ICENOGLE SEAVER POGUE

October 19, 2026

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
1570 Grant Street, Suite 4007
Denver, CO 80203
Via E-Portal

Re: Supplement to Annual Report for Mountain Brook Metropolitan District

To Whom It May Concern:

Pursuant to Section 32-1-207(3)(c), C.R.S., enclosed please find the Supplement to the 2025 Annual Report for Mountain Brook Metropolitan District. This 2027 Draft Budget is being submitted pursuant to Section I.10 of the District's Annual Service Plan Report that was submitted on September 1, 2026. At the time of submitting the Annual Report, the draft budget was not yet available.

Please contact our office with any questions regarding the Annual Report.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation
Hannah M. Pogue

Hannah M. Pogue
Paralegal

Mountain Brook Metropolitan District
Proposed Budget
General Fund
For the Year ended December 31, 2027

	Actual 2025	Adopted Budget 2026	Actual 6/30/2026	Estimate 2026	Proposed Budget 2027
Beginning fund balance	$ 244,279	$ 218,360	$ 170,988	$ 170,988	$ 55,024
Revenues:					
Property taxes	203,038	193,615	202,692	208,100	212,256
Specific ownership taxes	9,176	9,681	4,064	10,400	10,613
Interest Income	6,556	5,000	2,161	5,000	5,000
Total revenues	218,770	208,296	208,917	223,500	227,869
Total funds available	463,049	426,656	379,905	394,488	282,893
Expenditures:					
Accounting	18,810	18,000	9,264	23,160	18,000
Audit	6,500	6,600	-	6,600	6,600
Election	-	-	-	-	5,000
Insurance/ SDA Dues	24,881	30,000	42,052	42,055	45,000
Legal	33,890	45,000	18,973	55,000	50,000
Miscellaneous	4,932	2,000	3,281	5,000	2,000
Management	-	40,000	-	-	-
Treasurer's Fees	3,048	2,904	3,044	3,122	3,184
Contingency	-	20,000	-	-	20,000
Transfer to Special revenue fund current y	98,184	39,457	25,000	54,527	96,191
Transfer to Special revenue fund current y	101,816	218,360	100,000	150,000	33,024
Emergency Reserve	-	4,335	-	-	3,894
Total expenditures	292,061	426,656	201,614	339,464	282,893
Ending fund balance	$ 170,988	$ -	$ 178,291	$ 55,024	$ -
Assessed valuation		$ 8,904,736			$ 9,762,105
Mill Levy		23.379			21.743

Mountain Brook Metropolitan District
Proposed Budget
Capital Projects Fund
For the Year ended December 31, 2027

	Actual 2025	Adopted Budget 2026	Actual 6/30/2026	Estimate 2026	Proposed Budget 2027
Beginning fund balance	$ 911,481	$ -	$ -	$ -	$ 200
Revenues:					
Developer advances	145,760	5,500,000	-	-	-
Interest income	859	-	98	200	-
Bond Proceeds	-	-	-	-	-
Total revenues	146,619	5,500,000	98	200	-
Total funds available	1,058,100	5,500,000	98	200	200
Expenditures:					
Issuance costs	-	-	-	-	-
Capital expenditures	1,058,100	5,500,000	-	-	-
Transfer to Debt Service	-	-	-	-	-
Total expenditures	1,058,100	5,500,000	-	-	-
Ending fund balance	$ -	$ -	$ 98	$ 200	$ 200

Mountain Brook Metropolitan District
Proposed Budget
Debt Service Fund
For the Year ended December 31, 2027

	Actual 2025	Adopted Budget 2026	Actual 6/30/2026	Estimate 2026	Proposed Budget 2027
Beginning fund balance	$ 1,283,304	$ 866,857	$ 870,405	$ 870,405	$ 621,422
Revenues:					
Property taxes	84,154	280,553	272,246	280,500	303,035
Specific ownership taxes	3,827	14,028	10,954	3,600	15,152
Interest Income	46,258	20,000	23,018	25,000	20,000
Total revenues	134,239	314,581	306,218	309,100	338,187
Total funds available	1,417,543	1,181,438	1,176,623	1,179,505	959,609
Expenditures:					
Bond interest expense	545,875	545,875	272,937	545,875	545,875
Treasurer's fees	1,263	4,208	4,087	4,208	4,546
Trustee / paying agent fees	-	8,000	-	8,000	8,000
Total expenditures	547,138	558,083	277,024	558,083	558,421
Ending fund balance	$ 870,405	$ 623,355	$ 899,599	$ 621,422	$ 401,188
Assessed valuation		$ 8,904,736			$ 9,762,105
Mill Levy		31.506			31.042
Total Mill Levy		54.885			52.785

Mountain Brook Metropolitan District
Proposed Budget
Special Revenue Fund
For the Year ended December 31, 2027

	Actual 2025	Adopted Budget 2026	Actual 6/30/2026	Estimate 2026	Proposed Budget 2027
Beginning fund balance	$ -	$ 114,014	$ 4,321	$ 4,321	$ 72,888
Revenues:					
Transfer from General fund	200,000	257,817	125,000	204,527	129,215
Interest Income	-	5,008	801	-	5,000
Clubhouse Revenue				4,000	5,000
District Fees	315,861	320,000	172,065	320,000	365,500
Total revenues	515,861	582,825	297,866	528,527	504,715
Total funds available	515,861	696,839	302,187	532,848	577,603
Expenditures:					
Gas and electric	-	20,000	1,968	15,000	20,000
Water	116,655	40,000	22,020	40,000	60,000
Repairs and maintenance	-	-	2,487	5,000	-
Winter Watering/Irrigation	4,214	15,000	-	10,000	-
Common Area Maintenance	-	38,864	-	-	2,000
Landscape contract	37,761	50,000	20,521	50,000	54,000
Tree Care	-	20,000	-	20,000	10,000
Landscape Enhancements	-	25,000	-	-	5,000
Snow/Winter Watering	1,750	20,000	565	20,000	20,000
Community management- onsite role	248,809	90,000	64,605	90,000	110,000
Manager	-	-	-	-	40,000
Administrative	50	9,000	13,319	15,000	15,000
Accounting-Cohere	-	-	9,000	18,000	
Detention Pond & Ditch Maintenance	-	7,000	-	7,000	5,000
Underdrain Maintenance	225	5,000	-	5,000	3,000
Billing	-	8,000	5,343	8,000	9,000
Pool Maintenance contract & Supplies	54,923	35,000	15,527	35,000	37,000
Clubhouse staffing- part time ambassador	-	15,000	-	15,000	25,000
Events and engagement	-	35,000	10,143	35,000	35,000
Alarm & Camera Monitoring	-	6,000	-	6,000	3,000
Applicance routine maintenace	-	-	-	-	4,000
Holiday Lighting	-	12,000	-	-	7,100
Improvements- clubhouse	-	10,000	14,635	15,000	7,000
Fitness Contract	47,153	15,000	11,069	15,000	5,000
Cleaning Contract	-	30,000	17,209	30,000	37,000
Play Equipment	-	-	-	960	2,000
Trail & Sidewalk Maintenance	-	-	-	5,000	500
First aid- Cintas	-	-	-	-	2,000
Trash services	-	-	-	-	1,800
Online services	-	-	-	-	4,000
Pest control	-	-	-	-	3,000
Facilities maintenance	-	-	-	-	15,000
Contingency and reserve	-	206,045	-	-	36,203
Total expenditures	511,540	711,909	211,931	459,960	577,603
Ending fund balance	$ 4,321	$ (15,070)	$ 90,256	$ 72,888	$ -