Right-to-Use Assets (Enter a negative or credit balance)				$ 0
6-26	Accumulated Depreciation (Enter a negative or credit balance)				$ 0
6-27	**TOTAL** (Add lines 6-16 through 6-26)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance.
**Generally capital asset additions should be reported as capital outlay on line 3-48 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 7: Pension Information

7-1	Does the entity have an "old hire" firefighters' pension plan?	○ Yes	◉ No
7-2	Does the entity have a volunteer firefighters' pension plan?	○ Yes	◉ No
7-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 7-4 through 7-6.		
7-4	Tax (property, specific ownership, sales, etc.)		
7-5	State contribution amount		
7-6	Other (gifts, donations, etc.)		
7-7	**TOTAL** (Add lines 7-4 through 7-6)	$ 0	
7-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?		

Please use the space below to provide any additional information (optional).

Part 8: Budget Information

8-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	○ N/A	◉ Yes	○ No
8-2	If no, MUST explain below.			
8-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
8-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
8-5	Amended General Fund	$ 385,000
8-6		
8-7		
8-8		
8-9		

Please use the space below to provide any additional information (optional).

Part 9: Taxpayer's Bill of Rights (TABOR)

9-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
9-2	If no, MUST explain below.		

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use the space below to provide any additional information (optional).

Part 10: General Information

10-1	Is this application for a newly formed governmental entity?	○ Yes	◉ No
10-2	If yes, what was the date of formation		
10-3	Has the entity changed its name in the past or current year?	○ Yes	◉ No
10-4	If yes, please list the NEW name below.		
10-5	If yes, please list the PRIOR name below.		
10-6	Is the entity a metropolitan district?	◉ Yes	○ No
10-7	Please indicate what services the entity provides below. See below		
10-8	Does the entity have an agreement with another government to provide services?	◉ Yes	○ No
10-9	If yes, list the name of the other governmental entity and the services provided below. See below		
10-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)	○ Yes	◉ No
10-11	If yes, what was the date filed		
10-12	Does the entity have a certified mill levy?	◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported (do not report dollar amounts).		
10-13	Bond redemption mills		
10-14	General/other mills	39.000	
10-15	**TOTAL MILLS** (Add lines 10-13 through 10-14.)	39.000	
10-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	○ N/A · ◉ Yes	○ No
10-17	If no, please explain below.		

Please use the space below to provide any additional information (optional).

10-7: Financing for the planning, design, acquisition, construction, installation, relocation, redevelopment, operations and maintenance of the public improvements with the District including streets, parks and recreation, water and wastewater facilities, transportation, mosquito control, control, saferty protection, fire protection, television relay and translation, and security.
10-9: Pursuant to a certain agreement, this District is designated as the “Coordinating District” and performs administrative services (coordination of meetings, review and preparation of financial reports, insurance and election coordination, budget preparation, etc.) for Districts 1-4.

Part 11: Governing Body Approval

11-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

Office of the State Auditor — Local Government Division
Exemption Form Electronic Signature Policy and Procedure

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards must note their approval and submit the application using one of the following two methods:

1) Submit the application in hard copy via U.S. Mail, including original signatures.
2) Submit the application electronically via email and either:
   a. include a copy of an adopted resolution that documents formal approval by the board; or
   b. include electronic signatures obtained through a software program such as Docusign or Echosign, in accordance with the requirements noted above.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Martin Lind	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: Martin Lind 2D24A9FEA47645E...	Date March 12, 2026 | 11:23 AM
Board Member 2		
Board member's name	Austin Lind	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: 505A502087BE441...	Date March 12, 2026 | 8:17 PM M
Board Member 3		
Board member's name	Marissa Donahoo	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Marissa Donahoo 12C416EE08C34F7...	Date March 13, 2026 | 10:05 AM
Board Member 4		
Board member's name	Justin Donahoo	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: Justin Donahoo 1F0D63F83C2F44E...	Date March 12, 2026 | 11:14 AM
Board Member 5		
Board member's name	Garrett Scallon	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Garrett Scallon 2179AC4096744FA...	Date March 13, 2026 | 8:27 AM M
Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

March 9, 2026

Board of Directors
The Brands Metropolitan District No. 1
Larimer County, Colorado

The accompanying Application for Exemption from Audit ("Application") was prepared by CliftonLarsonAllen, LLP in a format prescribed by the Colorado Office of the State Auditor which may differ from accounting principles generally accepted in the United States of America. The Application is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

docusign

Certificate Of Completion

Envelope Id: EE03E14B-7CEC-4FDF-8996-ABCA7A6E1D1F		Status: Completed
Subject: Complete with Docusign: The Brands Metro District No. 1 - 2025 Audit Exemption.pdf, The Brands ...		
Source Envelope:		
Document Pages: 63	Signatures: 15	Envelope Originator:
Certificate Pages: 2	Initials: 0	Lara Wynn
AutoNav: Enabled		1625 Pelican Lakes Point, Suite 201
EnvelopeId Stamping: Enabled		Windsor, CO 80550
Time Zone: (UTC-07:00) Mountain Time (US & Canada)		lwynn@watervalley.com
		IP Address: 4.4.147.108

Record Tracking

Status: Original 3/12/2026 11:17:11 AM	Holder: Lara Wynn lwynn@watervalley.com	Location: DocuSign

Signer Events	Signature	Timestamp
Austin Lind ALIND@WATERVALLEY.COM Security Level: Email, Account Authentication (None)	DocuSigned by: 505A502087BE441... Signature Adoption: Drawn on Device Using IP Address: 216.147.127.196 Signed using mobile	Sent: 3/12/2026 11:29:45 AM Viewed: 3/12/2026 8:16:58 PM Signed: 3/12/2026 8:17:08 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Garrett Scallon gscallon@watervalley.com Chief Operating Officer Security Level: Email, Account Authentication (None)	Signed by: Garrett Scallon 2179AC4096744FA... Signature Adoption: Pre-selected Style Using IP Address: 4.4.147.108	Sent: 3/12/2026 11:29:48 AM Viewed: 3/12/2026 9:56:26 PM Signed: 3/13/2026 8:27:08 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Justin Donahoo justin@jumahomes.com Owner/Manager JUMA HOMES Security Level: Email, Account Authentication (None)	DocuSigned by: Justin Donahoo 1F0D65F83C2F44E... Signature Adoption: Pre-selected Style Using IP Address: 216.147.127.196 Signed using mobile	Sent: 3/12/2026 11:29:46 AM Viewed: 3/12/2026 12:14:46 PM Signed: 3/12/2026 12:14:55 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		
Marissa Donahoo marissa@watervalley.com Security Level: Email, Account Authentication (None)	Signed by: Marissa Donahoo 12C416EE08C34F7... Signature Adoption: Pre-selected Style Using IP Address: 2601:282:8784:45d0:35b5:ab57:a21c:c65f Signed using mobile	Sent: 3/12/2026 11:29:47 AM Resent: 3/13/2026 9:55:27 AM Viewed: 3/13/2026 10:05:12 AM Signed: 3/13/2026 10:05:42 AM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Signer Events	Signature	Timestamp
Martin Lind mlind@watervalley.com Mngr Security Level: Email, Account Authentication (None)	DocuSigned by: Martin Lind 2D24A9FEA47645E... Signature Adoption: Pre-selected Style Using IP Address: 4.4.147.108 Signed using mobile	Sent: 3/12/2026 11:29:47 AM Viewed: 3/12/2026 12:22:57 PM Signed: 3/12/2026 12:23:05 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/12/2026 11:29:48 AM
Certified Delivered	Security Checked	3/12/2026 12:22:57 PM
Signing Complete	Security Checked	3/12/2026 12:23:05 PM
Completed	Security Checked	3/13/2026 10:05:42 AM

Payment Events	Status	Timestamps

THE BRANDS METROPOLITAN DISTRICT NO. 2
Larimer County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2025

THE BRANDS METROPOLITAN DISTRICT NO. 2
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2025

Haynie

Independent Auditors' Report

To the Board of Directors
The Brands Metropolitan District No. 2

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of The Brands Metropolitan District No. 2 (the District) as of and for the year ended December 31, 2025 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of The Brands Metropolitan District No. 2, as of December 31, 2025, and the respective changes in financial position, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of The Brands Metropolitan District No. 2 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about The Brands Metropolitan District No. 2's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists..

1221 West Mineral Avenue, Ste. 202, Littleton, CO 80120 303-734-4800 HaynieCPAs.com

The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of The Brands Metropolitan District No. 2's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about The Brands Metropolitan District No. 2's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise The Brands Metropolitan District No. 2's basic financial statements. The schedule of revenues, expenditures, and changes in fund balance – budget and actual for Debt Service Fund is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information and continuing disclosure annual financial information, as listed in the table of contents, does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information and continuing disclosure annual financial information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Haynie

Littleton, Colorado
June 29, 2026

BASIC FINANCIAL STATEMENTS

THE BRANDS METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2025

		Governmental Activities
ASSETS		
Cash and Investments	$	60
Cash and Investments - Restricted		483,225
Due from District No. 1		34,324
Receivable from County Treasurer		986
Property Tax Receivable		200,929
Total Assets		719,524
LIABILITIES		
Accrued Interest Payable		24,366
Noncurrent Liabilities:		
Due Within One Year		109,006
Due in More Than One Year		5,187,842
Total Liabilities		5,321,214
DEFERRED INFLOWS OF RESOURCES		
Property Tax Revenue		200,929
Total Deferred Inflows of Resources		200,929
NET POSITION		
Restricted for:		
Debt Service		89,803
Unrestricted		(4,892,422)
Total Net Position	$	(4,802,619)

See accompanying Notes to Basic Financial Statements.

THE BRANDS METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
Interest on Long-Term Debt and Related Costs	$ 300,146	$ -	$ -	$ 94,675	$ (205,471)
Total Governmental Activities	$ 300,146	$ -	$ -	$ 94,675	(205,471)
	GENERAL REVENUES				
	Property Taxes				120,762
	Specific Ownership Taxes				7,543
	Interest Income				19,870
	Total General Revenues				148,175
	CHANGES IN NET POSITION				(57,296)
	Net Position - Beginning of Year				(4,745,323)
	NET POSITION - END OF YEAR				$ (4,802,619)

See accompanying Notes to Basic Financial Statements.

THE BRANDS METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	$ 60	$ -	$ 60
Cash and Investments - Restricted	-	483,225	483,225
Receivable from County Treasurer	366	620	986
Due from District No. 1	-	34,324	34,324
Property Tax Receivable	-	200,929	200,929
Total Assets	$ 426	$ 719,098	$ 719,524
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES	$ -	$ -	$ -
Total Liabilities	-	-	-
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	-	200,929	200,929
Total Deferred Inflows of Resources	-	200,929	200,929
FUND BALANCES			
Restricted for:			
Debt Service	-	518,169	518,169
Unassigned	426	-	426
Total Fund Balances	426	518,169	518,595
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	$ 426	$ 719,098	
Amounts reported for governmental activities in the statement of net position are different because:			
Long-term liabilities, including loan payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Interest Payable			(24,366)
Loan Payable			(5,296,848)
Net Position of Governmental Activities			$ (4,802,619)

See accompanying Notes to Basic Financial Statements.

THE BRANDS METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	$ -	$ 120,762	$ 120,762
Specific Ownership Taxes	-	7,543	7,543
Interest Income	-	19,870	19,870
Transfer From District No. 1 - PIF	-	60,800	60,800
Transfer From District No. 1 - Sales Tax Rebate	-	33,875	33,875
Total Revenues	-	242,850	242,850
EXPENDITURES			
Current:			
County Treasurer's Fee	-	2,448	2,448
Miscellaneous	-	60	60
Debt Service:			
Loan Interest - Series 2024	-	302,406	302,406
Loan Principal - Series 2024	-	103,152	103,152
Total Expenditures	-	408,066	408,066
NET CHANGE IN FUND BALANCES	-	(165,216)	(165,216)
Fund Balances - Beginning of Year	426	683,385	683,811
FUND BALANCES - END OF YEAR	$ 426	$ 518,169	$ 518,595

See accompanying Notes to Basic Financial Statements.

THE BRANDS METROPOLITAN DISTRICT NO. 2
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2025

Net Change in Fund Balances - Total Governmental Funds	$ (165,216)
Amounts reported for governmental activities in the statement of activities are different because:	
The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.	
Loan Principal - Series 2024	103,152
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Accrued Interest Payable - Change in Liability	4,768
Changes in Net Position of Governmental Activities	$ (57,296)

See accompanying Notes to Basic Financial Statements.

THE BRANDS METROPOLITAN DISTRICT NO. 2
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Total Revenues	$ -	$ -	$ -
EXPENDITURES			
Total Expenditures	-	-	-
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	426	426	-
FUND BALANCE - END OF YEAR	$ 426	$ 426	$ -

See accompanying Notes to Basic Financial Statements.

NOTE 1 DEFINITION OF REPORTING ENTITY

The Brands Metropolitan District No. 2 (the District) (formerly known as Eagle Crossing Loveland Metropolitan District No. 2), a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court in and for Larimer County, Colorado, on January 6, 2015, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes).

The District was organized to provide 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 was organized in conjunction with three other related Districts, The Brands Metropolitan District No.1, No. 3, and No. 4 (formerly known as Eagle Crossing Loveland Metropolitan District No. 1, No. 3, and No. 4). The District, along with The Brands Metropolitan District No. 3 and No. 4, serve as the Financing Districts, which are responsible for providing the tax base needed to support financing of capital improvements. The Brands Metropolitan District No. 1 serves as the Operating District which is responsible for coordinating the financing, construction, and maintenance of all public improvements and other services for the Financing Districts.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

The District has no employees, and all operations and administrative functions are contracted.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and intergovernmental revenues. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

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 always 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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources,* represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue,* is deferred and recognized as an inflow of resources in the period that the amount becomes available.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Net Position

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

In the government-wide financial statements, fund equity is classified as net position. Net position may be classified into three components: net investment in capital assets, restricted and unrestricted.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Adoption of New Accounting Standards

In December 2023, the GASB issued Statement No. 102, *Certain Risk Disclosures* ("Statement 102"). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance.

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	$ 60
Cash and Investments - Restricted	483,225
Total Cash and Investments	$ 483,285

Cash and investments as of December 31, 2025, consist of the following:

Deposits with Financial Institutions	$ 483,285
Total Cash and Investments	$ 483,285

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2025, the District’s cash deposits had a bank balance and a carrying balance of $483,285.

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities of the World Bank
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2025, the District had no investments.

NOTE 4 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2025:

	Balance at December 31, 2024	Additions	Reductions	Balance at December 31, 2025	Due Within One Year
Governmental Activities:					
Limited Tax General Obligation and Special Revenue Refunding and Improvements Note, Series 2024	$ 5,400,000	$ -	$ 103,152	$ 5,296,848	$ 109,006
Total Long-Term Obligations	$ 5,400,000	$ -	$ 103,152	$ 5,296,848	$ 109,006

Independent Bank Tax-Exempt Loan: In October 2024, the District entered into a loan agreement with Independent Bank dba Independent Financial to obtain a tax-exempt term loan, the Limited Tax General Obligation and Special Revenue Refunding and Improvements Note, Series 2024, in the amount of $5,400,000 (Loan). The Loan is due on October 3, 2029, with principal and interest due semiannually on June 1 and December 1. The Loan bears an interest rate of 5.520%. Principal payments on the Loan are due and payable in the amounts set forth in the schedule attached. Proceeds from this Loan were used to: (a) refund the outstanding Series 2021A Note; (b) repay Developer-paid costs of public improvements; (c) funding the Debt Service Reserve Fund; (d) and cover loan issue costs.

The Loan is secured by and payable from the Pledged Revenue consisting of moneys derived from the following sources, after payment of any costs of collection: (a) all Property Tax Revenues (as defined in the Loan Agreement); (b) all Specific Ownership Taxes (as defined in the Loan Agreement); (c) the Pledged Net PIF Revenues; (d) the Gross Sales Tax Revenues; (e) all Pledged PILOT Revenues; and (f) any other legally available moneys which the District determines, in its absolute discretion, to apply as Pledged Revenue. The Loan is also secured by amounts held by the Trustee in the Reserve Fund. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal and any interest on the Loan as they become due and payable and to make up any deficiencies in the Reserve Fund. The maximum Required Mill Levy is 39.000 mills, adjusted for change in the ratio of actual value to assessed value of property within the District.

The District's long-term obligations relating to the Loan will mature as follows:

Year Ending December 31,	Notes from Direct Borrowings and Direct Placements		
	Principal	Interest	Total
2026	$ 109,006	$ 294,905	$ 403,911
2027	115,192	288,720	403,912
2028	120,928	282,983	403,911
2029	4,951,722	231,108	5,182,830
Total	$ 5,296,848	$ 1,097,716	$ 6,394,564

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt

Pursuant to the Amended and Restated Service Plan, the Districts are permitted to issue bond indebtedness of up to $100,000,000 (Service Plan Debt Issuance Limit). In no event are the Districts authorized to issue debt in excess of the Service Plan Debt Issuance Limit, with the exception that such limit is not applicable to refundings of the debt authorized to be issued under the Service Plan.

The District has voter authorization in excess of the Service Plan Debt Issuance Limit as at the time of the election, the actual costs of construction were not known. Without knowing the costs of construction, it is not possible to allocate the Service Plan Debt Issuance Limit by power (such as water, sewer or streets). Therefore, the Service Plan Debt Issuance Limit was voted in every power relative to debt for public improvements. With that understanding, on November 4, 2014 and November 7, 2017, a majority of the qualified electors of the District authorized the issuance of indebtedness in accordance with State Law.

NOTE 5 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

The restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2025, as follows:

	Governmental Activities
Restricted Net Position:	
Debt Service	$ 89,803
Total Restricted Net Position	$ 89,803

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of long-term debt and accrued interest issued for public improvements constructed or acquired by District No. 1 (Operating District), for the benefit of the Districts, which public improvements are either owned or maintained by District No. 1 or will be conveyed to other governmental entities.

NOTE 6 AGREEMENTS

District Coordinating Services Agreement (District Nos. 1-4)

On March 27, 2018 (effective January 1, 2018), the District and District Nos. 1-3 entered into a District Coordinating Services Agreement (the Coordinating Services Agreement) for the purpose of establishing the respective obligations of the Districts with respect to the coordination, oversight, and funding of certain administrative costs of the Districts (Administrative Services) and costs related to the continued operation and maintenance (O&M Services) of certain public improvements benefitting the Districts, and their residents and taxpayers.

Pursuant to the Coordinating Services Agreement, District No. 1 was designated as the “coordinating district” (the Coordinating District) and the District along with District Nos. 3 – 4 were each designated as “financing districts” (the Financing Districts). The Coordinating District agrees to perform the Administrative Services for the Financing Districts, which include but is not limited to serving as the “official custodian” and repository for the Financing Districts’ records, coordination of all Board meetings, review and preparation of financial reports, analysis of financial conditions, insurance and election administration, budget preparation, and construction administration and supervision, etc. In addition, the Coordinating District will also own, operate and maintain any public improvements not dedicated to other governmental entities including common areas, parks, entry monuments, landscaping, open space tracts, recreational facilities and other community amenities. The Financing Districts shall be responsible for any and all costs, fees, charges and expenses incurred by the Coordinating District in providing the Administrative and O&M Services through the imposition of ad valorem mill levy against the taxable property lying within their respective boundaries.

Common Finance Plan Resolution

On April 7, 2021, District No. 1, No. 3 and the District adopted a Joint Resolution Regarding Intent to Implement Common Plan of Finance (the Common Finance Plan Resolution) for the benefit of all Districts. The financial plan of the Districts is to issue such debt as the Districts can reasonably pay for revenues derived from the Maximum Debt Mill Levy and/or any other legally available revenues of the Districts, including without limitation sales tax revenues and public improvement fees expected to be received by the Developer of the Project in accordance with the Business Assistance Agreement with the City of Loveland and remitted by the Developer to the Districts.

District No. 1 had entered into an Infrastructure Acquisition and Reimbursement Agreement (the IARA) with the Developer within the Project Area to reimburse the Developer for certified District eligible costs and acquire any public improvements that is to be owned by District No. 1. Pursuant to the Common Finance Plan Resolution, the District declared its intent, upon issuance of the Loan, to transfer all available revenues to District No. 1 for the payment of such capital costs, including amounts owed by District No. 1 pursuant to the IARA. District Nos. 1 and 3 also entered into Capital Pledge Agreements with the District to support the payment of debt service on the Loan.

NOTE 6 AGREEMENTS (CONTINUED)

Capital Pledge Agreement

On April 8, 2021, the District and District No. 3 (the "Financing Districts"), and with the prior lender, entered into a Capital Pledge Agreement (the "Original Pledge Agreement"), pursuant to which the Financing Districts agreed to assess the Required Mill Levy against all taxable property of the applicable Financing District and to deposit the revenues therefrom, and related specific ownership taxes, with the custodian for the prior loan on behalf of the District.

In connection with the Loan and refunding of the prior loan, the District has entered into an Amended and Restated Capital Pledge Agreement, dated October 3, 2024, with District No. 3 and the new lender (the "Amended and Restated Pledge Agreement"). The Amended and Restated Pledge Agreement amends and restates the Original Pledge Agreement, and pursuant to which the Financing Districts agreed to assess the Required Mill Levy against all taxable property of the applicable Financing District and to deposit the revenues therefrom, and related specific ownership taxes, with the District to pay debt service on the Loan.

BAA and PIF Revenues Assignment Agreement

On April 8, 2021, the District and District No. 1 have entered into a BAA and PIF Revenues Assignment Agreement whereas in exchange for the District incurring indebtedness in the form of Loans, District No. 1 has agreed to remit all Assigned Revenues (as defined below), net of the annual operation amount, to the District for the benefit of repaying the Series 2024 Note and any additional Loans with Independent Bank.

District No. 1's Assigned Revenues include the pledged net sales tax revenues and pledged net PIF revenues. For the purpose of providing for costs of the public improvements within the Districts, Eagle Crossing Development Inc. (the "Developer") and the City of Loveland entered into a Business Assistance Agreement Regarding The Brands dated December 21, 2016 (the "Business Assistance Agreement," or "BAA"), pursuant to which the City is required to rebate to the Developer certain City Sales Tax generated within The Brands Project, including but not limited to, the property located within the boundaries of the Districts. Furthermore, pursuant to an Agreement Regarding Remittance of Business Assistance Agreement Revenues and PIF Matters dated April 8, 2021, the Developer has agreed to pay District No. 1 all City Sales Tax payable to the Developer in accordance with the BAA.

NOTE 6 AGREEMENTS (CONTINUED)

BAA and PIF Revenues Assignment Agreement (Continued)

Additionally, the Developer designated District No. 1 as the primary Public Improvement Fees (PIF) recipient in various Designation and Assignment of Primary PIF Recipient agreements, and have assigned all gross PIF Revenues to District No. 1. Gross PIF Revenues mean the revenues derived from the imposition of the PIF on PIF sales initiated, consummated, conducted, transacted, or otherwise occurring within the boundaries of the Financing Districts, payable to District No. 1 in accordance with the provisions of the applicable PIF Covenant and the PIF Assignments, which include (i)) the Designation and Assignment of PIF Revenues Concerning Declaration of Covenants Imposing and Implementing a Public Improvement Fee The Brands – Loveland dated April 6, 2021, between Eagle Crossing Development, Inc and the District No. 1, (ii) the Designation and Assignment of PIF Revenues Concerning Declaration of Covenants Imposing and Implementing a Project Improvement Fee The Brands – Loveland dated April 6, 2021 between Eagle Crossing Development, Inc and District No. 1, and (iii) the Designation and Assignment of PIF Revenues Concerning Declaration of Covenants Imposing and Implementing a Project Improvement Fee Eagle Crossing – Loveland dated April 6, 2021, between Eagle Crossing Development, Inc and District No. 1.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Eagle Crossing Development, Inc. Certain members of the Board of Directors of the Districts are officers or employees of or related to the Developers or an entity affiliated with the Developers or the majority owner of the Developers, and may have conflicts of interest in dealing with the District.

NOTE 8 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue. On November 4, 2014, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. Since the District's net revenue is pledged for debt service, an emergency reserve has not been provided. An emergency reserve has been established in District No. 1's General Fund as of December 31, 2025.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the State of Colorado. Annual operating revenue is limited to a 5.25% increase, such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues. The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

SUPPLEMENTARY INFORMATION

THE BRANDS METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2025

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	$ 120,634	$ 120,762	$ 128
Specific Ownership Taxes	8,444	7,543	(901)
Transfer From District No. 1 - PIF	60,800	60,800	-
Transfer From District No. 1 - Sales Tax Rebate	33,875	33,875	-
Interest Income	-	19,870	19,870
Other Revenue	200	-	(200)
Total Revenues	223,953	242,850	18,897
EXPENDITURES			
County Treasurer's Fee	2,413	2,448	(35)
Paying Agent Fees	4,000	-	4,000
Loan Interest - Series 2024	300,759	302,406	(1,647)
Loan Principal - Series 2024	103,152	103,152	-
Contingency	9,676	-	9,676
Miscellaneous	-	60	(60)
Total Expenditures	420,000	408,066	11,934
NET CHANGE IN FUND BALANCE	(196,047)	(165,216)	30,831
Fund Balance - Beginning of Year	679,369	683,385	4,016
FUND BALANCE - END OF YEAR	$ 483,322	$ 518,169	$ 34,847

OTHER INFORMATION

THE BRANDS METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

Bonds/Loans and Interest Maturing in the Year Ending December 31,	$5,400,000.00 Limited Tax General Obligation and Special Revenue Refunding Note, Series 2024 Dated October 3, 2024 Interest rate 5.520% Principal Due December 1 Interest Payable June 1 and December 1		
	Principal	Interest	Total
2026	$ 109,006	$ 294,905	$ 403,911
2027	115,192	288,720	403,912
2028	120,928	282,983	403,911
2029	4,951,722	231,108	5,182,830
Total	$ 5,296,848	$ 1,097,716	$ 6,394,564

THE BRANDS METROPOLITAN DISTRICT NO. 2
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2025

			Total Mills Levied		Total Property Taxes		Percent
Year Ended December 31,	Assessed Valuation	Percent Change	General Operations	Debt Service	Levied	Collected	Collected to Levied
2020/2021	$ 1,828,222	0.0%	39.000	-	$ 71,301	$ 71,218	99.88 %
2021/2022	2,410,728	31.9%	-	39.000	94,018	94,683	100.71 %
2022/2023	2,709,494	12.4%	-	39.000	105,670	105,776	100.10 %
2023/2024	2,994,685	10.5%	-	40.537	121,396	121,396	100.00 %
2024/2025	2,950,797	-1.5%	-	40.882	120,634	120,762	100.11 %
Estimated for Year Ending December 31, 2026	$ 4,796,814	62.6%	-	41.888	$ 200,929		

Note:
Property taxes collected in any one year include collection of delinquent property taxes

Source: Larimer County Treasurer.

Application for Exemption From Audit
Short Form

Instructions

If either revenues or expenditures exceed $200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 in the year.

Exemptions from audit are **NOT** automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read **ALL** instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.**

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

☐ Has the preparer signed the application prior to board approval?

☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?

☐ ~~Has~~ the application been **personally** reviewed and approved by the governing body?

☐ Are all sections on the form complete, including responses to all of the questions?

☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ○ Yes ◉ No

☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ◉ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? **Email:** osa.lg@coleg.gov **Phone:** 303-869-3000

Contact Information

For the year ended 12/31/2025 or the fiscal year ended ______________.

Name of government	The Brands Metropolitan District No. 3
Street address	2001 16th Street, Suite 1700
City, State, Zip	Denver, CO 80202
Contact person	Gigi Pangindian
Phone	(303) 779-5710
Email	gigi.pangindian@claconnect.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Gigi Pangindian	
Title	Accountant for the District	
Firm name (if applicable)	CliftonLarsonAllen LLP	
Address	2001 16th Street, Suite 1700, Denver, CO 80202	
Phone	(303) 779-5710	
Preparer signature		Date prepared
Gigi Pangindian		3/9/2026

See accompanying letter at the end of this form.

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

☑ Governmental (modified accrual basis)

☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	
1-2	Specific ownership	
1-3	Sales and use	
	Other (specify in line 1-4):	
1-4		
1-5	Licenses and permits	
1-6	Intergovernmental: Grants	
1-7	Conservation Trust Funds (Lottery)	
1-8	Highway Users Tax Funds (HUTF)	
	Other (specify in line 1-9):	
1-9		
1-10	Charges for services	
1-11	Fines and forfeits	
1-12	Special assessments	
1-13	Investment income	
1-14	Charges for utility services	
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-18	Proceeds from sale of capital assets	
1-19	Fire and police pension	
1-20	Donations	
	Other (specify in lines 1-21 through 1-24)	
1-21	Intergovernmental Revenues	$ 10
1-22		
1-23		
1-24		
1-25	**TOTAL REVENUES** (add lines 1-1 through 1-24)	$ 10

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	
2-7	Accounting and legal fees	
2-8	Repair and maintenance	
2-9	Supplies	
2-10	Utilities and telephone	
2-11	Fire/Police	
2-12	Streets and highways	
2-13	Public health	
2-14	Capital outlay	
2-15	Utility operations	
2-16	Culture and recreation	
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	
2-18	Debt service interest	
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	
2-20	Repayment of Developer Advances Interest	
2-21	Contribution to pension plan	
2-22	Contribution to Fire & Police Pension Association	
2-23	Other (specify in lines 2-24 through 2-27)	
2-24		
2-25		
2-26		
2-27		
2-28	**TOTAL EXPENDITURES/EXPENSES** (Add lines 2-1 through 2-27)	$ 0

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?		◉ Yes	○ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.			
3-3	Is the debt repayment schedule attached?	○ N/A	○ Yes	◉ No
	If no, MUST explain below.			
	The District's outstanding debt is a $50 liability to the Developer. Repayment is subject to annual appropriation.			
3-4	Is the entity current in its debt service payments?		○ Yes	◉ No
	If no, MUST explain below.			
	N/A. See comment in 3-3.			
3-5	If no, also indicate if the government is in default with its bond agreements.		○ Yes	◉ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds				$ 0
3-7	Revenue Bonds				$ 0
3-8	Notes/Loans				$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)				$ 0
3-10	Developer Advances	$ 50	$ 0	$ 0	$ 50
	Other (specify in line 3-11)				
3-11					$ 0
3-12	**TOTAL** (Add lines 3-6 through 3-11)	$ 50	$ 0	$ 0	$ 50

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
3-14	If yes, how much?	$ 150,000,000	
3-15	Date the debt was authorized	11/4/2014	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	◉ Yes	○ No
3-17	If yes, how much?	$ 10,000,000	
3-18	Date of the most recent Service Plan	9/4/2014	
3-19	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	○ Yes	◉ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	○ Yes	○ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

3-16 & 3-17: The $100,000,000 debt limit is an aggregate cap for Districts 1-4 (per the 2014 consolidated service plan of Districts 1-4).

Part 4: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	$ 50
4-2	Certificates of deposit	
4-3	**TOTAL CASH DEPOSITS** (Add lines 4-1 and 4-2)	$ 50
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		
4-5		
4-6		
4-7		
4-8		
4-9	**Total Investments** (Add lines 4-4 through 4-8)	$ 0
4-10	**TOTAL CASH AND INVESTMENTS** (Add lines 4-3 and 4-9)	$ 50

4-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	◉ N/A	○ Yes	○ No
4-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		◉ Yes	○ No
4-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	○ Yes	◉ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	○ Yes	○ No
5-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land				$ 0
5-5	Buildings				$ 0
5-6	Machinery and Equipment				$ 0
5-7	Furniture and Fixtures				$ 0
5-8	Infrastructure				$ 0
5-9	Construction In Progress (CIP)				$ 0
5-10	Leased & SBITA Right-to-Use Assets				$ 0
	Other (explain in line 5-11)				
5-11					$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)				$ 0
5-13	**TOTAL** (Add lines 5-4 through 5-12)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an “old hire” firefighters’ pension plan?	○ Yes	◉ No
6-2	Does the entity have a volunteer firefighters’ pension plan?	○ Yes	◉ No
6-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 6-4 through 6-6.		
6-4	Tax (property, specific ownership, sales, etc.)	$ 0	
6-5	State contribution amount	$ 0	
6-6	Other (gifts, donations, etc.)	$ 0	
6-7	**TOTAL** (Add lines 6-4 through 6-6)	$ 0	
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	$ 0	

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	○ N/A	◉ Yes	○ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	General Fund	$ 0
7-6		
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer's Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
8-2	If no, MUST explain below.		

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use the space below to provide any additional information (optional).

Part 9: General Information

9-1	Is this application for a newly formed governmental entity?		○ Yes	◉ No
9-2	If yes, what was the date of formation			
9-3	Has the entity changed its name in the past or current year?		○ Yes	◉ No
9-4	If yes, please list the NEW name below.			
9-5	If yes, please list the PRIOR name below.			
9-6	Is the entity a metropolitan district?		◉ Yes	○ No
9-7	Please indicate what services the entity provides below.			
	See below			
9-8	Does the entity have an agreement with another government to provide services?		○ Yes	◉ No
9-9	If yes, list the name of the other governmental entity and the services provided below.			
9-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)		○ Yes	◉ No
9-11	If yes, what was the date filed			
9-12	Does the entity have a certified mill levy?		◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report $ amounts.)			
9-13	Bond redemption mills			
9-14	General/other mills		43.183	
9-15	**TOTAL MILLS** (Add lines 9-13 through 9-14)		43.183	
9-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	○ N/A	◉ Yes	○ No
9-17	If no, please explain below.			

Please use the space below to provide any additional information (optional).

9-7: 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, television relay and translation, and security.

Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

Office of the State Auditor — Local Government Division
Exemption Form Electronic Signature Policy and Procedure

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards must note their approval and submit the application using one of the following two methods:

1) Submit the application in hard copy via U.S. Mail, including original signatures.
2) Submit the application electronically via email and either:
   a. include a copy of an adopted resolution that documents formal approval by the board; or
   b. include electronic signatures obtained through a software program such as Docusign or Echosign, in accordance with the requirements noted above.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Martin Lind	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: Martin Lind 2D24A9FEA47645E...	Date March 12, 2026 | 11:23 AM

Board Member 2		
Board member's name	Austin Lind	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: [illegible] 505A502087BE441...	Date March 12, 2026 | 8:17 PM M

Board Member 3		
Board member's name	Marissa Donahoo	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Marissa Donahoo 12C416EE08C34F7...	Date March 13, 2026 | 10:05 AM

Board Member 4		
Board member's name	Justin Donahoo	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: Justin Donahoo 1F0D65F83C2F44E...	Date March 12, 2026 | 11:14 AM

Board Member 5		
Board member's name	Garrett Scallon	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Garrett Scallon 2179AC4096744FA...	Date March 13, 2026 | 8:27 AM M

Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

March 9, 2026

Board of Directors
The Brands Metropolitan District No. 3
Larimer County, Colorado

The accompanying Application for Exemption from Audit ("Application") was prepared by CliftonLarsonAllen, LLP in a format prescribed by the Colorado Office of the State Auditor which may differ from accounting principles generally accepted in the United States of America. The Application is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

Certificate Of Completion

Envelope Id: EE03E14B-7CEC-4FDF-8996-ABCA7A6E1D1F

Status: Completed

Subject: Complete with Docusign: The Brands Metro District No. 1 - 2025 Audit Exemption.pdf, The Brands ...

Source Envelope:

Document Pages: 63

Certificate Pages: 2

AutoNav: Enabled

EnvelopeId Stamping: Enabled

Time Zone: (UTC-07:00) Mountain Time (US & Canada)

Signatures: 15

Initials: 0

Envelope Originator:
Lara Wynn
1625 Pelican Lakes Point, Suite 201
Windsor, CO 80550
lwynn@watervalley.com
IP Address: 4.4.147.108

Record Tracking

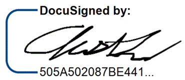
Status: Original
3/12/2026 11:17:11 AM

Holder: Lara Wynn
lwynn@watervalley.com

Location: DocuSign

Signer Events | Signature | Timestamp

Austin Lind
ALIND@WATERVALLEY.COM
Security Level: Email, Account Authentication (None)



Signature Adoption: Drawn on Device
Using IP Address: 216.147.127.196
Signed using mobile

Sent: 3/12/2026 11:29:45 AM
Viewed: 3/12/2026 8:16:58 PM
Signed: 3/12/2026 8:17:08 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Garrett Scallon
gscallon@watervalley.com
Chief Operating Officer
Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style
Using IP Address: 4.4.147.108

Sent: 3/12/2026 11:29:48 AM
Viewed: 3/12/2026 9:56:26 PM
Signed: 3/13/2026 8:27:08 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Justin Donahoo
justin@jumahomes.com
Owner/Manager
JUMA HOMES
Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style
Using IP Address: 216.147.127.196
Signed using mobile

Sent: 3/12/2026 11:29:46 AM
Viewed: 3/12/2026 12:14:46 PM
Signed: 3/12/2026 12:14:55 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Marissa Donahoo
marissa@watervalley.com
Security Level: Email, Account Authentication (None)

Signature Adoption: Pre-selected Style
Using IP Address:
2601:282:8784:45d0:35b5:ab57:a21c:c65f
Signed using mobile

Sent: 3/12/2026 11:29:47 AM
Resent: 3/13/2026 9:55:27 AM
Viewed: 3/13/2026 10:05:12 AM
Signed: 3/13/2026 10:05:42 AM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

Signer Events	Signature	Timestamp
Martin Lind mlind@watervalley.com Mngr Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 4.4.147.108 Signed using mobile	Sent: 3/12/2026 11:29:47 AM Viewed: 3/12/2026 12:22:57 PM Signed: 3/12/2026 12:23:05 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/12/2026 11:29:48 AM
Certified Delivered	Security Checked	3/12/2026 12:22:57 PM
Signing Complete	Security Checked	3/12/2026 12:23:05 PM
Completed	Security Checked	3/13/2026 10:05:42 AM

Payment Events	Status	Timestamps

Application for Exemption From Audit
Short Form

Instructions

If either revenues or expenditures exceed $200,000, use the Long Form

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed $1,000,000 in the year.

Exemptions from audit are **NOT** automatic

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit **each year** and submit it to the Office of the State Auditor (OSA). Approval for an exemption from audit is granted only upon the review by the OSA.

Any preparer of an Application for Exemption from Audit — Short Form must be a person skilled in governmental accounting.

Read **ALL** instructions before completing and submitting this form

All applications must be filed with the OSA **within 3 months** after the accounting year-end.

For example, applications must be received by the OSA on or before March 31 for governments with a December 31 year-end. Applications for exemption from audit are not eligible for an extension of time.

Governmental activity should be reported on the modified accrual basis. Proprietary activity should be reported on a cash or budgetary basis.

Important!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the **Modified Accrual Basis.**

Proprietary Activity should be reported on a **Budgetary Basis**.

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year. In that event, an audit shall be required.

Postmark dates will not be accepted as proof of submission on or before the statutory deadline

Prior year forms are obsolete and will not be accepted.

Applications must be fully and accurately completed. Applications submitted on forms other than those prescribed by the OSA will not be accepted.

For your reference, the Colorado Revised Statutes are available through the LexisNexis Colorado portal.

Checklist

- ☐ Has the preparer signed the application prior to board approval?
- ☐ Has the entity corrected all prior year deficiencies as communicated by the OSA?
- ☐ Has the application been **personally** reviewed and approved by the governing body?
- ☐ Are all sections on the form complete, including responses to all of the questions?
- ☐ Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?

Will this application be submitted electronically? ◉ Yes ○ No

- ☐ If yes, have you read and understood the Electronic Signature Policy? See policy in Part 10.

-- or --

☐ If yes, have you included a resolution?

☐ Does the resolution state that the governing body **personally** reviewed and approved the resolution in an open public meeting?

☐ Has the resolution been signed by a **majority** of the governing body? See sample resolution at the end of this form.

Will this application be submitted via a mail service (e.g., U.S. Post Office, FedEx, UPS, courier)? ○ Yes ◉ No

☐ If yes, does the application include **original ink signatures** from the **majority** of the governing body?

Filing Methods

Web Portal (recommended)

apps.leg.co.gov/osa/lg

For faster processing, the web portal should be used for submissions.

Mail

Office of the State Auditor

Local Government Audit Division
1375 Sherman St., 5th Floor
Denver, CO 80261-3000

Questions? **Email:** osa.lg@coleg.gov **Phone:** 303-869-3000

Contact Information

For the year ended 12/31/2025 or the fiscal year ended ______________.

Name of government	The Brands Metropolitan District No. 4
Street address	2001 16th Street, Suite 1700
City, State, Zip	Denver, CO 80202
Contact person	Gigi Pangindian
Phone	(303) 779-5710
Email	gigi.pangindian@claconnect.com

Certification of Preparer

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge. The preparer must sign prior to board approval.

Name	Gigi Pangindian	
Title	Accountant for the District	
Firm name (if applicable)	CliftonLarsonAllen LLP	
Address	2001 16th Street, Suite 1700, Denver, CO 80202	
Phone	(303) 779-5710	
Preparer signature		Date prepared
Gigi Pangindian		3/9/2026

See accompanying letter at the end of this form.

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types.

☑ Governmental (modified accrual basis)

☐ Proprietary (cash or budgetary basis)

Part 1: Revenues

Part 1A: Revenues Table

All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
1-1	Taxes: Property (report mills levied in line 9-12)	
1-2	Specific ownership	
1-3	Sales and use	
	Other (specify in line 1-4):	
1-4		
1-5	Licenses and permits	
1-6	Intergovernmental: Grants	
1-7	Conservation Trust Funds (Lottery)	
1-8	Highway Users Tax Funds (HUTF)	
	Other (specify in line 1-9):	
1-9		
1-10	Charges for services	
1-11	Fines and forfeits	
1-12	Special assessments	
1-13	Investment income	
1-14	Charges for utility services	
1-15	Debt proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-16	Lease proceeds (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-17	Developer Advances received (should agree to Part 3, Debt Schedule Table, column 'issued during year')	
1-18	Proceeds from sale of capital assets	
1-19	Fire and police pension	
1-20	Donations	
	Other (specify in lines 1-21 through 1-24)	
1-21		
1-22		
1-23		
1-24		
1-25	**TOTAL REVENUES** (add lines 1-1 through 1-24)	$ 0

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 1B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 2: Expenditures/Expenses

Part 2A: Expenditures/Expenses Table

All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line	Description	Total (round to nearest dollar)
2-1	Administrative	
2-2	Salaries	
2-3	Payroll taxes	
2-4	Contract services	
2-5	Employee benefits	
2-6	Insurance	
2-7	Accounting and legal fees	
2-8	Repair and maintenance	
2-9	Supplies	
2-10	Utilities and telephone	
2-11	Fire/Police	
2-12	Streets and highways	
2-13	Public health	
2-14	Capital outlay	
2-15	Utility operations	
2-16	Culture and recreation	
2-17	Debt service principal (should agree to Part 3, Debt Schedule Table 'Retired during year')	
2-18	Debt service interest	
2-19	Repayment of Developer Advances Principal (should agree to Part 3, Debt Schedule Table, column 'Retired during year')	
2-20	Repayment of Developer Advances Interest	
2-21	Contribution to pension plan	
2-22	Contribution to Fire & Police Pension Association	
2-23	Other (specify in lines 2-24 through 2-27)	
2-24	Intergovernmental Expenditures	$ 10
2-25		
2-26		
2-27		
2-28	**TOTAL EXPENDITURES/EXPENSES** (Add lines 2-1 through 2-27)	$ 10

IF TOTAL REVENUES OR TOTAL EXPENDITURES ARE GREATER THAN $200,000 — STOP.

You may not use this form. Please use the Application for Exemption from Audit - Long Form.

Part 2B: Comments or Additional Information

Please use the space below to provide any additional information (optional):

Part 3: Debt Outstanding, Issued, and Retired

3-1	Does the entity have outstanding debt?		◉ Yes	○ No
3-2	If no, skip to line 3-13. If yes, please attach a copy of the entity's debt repayment schedule.			
3-3	Is the debt repayment schedule attached?	○ N/A	○ Yes	◉ No
	If no, MUST explain below.			
	The District's outstanding debt is a $50 liability to the Developer. Repayment is subject to annual appropriation.			
3-4	Is the entity current in its debt service payments?		○ Yes	◉ No
	If no, MUST explain below.			
	N/A. See comments in 3-3.			
3-5	If no, also indicate if the government is in default with its bond agreements.		○ Yes	◉ No

Debt Schedule Table

Please complete the following debt schedule, if applicable.
Please only include principal amounts. Enter all amounts as positive numbers.

Line	Debt Type	Oustanding at End of Prior Year*	Issued During Year	Retired During Year	Outstanding at Year-End
3-6	General Obligation Bonds				$ 0
3-7	Revenue Bonds				$ 0
3-8	Notes/Loans				$ 0
3-9	Lease & SBITA** Liabilities (GASB 87 & 96)				$ 0
3-10	Developer Advances	$ 50	$ 0	$ 0	$ 50
	Other (specify in line 3-11)				
3-11					$ 0
3-12	**TOTAL** (Add lines 3-6 through 3-11)	$ 50	$ 0	$ 0	$ 50

*Must agree to prior year-end balance
**Subscription-Based Information Technology Arrangements

Comments (optional)

3-13	Does the entity have any authorized but unissued debt as of its fiscal year-end?	◉ Yes	○ No
3-14	If yes, how much?	$ 150,000,000	
3-15	Date the debt was authorized	11/4/2014	
3-16	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	◉ Yes	○ No
3-17	If yes, how much?	$ 10,000,000	
3-18	Date of the most recent Service Plan	9/4/2014	
3-19	Does the entity intend to issue debt within the next calendar year?	○ Yes	◉ No
3-20	If yes, how much?		
3-21	Does the entity have debt that has been refinanced that it is still responsible for?	○ Yes	◉ No
3-22	If yes, what is the amount outstanding?		
3-23	Does the entity have any lease agreements?	○ Yes	◉ No
3-24	If yes, what is being leased?		
3-25	What is the original date of the lease?		
3-26	Number of years of lease?		
3-27	Is the lease subject to annual appropriation?	○ Yes	○ No
3-28	What are the annual lease payments?		

Please use the space below to provide any additional information (optional):

3-16 & 3-17: The $10,000,000 debt limit is an aggregate cap for Districts 1-4 (per the 2014 consolidated service plan of Districts 1-4).

Part 4: Cash and Investments

Please provide the entity's cash deposit and investment balances.

Line	Description	Amount
4-1	Year-end Total of all Checking and Savings Accounts	$ 50
4-2	Certificates of deposit	
4-3	**TOTAL CASH DEPOSITS** (Add lines 4-1 and 4-2)	$ 50
	Investments (specify in lines 4-4 through 4-8. If investment is a mutual fund, please list underlying investment.)	
4-4		
4-5		
4-6		
4-7		
4-8		
4-9	**Total Investments** (Add lines 4-4 through 4-8)	$ 0
4-10	**TOTAL CASH AND INVESTMENTS** (Add lines 4-3 and 4-9)	$ 50

4-11	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	◉ N/A	○ Yes	○ No
4-12	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?		◉ Yes	○ No
4-13	If no, MUST explain below.			

Please use the space below to provide any additional information (optional).

Part 5: Capital and Right-to-Use Assets

5-1	Does the entity have capitalized assets? (If "no" is selected, skip the rest of Part 5.)	○ Yes	◉ No
5-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.?	○ Yes	○ No
5-3	If no, MUST explain below.		

Capital and Right-to-Use Assets Table

Line	Asset Type	Beginning of the Year Balance*	Additions**	Deletions	Year-End Balance
5-4	Land				$ 0
5-5	Buildings				$ 0
5-6	Machinery and Equipment				$ 0
5-7	Furniture and Fixtures				$ 0
5-8	Infrastructure				$ 0
5-9	Construction In Progress (CIP)				$ 0
5-10	Leased & SBITA Right-to-Use Assets				$ 0
	Other (explain in line 5-11)				
5-11					$ 0
5-12	Accumulated Depreciation/ Amortization (Enter a negative or credit balance)				$ 0
5-13	**TOTAL** (Add lines 5-4 through 5-12)	$ 0	$ 0	$ 0	$ 0

*Must agree to prior year-end balance
**Generally capital asset additions should be reported as capital outlay on line 2-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy in the comments section below.

Please use the space below to provide any additional information (optional).

Part 6: Pension Information

6-1	Does the entity have an “old hire” firefighters’ pension plan?	○ Yes	◉ No
6-2	Does the entity have a volunteer firefighters’ pension plan?	○ Yes	◉ No
6-3	If yes, who administers the plan?		
	Indicate the contributions from the following in lines 6-4 through 6-6.		
6-4	Tax (property, specific ownership, sales, etc.)	$ 0	
6-5	State contribution amount	$ 0	
6-6	Other (gifts, donations, etc.)	$ 0	
6-7	**TOTAL** (Add lines 6-4 through 6-6)	$ 0	
6-8	What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	$ 0	

Please use the space below to provide any additional information (optional).

Part 7: Budget Information

7-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	○ N/A	◉ Yes	○ No
7-2	If no, MUST explain below.			
7-3	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.?	○ N/A	◉ Yes	○ No
7-4	If no, MUST explain below.			
	If yes, indicate the amount appropriated for each fund separately for the year reported in the table below.			

Appropriation Amount by Fund Table

Enter the fund name, then indicate the final amount appropriated for each fund for the year reported.
Ensure each individual fund's final appropriated amount agrees to the adopted budget. Do not combine funds.

Line	Governmental/Proprietary Fund Name	Total
7-5	Amended General Fund	$ 20
7-6		
7-7		
7-8		
7-9		

Please use the space below to provide any additional information (optional).

Part 8: Taxpayer’s Bill of Rights (TABOR)

8-1	Is the entity in compliance with all the provisions of TABOR (State Constitution, Article X, Section 20(5))?	◉ Yes	○ No
8-2	If no, MUST explain below.		

Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.

Please use the space below to provide any additional information (optional).

Part 9: General Information

9-1	Is this application for a newly formed governmental entity?		○ Yes	◉ No
9-2	If yes, what was the date of formation			
9-3	Has the entity changed its name in the past or current year?		○ Yes	◉ No
9-4	If yes, please list the NEW name below.			
9-5	If yes, please list the PRIOR name below.			
9-6	Is the entity a metropolitan district?		◉ Yes	○ No
9-7	Please indicate what services the entity provides below.			
	See below.			
9-8	Does the entity have an agreement with another government to provide services?		○ Yes	◉ No
9-9	If yes, list the name of the other governmental entity and the services provided below.			
9-10	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? (Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.)		○ Yes	◉ No
9-11	If yes, what was the date filed			
9-12	Does the entity have a certified mill levy?		◉ Yes	○ No
	If yes, please provide the following mills levied for the year reported in lines 9-13 through 9-14. (Do not report $ amounts.)			
9-13	Bond redemption mills			
9-14	General/other mills		39.000	
9-15	**TOTAL MILLS** (Add lines 9-13 through 9-14)		39.000	
9-16	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 (Section 32-1-207 C.R.S.)?	○ N/A	◉ Yes	○ No
9-17	If no, please explain below.			

Please use the space below to provide any additional information (optional).

9-7: 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, television relay and translation, and security.

Part 10: Governing Body Approval

10-1	If you plan to submit this form electronically, have you read the Electronic Signature Policy?	◉ Yes	○ No

Office of the State Auditor — Local Government Division
Exemption Form Electronic Signature Policy and Procedure

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards must note their approval and submit the application using one of the following two methods:

1) Submit the application in hard copy via U.S. Mail, including original signatures.
2) Submit the application electronically via email and either:
   a. include a copy of an adopted resolution that documents formal approval by the board; or
   b. include electronic signatures obtained through a software program such as Docusign or Echosign, in accordance with the requirements noted above.

Governing Body Signatures

Print or type the names of all members of current governing body below.
A majority of the members of the governing body must sign below.

Board Member 1		
Board member's name	Martin Lind	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: Martin Lind 2D24A9FEA47645E...	Date March 12, 2026 | 11:23 AM
Board Member 2		
Board member's name	Austin Lind	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: 505A502087BE441...	Date March 12, 2026 | 8:17 PM M
Board Member 3		
Board member's name	Marissa Donahoo	
My term expires on	May 2027	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Marissa Donahoo 12C416EE08C34F7...	Date March 13, 2026 | 10:05 AM
Board Member 4		
Board member's name	Justin Donahoo	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature DocuSigned by: Justin Donahoo 1F0D65F83C2F44E...	Date March 12, 2026 | 11:14 AM
Board Member 5		
Board member's name	Garrett Scallon	
My term expires on	May 2029	
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature Signed by: Garrett Scallon 2179AC4096744FA...	Date March 13, 2026 | 8:27 AM M
Board Member 6		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date
Board Member 7		
Board member's name		
My term expires on		
I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit.	Signature	Date

March 9, 2026

Board of Directors
The Brands Metropolitan District No. 4
Larimer County, Colorado

The accompanying Application for Exemption from Audit ("Application") was prepared by CliftonLarsonAllen, LLP in a format prescribed by the Colorado Office of the State Auditor which may differ from accounting principles generally accepted in the United States of America. The Application is intended solely for the information and use of the Colorado Office of the State Auditor and is not intended to be and should not be used by anyone other than this specified party.

docusign

Certificate Of Completion

Envelope Id: EE03E14B-7CEC-4FDF-8996-ABCA7A6E1D1F

Status: Completed

Subject: Complete with Docusign: The Brands Metro District No. 1 - 2025 Audit Exemption.pdf, The Brands ...

Source Envelope:

Document Pages: 63	Signatures: 15	Envelope Originator:
Certificate Pages: 2	Initials: 0	Lara Wynn
AutoNav: Enabled		1625 Pelican Lakes Point, Suite 201
EnvelopeId Stamping: Enabled		Windsor, CO 80550
Time Zone: (UTC-07:00) Mountain Time (US & Canada)		lwynn@watervalley.com
		IP Address: 4.4.147.108

Record Tracking

Status: Original 3/12/2026 11:17:11 AM	Holder: Lara Wynn lwynn@watervalley.com	Location: DocuSign

Signer Events	Signature	Timestamp
Austin Lind ALIND@WATERVALLEY.COM Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DocuSigned by: 505A502087BE441... Signature Adoption: Drawn on Device Using IP Address: 216.147.127.196 Signed using mobile	Sent: 3/12/2026 11:29:45 AM Viewed: 3/12/2026 8:16:58 PM Signed: 3/12/2026 8:17:08 PM
Garrett Scallon gscallon@watervalley.com Chief Operating Officer Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	Signed by: Garrett Scallon 2179AC4096744FA... Signature Adoption: Pre-selected Style Using IP Address: 4.4.147.108	Sent: 3/12/2026 11:29:48 AM Viewed: 3/12/2026 9:56:26 PM Signed: 3/13/2026 8:27:08 AM
Justin Donahoo justin@jumahomes.com Owner/Manager JUMA HOMES Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	DocuSigned by: Justin Donahoo 1F0D65F83C2F44E... Signature Adoption: Pre-selected Style Using IP Address: 216.147.127.196 Signed using mobile	Sent: 3/12/2026 11:29:46 AM Viewed: 3/12/2026 12:14:46 PM Signed: 3/12/2026 12:14:55 PM
Marissa Donahoo marissa@watervalley.com Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	Signed by: Marissa Donahoo 12C416EE08C34F7... Signature Adoption: Pre-selected Style Using IP Address: 2601:282:8784:45d0:35b5:ab57:a21c:c65f Signed using mobile	Sent: 3/12/2026 11:29:47 AM Resent: 3/13/2026 9:55:27 AM Viewed: 3/13/2026 10:05:12 AM Signed: 3/13/2026 10:05:42 AM

Signer Events	Signature	Timestamp
Martin Lind mlind@watervalley.com Mngr Security Level: Email, Account Authentication (None)	 Signature Adoption: Pre-selected Style Using IP Address: 4.4.147.108 Signed using mobile	Sent: 3/12/2026 11:29:47 AM Viewed: 3/12/2026 12:22:57 PM Signed: 3/12/2026 12:23:05 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	3/12/2026 11:29:48 AM
Certified Delivered	Security Checked	3/12/2026 12:22:57 PM
Signing Complete	Security Checked	3/12/2026 12:23:05 PM
Completed	Security Checked	3/13/2026 10:05:42 AM

Payment Events	Status	Timestamps