

LETTER OF BUDGET TRANSMITTAL

Date: January 19, 2023

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2023 budget and budget message for TIMBERS METROPOLITAN DISTRICT in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 30, 2022. If there are any questions on the budget, please contact:

Thomas N. George
Spencer Fane LLP
1700 Lincoln Street, Suite 2000
Denver, Colorado 80203
(303) 839-3800

I, Donald Siecke, as President of the Timbers Metropolitan District, hereby certify that the attached is a true and correct copy of the 2023 budget.

By: Donald E Siecke
President

**RESOLUTION
TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
TIMBERS METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE TIMBERS METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Timbers 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 or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 30, 2022 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 or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$60,911; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 304,556; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$0; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2022 valuation for assessment for the District as certified by the County Assessor of Douglas County is \$12,182,220 ; and

WHEREAS, at an election held on November 8, 2016, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

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

Section 1. Adoption of Budget. 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 Metropolitan District for calendar year 2023.

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

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2023 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 5.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2023 budget year,

as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 25.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2023 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2023 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

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. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2022, to the Board of County Commissioners of Douglas County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Douglas County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2022 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

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.

ADOPTED this 30th day of November, 2022.

TIMBERS METROPOLITAN DISTRICT

Donald E Siecke

President

ATTEST:

Robert A Koontz

Secretary

TIMBERS METROPOLITAN DISTRICT

2023 BUDGET MESSAGE

Timbers Metropolitan District, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the Douglas County District Court on November 15, 2016, and is governed pursuant to the provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Douglas County, Colorado.

The District was organized for the purpose of coordinating and financing the acquisition, construction, completion, operation, and maintenance of public infrastructure and services within and without the District. The improvements will be acquired, constructed, and completed for the collective use and benefit of the property owners within, and residents of, the District. Upon completion, the District will transfer certain improvements to other governmental entities as appropriate. The District may operate and maintain all other improvements for the benefit of all property owners within, and residents of, the District.

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

The District's budget was prepared using the modified accrual basis of accounting, in accordance with requirements of Section 29-1-105, C.R.S. The District's budget has been adopted after proper postings, publications and public hearing.

Revenue

The revenues for the 2023 budget are listed below.

The District will impose a debt service mill levy of 25.000 mills as required by its outstanding bond covenants, and an operations levy of 5.000 mills. Estimated property tax revenues will be \$60,911 for operating expenses and \$304,556 for general obligation bonds.

Expenditures

The expenditures for the 2023 budget are listed below.

General and Administrative Expenditures

General and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

Debt and Leases

On September 24, 2018 the District issued its Senior Limited Tax General Obligation Bonds in the amount of \$1,500,000, Series 2018A and Subordinate Limited Tax General Obligation Bonds in the amount of \$3,800,000, Series 2018B. This debt is payable from ad valorem property taxes and bears a maturity date of December 1, 2053.

Reserves

Emergency Reserve

The District has provided for an emergency reserve fund equal to at least 3% of fiscal year spending for 2023, as defined under TABOR.

TIMBERS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO
 Budget Summary

	Actual	Adopted	Actual	Adopted	Actual	Proposed	Amended	Proposed
	2019	2020	2020	2021	2021	2022	2022	2023
General Fund:								
Total Revenue	27,154	31,685	94,338	41,380	42,315	57,922	57,922	63,423
Total Expenditures	(31,020)	(32,314)	(30,371)	(42,942)	(38,364)	(58,136)	(59,623)	(19,914)
Total Other Financing Sources	0	0	(60,000)	0	0	0	0	0
Net Income (Loss)	(3,866)	(629)	3,967	(1,562)	3,951	(213)	(1,701)	43,509
Capital Fund:								
Total Revenue	0	0	0	0	0	0	0	0
Total Expenditures	0	0	0	0	0	0	0	0
Total Other Financing Sources	0	0	0	0	0	0	0	0
Net Income (Loss)	0	0	0	0	0	0	0	0
Debt Fund:								
Total Revenue	71,156	158,387	171,649	206,853	211,526	290,045	293,840	317,543
Total Expenditures	(77,584)	(154,976)	(214,976)	(209,738)	(209,672)	(295,256)	(150,289)	(384,661)
Total Other Financing Sources	0	0	60,000	0	0	0	0	0
Net Income (Loss)	(6,428)	3,411	16,673	(2,885)	1,854	(5,211)	143,550	(67,118)
Combined Funds:								
Total Revenue	98,310	190,072	265,987	248,233	253,841	347,967	351,762	380,967
Total Expenditures	(108,604)	(187,290)	(245,347)	(252,679)	(248,036)	(353,391)	(209,913)	(404,575)
Total Other Financing Sources	0	0	0	0	0	0	0	0
Net Income (Loss)	(10,294)	2,782	20,641	(4,447)	5,805	(5,424)	141,849	(23,608)
Fund Balance End of Year:								
General Total	15,218	14,589	19,185	17,624	23,136	22,923	21,435	64,945
General Emergency Reserve							1,740	1,905
General Operating Reserve							19,695	63,040
Capital	0	0	0	0	0	0	0	0
Debt	296	3,707	16,969	14,084	18,823	13,612	162,373	95,255
Total	15,514	18,296	36,155	31,708	41,959	36,535	183,809	160,200
Assessed Value								
	2,666,070	6,335,740	6,335,740	7,834,430	7,834,430	11,082,240	11,082,240	12,182,220
Mill Levies:								
General	5.000	5.000	5.000	5.000	5.000	5.000	5.000	5.000
Debt	25.000	25.000	25.000	25.000	25.000	25.000	25.000	25.000
Total	30.000	30.000	30.000	30.000	30.000	30.000	30.000	30.000

TIMBERS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO

BUDGET
GENERAL FUND

	Actual	Adopted	Actual	Adopted	Actual	Proposed	Amended	Proposed
	2019	2020	2020	2021	2021	2022	2022	2023
Revenue:								
Property Taxes	\$ 13,124	\$ 31,685	\$ 31,729	\$ 39,180	\$ 38,537	\$ 55,422	\$ 55,422	\$ 60,923
Specific Ownership Taxes	1,110	-	2,609	2,200	3,778	2,500	2,500	2,500
Personal Property Taxes	-	-	-	-	-	-	-	-
Developer Advance	12,920	-	60,000	-	-	-	-	-
Public Improvement Fees	-	-	-	-	-	-	-	-
Total Revenue	27,154	31,685	94,338	41,380	42,315	57,922	57,922	63,423
Expenditures:								
General Government								
Accounting	2,000	2,000	2,000	4,000	4,000	4,000	4,000	4,000
Legal	10,089	7,500	5,014	4,000	4,035	4,000	9,000	4,000
Delivery Fees	-	-	-	-	-	-	-	-
Audit and Administrative	4,800	7,500	5,021	3,500	931	3,500	3,500	7,000
Management and Administration	-	-	-	-	-	-	37,195	-
Treasurer's Fees	197	475	476	588	575	831	831	914
Douglas County Fees	-	-	-	-	-	-	-	-
Insurance	1,015	1,015	4,036	2,030	-	2,030	4,097	3,000
Maintenance - Regional Pond	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	1,000	1,000	1,000
Debt Service								
Developer Advance Payments - Principal	-	-	-	15,000	15,000	30,000	-	-
Developer Advance Payments - Interest	12,920	13,824	13,824	13,824	13,824	12,774	-	-
Bond Interest	-	-	-	-	-	-	-	-
Capital Outlay								
Roadways/Streets	-	-	-	-	-	-	-	-
Water/Sewer/Sanitation/Utilities	-	-	-	-	-	-	-	-
Traffic & Safety	-	-	-	-	-	-	-	-
Engineering, Design & Soft Cost	-	-	-	-	-	-	-	-
Total Expenditures	31,020	32,314	30,371	42,942	38,364	58,136	59,623	19,914
Excess (Deficiency) of Revenues								
Over Expenditures	(3,866)	(629)	63,967	(1,562)	3,951	(213)	(1,701)	43,509
Other Financing Sources (Uses)								
Transfer to/from other fund (from Debt Fund)	-	-	(60,000)	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Bond Fund (Proceeds) - SR GO Bonds	-	-	-	-	-	-	-	-
Bond Fund (Proceeds) - Sub GO Bonds	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	(60,000)	-	-	-	-	-
Net Change in Fund Balance	(3,866)	(629)	3,967	(1,562)	3,951	(213)	(1,701)	43,509
Fund Balances:								
Beginning of the Year	19,084	15,218	15,218	19,185	19,185	23,136	23,136	21,435
End of the Year	\$ 15,218	\$ 14,589	\$ 19,185	\$ 17,624	\$ 23,136	\$ 22,923	\$ 21,435	\$ 64,945
3% Emergency Reserve							1,740	1,905
Operating Reserve							\$ 19,695	\$ 63,040
Total Reserve							\$ 21,435	\$ 64,945

TIMBERS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO

BUDGET
DEBT FUND

	Actual 2019	Adopted 2020	Actual 2020	Adopted 2021	Actual 2021	Proposed 2022	Amended 2022	Proposed 2023
Revenue:								
Property Taxes	\$ 65,605	\$ 158,387	\$ 158,606	\$ 195,853	\$ 192,638	\$ 277,045	\$ 277,187	\$ 304,543
Specific Ownership Taxes	5,551	-	13,043	11,000	18,888	13,000	16,653	13,000
Personal Property Taxes	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	-	-	-
Public Improvement Fees	-	-	-	-	-	-	-	-
Total Revenue	71,156	158,387	171,649	206,853	211,526	290,045	293,840	317,543
Expenditures:								
General Government								
Accounting	-	-	-	-	-	-	-	-
Legal	-	-	-	-	-	-	-	-
Delivery Fees	-	-	-	-	-	-	-	-
Audit and Administrative	-	-	-	-	-	-	-	-
Management and Administration	-	-	-	-	-	-	-	-
Treasurer's Fees	984	2,376	2,376	2,938	2,872	4,156	4,158	4,568
Douglas County Fees	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-
Maintenance - Regional Pond	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-
Debt Service								
Developer Advance Payments - Interest	-	-	-	-	-	-	-	-
Developer Advance Payments - Principal	-	-	60,000	-	-	-	-	-
Bond Issuance Fees	-	-	-	-	-	-	-	-
Bond Senior Bonds Principle Pmnt	-	76,000	76,000	134,000	134,000	225,000	-	-
Bond Interest	75,000	75,000	75,000	71,200	71,200	64,500	-	-
Bond Paying Agent Fees - Senior Bonds	800	800	800	800	800	800	-	-
Bond Paying Agent Fees - Subordinate Bonds	800	800	800	800	800	800	-	-
NBH Bank Loan Principle							35,000	120,000
NBH Bank Loan Interest							111,132	260,093
Capital Outlay								
Roadways/Streets	-	-	-	-	-	-	-	-
Water/Sewer/Sanitation/Utilities	-	-	-	-	-	-	-	-
Traffic & Safety	-	-	-	-	-	-	-	-
Engineering, Design & Soft Cost	-	-	-	-	-	-	-	-
Total Expenditures	77,584	154,976	214,976	209,738	209,672	295,256	150,289	384,661
Excess (Deficiency) of Revenues								
Over Expenditures	(6,428)	3,411	(43,327)	(2,885)	1,854	(5,211)	143,550	(67,118)
Other Financing Sources (Uses)								
Transfer from/to other fund (to General Fund)	-	-	60,000	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Bond Fund (Proceeds) - SR GO Bonds	-	-	-	-	-	-	-	-
Bond Fund (Proceeds) - Sub GO Bonds	-	-	-	-	-	-	-	-
Developer Advance Proceeds	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	60,000	-	-	-	-	-
Net Change in Fund Balance	(6,428)	3,411	16,673	(2,885)	1,854	(5,211)	143,550	(67,118)
Fund Balances:								
Beginning of the Year	6,724	296	296	16,969	16,969	18,823	18,823	162,373
End of the Year	\$ 296	\$ 3,707	\$ 16,969	\$ 14,084	\$ 18,823	\$ 13,612	\$ 162,373	\$ 95,255

TIMBERS METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO

BUDGET
CAPITAL FUND

	Actual 2019	Adopted 2020	Actual 2020	Adopted 2021	Actual 2021	Proposed 2022	Amended 2022	Proposed 2023
Revenue:								
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-	-	-	-	-
Personal Property Taxes	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	-	-	-
Public Improvement Fees	-	-	-	-	-	-	-	-
Total Revenue	-	-	-	-	-	-	-	-
Expenditures:								
General Government								
Accounting	-	-	-	-	-	-	-	-
Legal	-	-	-	-	-	-	-	-
Delivery Fees	-	-	-	-	-	-	-	-
Audit and Administrative	-	-	-	-	-	-	-	-
Management and Administration	-	-	-	-	-	-	-	-
Treasurer's Fees	-	-	-	-	-	-	-	-
Douglas County Fees	-	-	-	-	-	-	-	-
Insurance	-	-	-	-	-	-	-	-
Maintenance - Regional Pond	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-
Debt Service								
Developer Advance Payments - Interest	-	-	-	-	-	-	-	-
Bond Interest	-	-	-	-	-	-	-	-
Capital Outlay								
Roadways/Streets	-	-	-	-	-	-	-	-
Water/Sewer/Sanitation/Utilities	-	-	-	-	-	-	-	-
Traffic & Safety	-	-	-	-	-	-	-	-
Engineering, Design & Soft Cost	-	-	-	-	-	-	-	-
Total Expenditures	-	-	-	-	-	-	-	-
Excess (Deficiency) of Revenues Over Expenditures	-	-	-	-	-	-	-	-
Other Financing Sources (Uses)								
Transfer from (to) other fund	-	-	-	-	-	-	-	-
Bond Proceeds	-	-	-	-	-	-	-	-
Bond Fund (Proceeds) - SR GO Bonds	-	-	-	-	-	-	-	-
Bond Fund (Proceeds) - Sub GO Bonds	-	-	-	-	-	-	-	-
Developer Advance	-	-	-	-	-	-	-	-
Transfer from (to) other funds	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-	-	-	-	-
Net Change in Fund Balance	-	-	-	-	-	-	-	-
Fund Balances:								
Beginning of the Year	-	-	-	-	-	-	-	-
End of the Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO The County Commissioners of Douglas County, Colorado
 On behalf of the Timbers Metro District
 the Board of Directors
 of the Timers Metropolitan District**

Hereby officially certifies the following mills to be levied against the taxing entity's **GROSS** assessed valuation of: **\$12,182,220** Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area 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: **\$12,182,220**

Submitted: *Courtney Linney* for budget/fiscal year 2023

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	5.000 mills	\$60,911
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction	-0.000 mills	-\$0
SUBTOTAL FOR GENERAL OPERATING:	5.000 mills	\$60,911
3. General Obligation Bonds and Interest	25.000 mills	\$304,556
4. Contractual Obligations	0.000 mills	\$0
5. Capital Expenditures	0.000 mills	\$0
6. Refunds/Abatements	0.000 mills	\$0
7. Other	0.000 mills	\$0
8. Judgment	0.000 mills	\$0
TOTAL:	30.000 mills	\$365,467

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, CONTRACT, OTHER, AND/OR JUDGMENT:

BONDS

- 1. Purpose of Issue: Senior Limited Tax G O Bonds of \$1,500,000, Series 2018A and Subordinate Limited Tax G O Bonds of \$3,800,000, Series 2018B
- Series: Series 2018a & 2018B
- Date of Issue: 2018-09-24

Coupon Rate:	2018A=5.0%; 2018B=7.0%
Maturity Date:	2053-12-01
Levy:	25.000
Revenue:	\$304,556

CONTRACTS

No Contracts Available

OTHER

No Other Available

JUDGMENT

No Judgment Available

Explanation of Change:

Generated On Mon, 12 Dec 2022