

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
TIMBERS ESTATES METROPOLITAN DISTRICT
JEFFERSON COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2024

STATE OF COLORADO)
)
COUNTY OF JEFFERSON) ss.
)
TIMBERS ESTATES)
METROPOLITAN)
DISTRICT)

The Board of Directors of the Timbers Estates Metropolitan District, Jefferson County, Colorado, held in person at the Timbers Gate House 6303 N. Turkey Creek Road, Evergreen, Colorado and via teleconference on November 13, 2023, at 6:30 p.m.

The following members of the Board of Directors were present:

Dave Hartvigsen, President & Chairperson
Kurt Schwartau, Vice President
Bob Latham, Treasurer
Glenn Curtis, Secretary
Rob Ginieczki, Assistant Secretary

Also in attendance were: Kenny Parrish, Wendy McFarland, and Andrew Kunkel, Pinnacle Consulting Group, Inc.; Mary Ann Thaxton; Timbers Estates Community Members.

Mr. Parrish stated that proper publication was made to allow the Board to conduct a public hearing to consider the District's 2024 budget. Director Curtis opened the public hearing to consider the District's proposed 2024 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Curtis introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE TIMBER ESTATES METROPOLITAN DISTRICT, JEFFERSON COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024, AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors of the Timber Estates Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on November 2, 2023, in the Canyon Courier, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 13, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TIMBERS ESTATES METROPOLITAN DISTRICT OF JEFFERSON COUNTY, COLORADO:

Section 1. 2024 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2024 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2024. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Timbers Estates Metropolitan District for calendar year 2024.

Section 4. 2024 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2024 budget year is \$119,997.63. That the 2023 valuation for assessment, as certified by the Jefferson County Assessor, is \$3,541,529.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 33.883 mills upon each dollar of the 2023 total valuation of assessment of all taxable property within the budget.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Jefferson County, Colorado, the 33.883 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

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CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Jefferson County, Colorado.

On behalf of the Timbers Estates Metropolitan District,
 (taxing entity)^A
 the Board of Directors,
 (governing body)^B
 of the Timbers Estates Metropolitan District,
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 3,541,529 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 3,541,529 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 01/10/2024 for budget/fiscal year 2024.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>33.883</u> mills	\$ <u>119,997.63</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	33.883 mills	\$ 119,997.63
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	33.883 mills	\$ 119,997.63

Contact person: Amanda Castle Phone: (970)-669-3611
 Signed: Amanda Kae Castle Title: District Accountant

Survey Question: Does the taxing entity have voter approval to adjust the general operating levy to account for changes to assessment rates? Yes No

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
 Series: _____
 Date of Issue: _____
 Coupon Rate: _____
 Maturity Date: _____
 Levy: _____
 Revenue: _____

2. Purpose of Issue: _____
 Series: _____
 Date of Issue: _____
 Coupon Rate: _____
 Maturity Date: _____
 Levy: _____
 Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: _____
 Title: _____
 Date: _____
 Principal Amount: _____
 Maturity Date: _____
 Levy: _____
 Revenue: _____

4. Purpose of Contract: _____
 Title: _____
 Date: _____
 Principal Amount: _____
 Maturity Date: _____
 Levy: _____
 Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

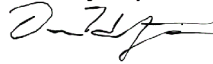
Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director Curtis, Secretary of the District, and made a part of the public records of Timbers Estates Metropolitan District.

The foregoing Resolution was seconded by Director Latham.

[Remainder of Page Left Blank Intentionally]

ADOPTED AND APPROVED this 13th day of November, 2023.

DocuSigned by:

5D124125B29E4DF...

President

ATTEST:

DocuSigned by:

9E51A1A1229F416...

Secretary

STATE OF COLORADO)
)
COUNTY OF JEFFERSON)ss.
)
TIMBERS ESTATES)
METROPOLITAN)
DISTRICT)

I, Glenn Curtis, Secretary to the Board of Directors of the Timbers Estates Metropolitan District, Jefferson County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held in person at the Timbers Gate House 6303 N. Turkey Creek Road, Evergreen, Colorado and via teleconference on November 13, 2023, at 6:30 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2024 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 13th day of November, 2023.

DocuSigned by:
Glenn Curtis
9E51A1A1229F416... _____



Management Budget Report

BOARD OF DIRECTORS
TIMBERS ESTATES METROPOLITAN DISTRICT

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2024, including the comparative information of the forecasted estimate for the year ending December 31, 2023 and the actual historic information for the year 2022.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Amanda Kae Caste". The signature is fluid and cursive.

Pinnacle Consulting Group, Inc.
January 29, 2024

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

TIMBERS ESTATES METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Budget	Budget
Revenues				
Property Taxes	\$ 119,665	\$ 119,998	\$ 119,998	\$ 119,998
Specific Ownership Taxes	8,238	8,400	8,400	8,400
Interest & Other Income	12,250	1,000	20,000	5,000
Total Revenues	\$ 140,153	\$ 129,398	\$ 148,398	\$ 133,398
Expenditures				
Operations & Maintenance:				
Landscape Maintenance Contract	\$ 9,375	\$ 11,038	\$ 7,500	\$ 9,000
Landscape Maintenance - Irrigation Repairs	666	4,636	750	2,500
Fire Mitigation	6,553	5,000	11,565	2,000
Tree Service - Spraying/Removal	1,870	1,500	6,100	4,000
Snow Plowing	5,565	7,175	7,175	7,534
Gate House	20,119	5,519	5,519	6,500
Storage Unit Rental	-	-	-	1,350
Perimeter Fence	9,398	8,077	14,010	12,000
Utilities	2,267	1,656	1,656	1,700
Road Maintenance	11,068	8,077	4,950	8,500
Misc. Maintenance & Repair	12,071	4,415	5,433	4,500
Administration:				
District Accounting	12,090	14,500	17,500	18,600
District Management	27,690	27,500	20,387	26,400
Insurance	2,664	3,535	3,535	3,810
Legal	527	15,000	19,413	5,000
Elections	1,860	5,000	4,543	-
Treasurer's Fees	1,795	1,800	1,800	1,800
Office, Dues & Other	1,362	3,500	2,500	2,500
Website Hosting	-	-	-	1,166
Transfer to Divergent Fund	55,245	24,553	17,000	19,149
Contingency	-	-	-	-
Total Operating Expenditures	\$ 182,185	\$ 152,481	\$ 151,336	\$ 138,009
Revenues Over/(Under) Expenditures	\$ (42,032)	\$ (23,083)	\$ (2,938)	\$ (4,611)
Beginning Fund Balance	169,745	146,917	127,713	124,775
Ending Fund Balance	\$ 127,713	\$ 123,834	\$ 124,775	\$ 120,164
Components of Ending Fund Balance				
TABOR Reserve (3% of Revenues)	\$ 4,205	\$ 3,882	\$ 4,452	\$ 4,002
Operating Reserve (25% of Expenses)	45,546	38,120	37,834	34,502
Unreserved	77,962	81,832	82,489	81,659
Total Ending Fund Balance	\$ 127,713	\$ 123,834	\$ 124,775	\$ 120,164
Mill Levy				
Operating	46.804	48.650	48.650	33.883
Total Mill Levy	46.804	48.650	48.650	33.883
Assessed Value	\$ 2,563,880	\$ 2,466,564	\$ 2,466,564	\$ 3,541,529
Property Tax Revenue				
Operating	120,000	119,998	119,998	119,998
Total Property Tax Revenue	\$ 120,000	\$ 119,998	\$ 119,998	119,998
Modified Accrual Budgetary Basis				

TIMBERS ESTATES METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DIVERGENT FUND				
	(a)	(b)	(c)	(d)
	2022	2023	2023	2024
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Budget	Budget
Revenues				
Lot 15 Special Water Charge	\$ 5,479	\$ 18,498	\$ 12,246	\$ 4,638
Transfer from General Fund	55,245	24,553	17,000	19,149
Total Revenues	\$ 60,724	\$ 43,051	\$ 29,246	\$ 23,787
Expenditures				
Operations & Maintenance:				
Landscape Maintenance Contract	\$ 8,857	\$ 5,000	\$ 3,000	\$ 2,500
Landscape Maintenance - Irrigation Repairs	-	3,315	1,000	1,500
Ponds	898	4,000	7,000	4,000
Augmentation Monitoring	7,093	6,000	6,000	6,000
Diversion	15,730	6,000	3,000	3,000
Misc. Maintenance & Repair	118	500	500	500
Utilities	989	51,421	34,406	1,000
Administration:				
Insurance	2,500	2,800	2,500	2,750
Legal	262	2,040	750	2,000
Office, Dues & Other	-	250	150	250
Total Divergent Expenditures	\$ 36,447	\$ 81,326	\$ 58,306	\$ 23,500
Revenues Over/(Under) Expenditures	\$ 24,277	\$ (38,275)	\$ (29,060)	\$ 287
Beginning Fund Balance	60,026	60,026	84,303	52,008
Ending Fund Balance	\$ 84,303	\$ 21,751	\$ 55,243	\$ 52,295
Components of Ending Fund Balance				
Repair Reserve	\$ 50,000	\$ 20,000	\$ 50,000	\$ 50,000
Unassigned	34,303	1,751	5,243	2,295
Total Fund Balance	\$ 84,303	\$ 21,751	\$ 55,243	\$ 52,295

Modified Accrual Budgetary Basis

TIMBERS ESTATES METROPOLITAN DISTRICT 2024 BUDGET MESSAGE

Timbers Estates Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 1984. The District was organized to provide street improvements, safety protection and water services to property within its service area. During the fiscal year 2023, the District will continue to provide maintenance and repair of the street improvements, safety protection and water services.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2024 budget, the following goals are foremost for the District:

- Provide the level of services as desired by the property owners and residents of the District in the most economic manner possible.

Overview

Highlights of the 2024 budget include the following:

- The District's assessed valuation increased by \$1,074,965 from prior year.
- District voters previously approved a mill levy sufficient to generate property tax revenue not to exceed \$120,000. As a result of the District's decreased assessed valuation, the mill levy decreased from 48.650 to 33.883 for 2024.

General Fund

Revenue

The District has an assessed value of \$3,541,529 and a certified mill levy of 33.883 mills, resulting in property tax revenue of \$119,998. Additional revenue in the amount of \$13,400 consists of \$8,400 in specific ownership tax and \$5,000 in interest and other income.

Expenses

The District has general and administrative expenses budgeted in the amount of \$138,009, a decrease of \$14,472 from the 2023 adopted budget. While the District had increases in costs for accounting and O&M expenses of \$4,100 and \$2,491 respectively, they were offset by decreases in legal expenses and Transfer to Divergent Fund of \$10,000, and \$5,404 respectively.

Fund Balance/Reserves

The District has provided for an emergency reserve fund equal to at least 3% of the fiscal year spending for 2024, as defined under TABOR.

Capital Enterprise/Divergent Fund

Revenue

The District has budgeted \$4,638 in Special Water Charges and transfers from the General Fund amounting to \$19,149 totaling to a budgeted amount of \$23,787 in revenue.

Expenses

The District has budgeted administrative and operations costs of water services in the amount of \$23,500, a decrease of \$53,511 from the 2023 adopted budget. This decrease is primarily attributable to a \$50,421 decrease in the estimated utilities expense which is expected to revert to regular utility expense in 2024.

CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity YES NO

Date: December 14, 2023

NAME OF TAX ENTITY: TIMBERS ESTATES METRO DIST

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	2,466,503
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	3,541,529
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	3,541,529
5. NEW CONSTRUCTION: *	5.	\$	43,448
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	51,835,606
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	642,240
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	52,079,545
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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **		\$	0
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.