



ICENOGLE SEAVER POGUE

October 16, 2025

Harold Dominguez, City Manager
City of Longmont
350 Kimbark Street
Longmont, CO 80501
Via Email:
harold.dominguez@longmontcolorado.gov

State of Colorado
Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203
Via E-Portal

City Council for City of Longmont
c/o City Clerk
350 Kimbark Street
Longmont, CO 80501
Via Email: city.clerk@longmonthcolorado.gov

Boulder County Clerk and Recorder
1750 33rd Street, Ste 200
Boulder, CO 80301
Via Email:
clerkandrecorder@bouldercounty.org

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203
Via E-Portal

Re: Supplement to Annual Report for Mountain Brook Metropolitan District

To Whom It May Concern:

Enclosed for your information and records is a copy of the 2026 draft budget for Mountain Brook Metropolitan District (the “District”). This draft budget is being submitted pursuant to Section I.10 of the District’s Annual Report that was submitted on August 27, 2025. At the time of submitting the Annual Report, the draft budget was not yet available.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Hannah Pogue

Hannah Pogue
Paralegal

Mountain Brook Metropolitan District
Proposed Budget
General Fund
For the Year ended December 31, 2026

| | Actual <u>2024</u> | Adopted Budget <u>2025</u> | Actual <u>6/30/2025</u> | Estimate <u>2025</u> | Proposed Budget <u>2026</u> |
|---|-----------------------|----------------------------------|----------------------------|-------------------------|-----------------------------------|
| Beginning fund balance | \$ 45,610 | \$ 301,434 | \$ 251,222 | \$ 251,222 | \$ 218,360 |
| Revenues: | | | | | |
| Property taxes | 177,924 | 204,097 | 200,520 | 204,100 | 208,184 |
| Specific ownership taxes | 7,104 | 7,000 | 4,529 | 9,000 | 10,409 |
| Interest Income | 7,541 | 5,000 | 2,893 | 5,000 | 5,000 |
| District Fees | 210,124 | - | - | - | - |
| Total revenues | <u>402,693</u> | <u>216,097</u> | <u>207,942</u> | <u>218,100</u> | <u>223,593</u> |
| Total funds available | <u>448,303</u> | <u>517,531</u> | <u>459,164</u> | <u>469,322</u> | <u>441,953</u> |
| Expenditures: | | | | | |
| Accounting | 21,922 | 14,000 | 8,888 | 14,000 | 18,000 |
| Audit | - | 6,400 | - | 6,400 | 6,600 |
| Election | - | 2,500 | - | 2,500 | - |
| Insurance/ SDA Dues | 3,324 | 4,000 | 24,542 | 25,000 | 30,000 |
| Legal | 39,651 | 45,000 | 20,954 | 45,000 | 45,000 |
| Miscellaneous | 130 | 100 | 3,525 | 5,000 | 2,000 |
| Landscape | 2,070 | - | - | - | - |
| Utilities | 70,896 | - | 4,847 | - | - |
| Management | 56,548 | 20,000 | - | - | 40,000 |
| Treasurer's Fees | 2,540 | 3,061 | 3,008 | 3,062 | 3,123 |
| Contingency | - | 20,000 | - | - | 20,000 |
| Transfer to Special revenue fund current year | | 98,184 | 65,000 | 150,000 | 54,528 |
| Transfer to Special revenue fund current year | | 301,434 | | | 218,360 |
| Emergency Reserve | - | 2,852 | - | - | 4,342 |
| Total expenditures | <u>197,081</u> | <u>517,531</u> | <u>130,764</u> | <u>250,962</u> | <u>441,953</u> |
| Ending fund balance | <u>\$ 251,222</u> | <u>\$ -</u> | <u>\$ 328,400</u> | <u>\$ 218,360</u> | <u>\$ -</u> |
| Assessed valuation | | <u>\$ 5,286,666</u> | | | <u>\$ 8,904,736</u> |
| Mill Levy | | <u>38.606</u> | | | <u>23.379</u> |

Mountain Brook Metropolitan District
Proposed Budget
Capital Projects Fund
For the Year ended December 31, 2026

| | Actual <u>2024</u> | Adopted Budget <u>2025</u> | Actual <u>6/30/2025</u> | Estimate <u>2025</u> | Proposed Budget <u>2026</u> |
|--------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|-----------------------------------|
| Beginning fund balance | \$ 3,537,987 | \$ - | \$ 911,481 | \$ 911,481 | \$ - |
| Revenues: | | | | | |
| Developer advances | 1,567,406 | 5,500,000 | 246,835 | 1,587,519 | 5,500,000 |
| Interest income | 79,343 | - | 749 | 1,000 | - |
| Bond Proceeds | - | - | - | - | - |
| Total revenues | <u>1,646,749</u> | <u>5,500,000</u> | <u>247,584</u> | <u>1,588,519</u> | <u>5,500,000</u> |
| Total funds available | <u>5,184,736</u> | <u>5,500,000</u> | <u>1,159,065</u> | <u>2,500,000</u> | <u>5,500,000</u> |
| Expenditures: | | | | | |
| Issuance costs | - | - | - | - | - |
| Capital expenditures | 4,273,255 | 5,500,000 | 1,159,065 | 2,500,000 | 5,500,000 |
| Transfer to Debt Service | - | - | - | - | - |
| Total expenditures | <u>4,273,255</u> | <u>5,500,000</u> | <u>1,159,065</u> | <u>2,500,000</u> | <u>5,500,000</u> |
| Ending fund balance | <u>\$ 911,481</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

Mountain Brook Metropolitan District
Proposed Budget
Debt Service Fund
For the Year ended December 31, 2026

| | Actual <u>2024</u> | Adopted Budget <u>2025</u> | Actual <u>6/30/2025</u> | Estimate <u>2025</u> | Proposed Budget <u>2026</u> |
|-----------------------------|-----------------------|----------------------------------|----------------------------|-------------------------|-----------------------------------|
| Beginning fund balance | \$ 1,746,985 | \$ 1,262,110 | \$ 1,283,304 | \$ 1,283,304 | \$ 866,857 |
| Revenues: | | | | | |
| Property taxes | - | 85,105 | 83,104 | 85,105 | 280,553 |
| Specific ownership taxes | - | 14,460 | 1,888 | 3,600 | 14,028 |
| Interest Income | <u>82,194</u> | <u>20,000</u> | <u>25,886</u> | <u>50,000</u> | <u>20,000</u> |
| Total revenues | <u>82,194</u> | <u>119,565</u> | <u>110,878</u> | <u>138,705</u> | <u>314,581</u> |
| Total funds available | <u>1,829,179</u> | <u>1,381,675</u> | <u>1,394,182</u> | <u>1,422,009</u> | <u>1,181,438</u> |
| Expenditures: | | | | | |
| Bond interest expense | 545,875 | 545,875 | 272,937 | 545,875 | 545,875 |
| Bond principal | - | - | - | - | - |
| Treasurer's fees | - | 1,277 | 1,247 | 1,277 | 4,208 |
| Trustee / paying agent fees | <u>-</u> | <u>6,000</u> | <u>8,000</u> | <u>8,000</u> | <u>8,000</u> |
| Total expenditures | <u>545,875</u> | <u>553,152</u> | <u>282,184</u> | <u>555,152</u> | <u>558,083</u> |
| Ending fund balance | <u>\$ 1,283,304</u> | <u>\$ 828,523</u> | <u>\$ 1,111,998</u> | <u>\$ 866,857</u> | <u>\$ 623,355</u> |
| Assessed valuation | | <u>\$ 5,286,666</u> | | | <u>\$ 8,904,736</u> |
| Mill Levy | | <u>16.098</u> | | | <u>31.506</u> |
| Total Mill Levy | | <u>54.704</u> | | | <u>54.885</u> |

Mountain Brook Metropolitan District
Proposed Budget
Special Revenue Fund
For the Year ended December 31, 2025

| | Estimate 2024 | Adopted Budget 2025 | Actual 6/30/2025 | Estimate 2025 | Proposed Budget 2026 |
|--|------------------|---------------------------|---------------------|------------------|----------------------------|
| Beginning fund balance | \$ - | \$ - | \$ - | \$ - | \$ 114,014 |
| Revenues: | | | | | |
| Transfer from General fund | - | 399,618 | 65,000 | 150,000 | 272,888 |
| Interest Income | - | 5,008 | - | - | 5,008 |
| District Fees | - | 320,000 | 169,197 | 320,000 | 320,000 |
| Total revenues | - | 724,626 | 234,197 | 470,000 | 597,896 |
| Total funds available | - | 724,626 | 234,197 | 470,000 | 711,910 |
| Expenditures: | | | | | |
| Gas and electric | - | 15,000 | - | 15,000 | 20,000 |
| Water | - | 25,000 | - | 25,000 | 40,000 |
| Winter Watering/Irrigation | - | 10,000 | - | 10,000 | 15,000 |
| Entrance monuments | - | 2,500 | - | - | - |
| Common Area Maintenance | - | - | - | - | 38,864 |
| Cluster boxes | - | 500 | - | - | - |
| Graffiti Removal | - | 1,000 | - | - | - |
| Landscape contract | - | 40,000 | 12,545 | 37,636 | 50,000 |
| Tree Care | - | 10,000 | - | 5,000 | 20,000 |
| Landscape Enhancements | - | 10,000 | - | - | 25,000 |
| Snow | - | 20,000 | 1,750 | 20,000 | 20,000 |
| Irrigation water | - | 4,000 | - | - | - |
| Community management- onsite role | - | 27,540 | 91,434 | 152,850 | 90,000 |
| Administrative | - | 4,590 | - | - | 9,000 |
| Detention Pond & Ditch Maintenance | - | 5,000 | - | - | 7,000 |
| Underdrain Maintenance | - | 5,000 | - | - | 5,000 |
| Billing | - | 8,000 | - | - | 8,000 |
| Pool Maintenance contract & Supplies | - | 30,000 | 17,986 | 35,000 | 35,000 |
| Clubhouse staffing- part time ambassador | - | 45,000 | - | - | 15,000 |
| Events and engagement | - | - | - | - | 35,000 |
| Alarm & Camera Monitoring | - | 6,000 | - | 6,000 | 6,000 |
| Court Maintenance | - | 2,500 | - | - | - |
| Parking Lot Maintenance | - | 5,000 | - | 5,000 | - |
| Fire pit maintenace | - | 2,000 | - | 2,000 | - |
| Holiday Lighting | - | - | - | - | 12,000 |
| Improvements- clubhouse | - | 5,000 | - | - | 10,000 |
| Fitness Contract | - | 10,000 | 7,338 | 14,676 | 15,000 |
| Cleaning Contract | - | 25,000 | - | 18,000 | 30,000 |
| Play Equipment | - | 960 | - | 960 | - |
| Trail & Sidewalk Maintenance | - | 5,000 | - | 5,000 | - |
| Benches | - | 2,600 | - | - | - |
| Trash Receptacles | - | 2,400 | - | - | - |
| Picnic Tables | - | 1,500 | - | - | - |
| Shelters | - | 2,500 | - | - | - |
| Pet Stations | - | 3,864 | - | 3,864 | - |
| Contingency and reserve | - | 387,172 | - | - | 206,046 |
| Total expenditures | - | 724,626 | 131,053 | 355,986 | 711,910 |
| Ending fund balance | \$ - | \$ - | \$ 103,144 | \$ 114,014 | \$ 0 |