

TIMNATH LAKES METROPOLITAN DISTRICT NOS. 2 - 6

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Lakewood, Colorado 80228-1898
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<https://timnathlakesmetrodistricts1-6.com>

NOTICE OF SPECIAL MEETING AND AGENDA

TLMD Nos. 2, 3:

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Janis Emanuel | President | 2027/May 2027 |
| Robert Bol | Treasurer | 2025/May 2025 |
| Theodore Antenucci | Assistant Secretary | 2027/May 2027 |
| Nick Montalbano | Assistant Secretary | 2025/May 2025 |
| VACANT | | 2025/May 2025 |
| David Solin | Secretary | |

TLMD Nos. 4, 5, 6:

| <u>Board of Directors:</u> | <u>Office:</u> | <u>Term/Expiration:</u> |
|----------------------------|---------------------|-------------------------|
| Janis Emanuel | President | 2025/May 2025 |
| Robert Bol | Treasurer | 2027/May 2027 |
| Theodore Antenucci | Assistant Secretary | 2025/May 2025 |
| Nick Montalbano | Assistant Secretary | 2027/May 2025 |
| VACANT | | 2027/May 2025 |
| David Solin | Secretary | |

DATE: Wednesday, November 6, 2024

TIME: 1:00 p.m.

PLACE: Zoom Meeting: The meeting can be joined through the directions below:
**Individuals requiring special accommodation to attend and/or participate in the meeting please advise the District Manager (dsolin@sdmsi.com or 303-987-0835) of their specific need(s) before the meeting.*

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1-719-359-4580

I. PUBLIC COMMENTS

- A. Members of the public may express their views to the Boards on matters that affect the Districts. Comments will be limited to three (3) minutes per person.
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II ADMINISTRATIVE MATTERS

- A. Present disclosures of potential conflicts of interest.

- B. Confirm quorum, location of the meeting and posting of meeting notices. Approve agenda.

- C. Review and approve the Minutes of the November 8, 2023 Special Meeting (TLMD 2-5) and the April 17, 2024 Regular Meeting (TLMD 6) (enclosures).

- D. Discuss business to be conducted in 2025 and location of meetings. Schedule regular meeting dates (suggested dates are June 18, 2025 and October 15, 2025) and consider adoption of Resolution No. 2024-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices (enclosures).

- E. **Insurance Matters:**
1. Report from Insurance Committee (David Solin) regarding proposals for increased crime coverage for 2024 and 2025.

 2. Authorize renewal of the District's insurance and Special District Association ("SDA") membership for 2025.

- F. **Website Accessibility Matters:**
1. Discuss website accessibility matters.

 2. Establish Website Accessibility Committee to make final determinations regarding engagement and/or termination of service providers, if necessary.

III. FINANCIAL MATTERS

- A. Review and ratify approval of the payment of claims for the periods ending as follows (TLMD 6) (enclosures):

| Fund | Period Ending Nov. 30, 2023 | Period Ending Dec. 31, 2023 | Period Ending Jan. 31, 2024 | Period Ending Feb. 29, 2024 |
|--------------|--------------------------------|--------------------------------|--------------------------------|--------------------------------|
| General | \$ 17,283.51 | \$ 11,012.85 | \$ 17,283.51 | \$ 25,325.79 |
| Debt | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Capital | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Total | \$ 17,283.51 | \$ 11,012.85 | \$ 11,246.61 | \$ 25,325.79 |

| Fund | Period Ending Mar. 31, 2024 | Period Ending Apr. 30, 2024 | Period Ending May 31, 2024 | Period Ending Jun. 30, 2024 |
|--------------|--------------------------------|--------------------------------|-------------------------------|--------------------------------|
| General | \$ 11,950.32 | \$ 23,629.29 | \$ 23,795.77 | \$ 21,319.17 |
| Debt | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Capital | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Total | \$ 11,950.32 | \$ 23,629.29 | \$ 23,795.77 | \$ 21,319.17 |

| Fund | Period Ending Jul. 31, 2024 | Period Ending Aug. 31, 2024 | Period Ending Sept. 30, 2024 | Period Ending Oct. 31, 2024 |
|--------------|--------------------------------|--------------------------------|---------------------------------|--------------------------------|
| General | \$ 9,621.80 | \$ 19,118.38 | \$ 26,506.25 | \$ 31,974.14 |
| Debt | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Capital | \$ -0- | \$ -0- | \$ -0- | \$ -0- |
| Total | \$ 9,621.80 | \$ 19,118.38 | \$ 26,506.25 | \$ 31,974.14 |

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- B. Review and accept Unaudited Financial Statements, Schedule of Cash Position and Property Taxes Reconciliation, as appropriate (**TLMD 2 - 6**) (enclosures).
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- C. Ratify approval of the request for extension of time to file the 2023 Audit (**TLMD 3 & 6**).
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- D. Review and ratify approval of the 2023 Audit (enclosures), and authorization of execution of Representations Letters (**TLMD 3 & 6**).
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- E. Discuss statutory requirements for an audit. Consider engagement of auditor to prepare the 2024 Audit (**TLMD 3 & 6**) and appoint District Accountant to prepare Applications for Exemption from Audit for 2024 (**TLMD 2, 4, 5**).
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- F. Conduct Public Hearing to consider Amendment of 2024 Budget. If necessary, consider adoption of Resolution No. 2024-11-____, Resolution to Amend the 2024 Budget and Appropriate Expenditures.
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- G. Conduct Public Hearing on the proposed 2025 Budget and consider adoption of Resolution No. 2024-11-____, Resolution to Adopt the 2025 Budget and Appropriate Sums of Money, and Resolution No. 2024-11-____, Resolution to Set Mill Levies, for the General Fund _____, Debt Service Fund _____, and Other Fund(s) _____ for a total mill levy of _____ (enclosures – preliminary AV, draft 2025 Budgets, and Resolutions).
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1. Consider adoption of Resolution No. 2024-11-____, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan (to be distributed) (**TLMD 3, 4, 5**).
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- H. Authorize District Accountant to prepare and sign the DLG-70 Certification of Tax Levies form and Mill Levy Public Information Form (“Certification”). Direct District Accountant to file the Certification with the Board of County Commissioners and other interested parties.
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- I. Review and consider approval of Statement of Work (SOW) between the District and CliftonLarsonAllen LLP for 2025 Accounting Services (enclosures).
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- J. Consider appointment of the District Accountant to prepare the 2026 Budgets and set the date for a Public Hearing to adopt the 2026 Budget for October 15, 2025, at 1:00 p.m., to be held via videoconference.
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IV. LEGAL MATTERS

- A. Discuss May 6, 2025 Regular Directors’ Election and consider adoption of Resolution No. 2024-11-____, Resolution Calling a Regular Election for Directors on May 6, 2025, appointing the Designated Election Official (“DEO”), and authorizing the DEO to perform all tasks required for the conduct of a mail ballot election (enclosures). Self-Nomination forms are due by February 28, 2025. Discuss the need for ballot issues and/or questions.
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- B. Discuss requirements of Section 32-1-809, C.R.S., and direct staff regarding compliance for 2025 (Transparency Notice).
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C. **[TLMD 6] Conveyance to the District of Tracts J, K, L and N in Timnath Landing Filing No. 1; Tracts A, B and D in Timnath Landing Filing No. 2, and Tract B in Timnath Landing Filing No. 5, Town of Timnath, Larimer County, Colorado.** Review and consider approval or acceptance (as appropriate) of the following documents (enclosed unless otherwise noted):

1. Landscape Acceptance Report dated November 6, 2023 for Timnath Landing Filing No. 6, prepared by PCS Group, Inc.

2. Letter from the District to Lennar Colorado, LLC regarding Conditions to Acceptance of Special Warranty Deed and Bill of Sale (to be distributed).

3. Landscape Installation License Agreement between the District and Lennar Colorado, LLC.

4. Indemnification Agreement (Mechanics' Liens and Public Infrastructure) made and entered into by Lennar Colorado, LLC in favor of the District.

5. Landscape Eligibility Letter dated March 14, 2024 regarding Verification of Paid Landscaping Costs (in Timnath Landing Filings Nos. 1, 2 and 5) for Conveyance, prepared by Ranger Engineering, LLC.

V. COVENANT CONTROL MATTERS (**TLMD 6**)

- A. _____

VI. CAPITAL MATTERS

- A. _____

VII. OPERATIONS & MAINTENANCE (**TLMD 6**)

- A. Review and ratify approval of Service Agreement for [2024] Landscaping Services between Timnath Lakes Metropolitan District No. 6 and Mill Brothers Landscape & Nursery, Inc., d/b/a Mill Brothers Landscape Group (enclosure) (**TLMD 6**).

- B. Discuss service agreements and maintenance services required for acceptances.

1. 2024 – 2025 Snow Removal (enclosure).
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2. 2025 Landscape Maintenance (enclosures).
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3. Discuss water billing for Lennar townhomes.
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VIII. OTHER BUSINESS

A. _____

IX. ADJOURNMENT **THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2024.**

Informational Enclosure:

- Memo regarding New Rate Structure from Special District Management Services, Inc.
- Notice of rate increase from Altitude Community Law.

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 2 HELD NOVEMBER 8, 2023

A Special Meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 2 (referred to hereafter as "Board") was convened on Wednesday, the 8th day of November, 2023 at 3:00 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Janis L. Emanuel
Robert Bol
Nick Montalbano

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the absence of Director Theodore Antenucci was excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq., Kate Olson, Esq., and Craig Sorensen; McGeady Becher P.C.

Curtis Bourgouin; CliftonLarsonAllen LLP

Michael Kuykendall; Catellus Development Corporation

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin. noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Williams noted that all Directors' Disclosure Statements have been filed, and that no new conflicts were disclosed at the meeting.

Agenda: Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Agenda was approved, as presented.

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting, noting that the meeting was being held at a physical location located within 20 miles of the District's boundaries, and that Ms. Ripko was present at the meeting location. The Board determined that the meeting would also be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Minutes: The Board reviewed the Minutes of the August 17, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Emanuel and seconded by Director Bol and, upon vote, unanimously carried, the Minutes of the August 17, 2023 Special Meeting were approved.

Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: The Board considered Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices.

Mr. Solin reviewed the business to be conducted in 2024 to meet the statutory compliance requirements. Following discussion, the Board determined to meet on January 17, April 17, and October 16, 2024 at 1:00 p.m. Meetings will be held virtually.

Following review, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein by this reference.

§32-1-809, C.R.S. Requirements and Direct Staff Regarding Compliance for 2024: The Board discussed §32-1-809, C.R.S. and direct staff regarding compliance for 2024.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District website.

Insurance Matters:

Cyber Security and Increased Crime Coverage: The Board deferred this matter.

Insurance Committee: Mr. Solin discussed with the Board establishing an insurance committee to make final determinations regarding insurance. The Board directed Mr. Solin to obtain information and proposals.

Districts' Insurance and Special District Association Membership: The Board discussed the renewal of the Districts' insurance and Special District Association ("SDA") membership for 2024.

Following discussion, upon motion duly made by Director Montalbano seconded by Director Emanuel and, upon vote, unanimously carried, the Board approved the renewal of the Districts' insurance and SDA membership for 2024.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Schedule of Cash Position: Mr. Bourgoïn discussed with the Board the schedule of cash position, dated October 30, 2023.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated October 30, 2023.

Exemption from Audit for 2023: The Board discussed the appointment of the District Accountant to prepare the Application for Exemption from Audit for 2023.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the Application for Exemption from Audit for 2023.

2023 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2023 Budget and discuss related issues.

RECORD OF PROCEEDINGS

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

The Board determined that an amendment to the 2023 Budget was not necessary.

2024 Budget Hearing: The President opened the public hearing to consider the proposed 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Mr. Bourgouin reviewed the estimated 2023 revenues and expenditures and the proposed 2024 revenues and expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2023-11-02 to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution No. 2023-11-03 to Set Mill Levies (for the General Fund at 25.300 mills and the Debt Service Fund at 0.000 mills, for a total of 25.300 mills). Upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2023. Mr. Bourgouin was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Larimer County and the Division of Local Government not later than December 15, 2023. Mr. Bourgouin was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2024. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

DLG-70 Certification of Tax Levies Form (“Certification”): Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Emanuel to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

CliftonLarsonAllen LLP 2024 Statements of Work: The Board reviewed the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Montalbano and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

2025 Budget Preparation: The Board discussed the preparation of the 2025 Budget.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget. The Board determined to hold the public hearing to consider adoption of the 2025 Budget on October 16, 2024, at 1:00 p.m., via Zoom.

Statutory Directors' Fees: The Board discussed the payment of statutory directors' fees. The Board determined no action was needed.

LEGAL MATTERS

Engineer's Report: There was no report available. The Board deferred discussion.

Resolution No. 2023-11-04, Resolution Amending Policy on Colorado Open Records Act Requests: The Board reviewed a Resolution No. 2023-11-04, Resolution Amending Policy on Colorado Open Records Act Requests.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board approved the Resolution No. 2023-11-04, Resolution Amending Policy on Colorado Open Records Act Requests.

CAPITAL MATTERS

Akin Lateral Irrigation Ditch Relocation: No updates at this time.

Service Agreements and Maintenance Services: The Board discussed the service agreements and maintenance services required for acceptances. No updates at this time. Mr. Solin was directed to work with Director Montalbano to obtain proposals for areas to be conveyed.

OPERATIONS AND MAINTENANCE

There were no operations and maintenance matters.

OTHER BUSINESS

Status of Development: Director Montalbano provided updated to the Board on the status of development

RECORD OF PROCEEDINGS

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the meeting was adjourned at 5:48 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 3 HELD NOVEMBER 8, 2023

A Special Meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 3 (referred to hereafter as "Board") was convened on Wednesday, the 5th day of November, 2023 at 10:00 a.m. via Zoom and. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Janis L. Emanuel
Robert Bol
Nick Montalbano

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the absence of Director Theodore Antenucci was excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq., Kate Olson, Esq., and Craig Sorensen; McGeady Becher P.C.

Curtis Bourgouin; CliftonLarsonAllen LLP

Michael Kuykendall; Catellus Development Corporation

ADMINISTRATIVE MATTERS

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin. noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Williams noted that all Directors' Disclosure Statements have been filed, and that no new conflicts were disclosed at the meeting.

Agenda: Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Special Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Agenda was approved, as amended.

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting, noting that the meeting was being held at a physical location located within 20 miles of the District's boundaries, and that Ms. Ripko was present at the meeting location. The Board determined that the meeting would also be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Minutes: The Board reviewed the Minutes of the August 17, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Emanuel and seconded by Director Bol and, upon vote, unanimously carried, the Minutes of the August 17, 2023 Special Meeting were approved.

Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: The Board considered Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices.

Mr. Solin reviewed the business to be conducted in 2024 to meet the statutory compliance requirements. Following discussion, the Board determined to meet on January 17, April 17, and October 16, 2024 at 1:00 p.m. Meetings will be held virtually.

Following review, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein by this reference.

§32-1-809, C.R.S. Requirements and Direct Staff Regarding Compliance for 2024: The Board discussed §32-1-809, C.R.S. and direct staff regarding compliance for 2024.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District website.

Insurance Matters:

Cyber Security and Increased Crime Coverage: The Board deferred this matter.

Insurance Committee: Mr. Solin discussed with the Board establishing an insurance committee to make final determinations regarding insurance. The Board directed Mr. Solin to obtain information and proposals.

Districts' Insurance and Special District Association Membership: The Board discussed the renewal of the Districts' insurance and Special District Association ("SDA") membership for 2024.

Following discussion, upon motion duly made by Director Montalbano seconded by Director Emanuel and, upon vote, unanimously carried, the Board approved the renewal of the Districts' insurance and SDA membership for 2024.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Financial Statements: Mr. Bourgozin discussed with the Board the unaudited financial statements through the period ending September 30, 2023 and Schedule of Cash Position as of September 30, 2023.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board accepted the unaudited financial statements through the period ending September 30, 2023 and Schedule of Cash Position as of September 30, 2023

Preparation of 2023 Audit: The Board discussed the engagement of Wipfli LLP to prepare the 2023 Audit.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board approved the engagement of Wipfli LLP to prepare the 2023 Audit, for an amount not to exceed \$6,500.00.

2023 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2023 Budget and discuss related issues.

RECORD OF PROCEEDINGS

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing.

No public comments were received, and the public hearing was closed.

Following review and discussion, Director Montalbano moved to adopt the Resolution to Amend 2023 Budget, Director Emanuel seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-02 to Amend the 2023 Budget. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

2024 Budget Hearing: The President opened the public hearing to consider the proposed 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing.

No public comments were received, and the President closed the public hearing.

Mr. Bourgouin reviewed the estimated 2023 revenues and expenditures and the proposed 2024 revenues and expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2023-11-03 to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution No. 2023-11-04 to Set Mill Levies (for the General Fund at 0.000 mills and the Debt Service Fund at 51.971 mills, for a total of 51.971 mills). Upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2023. Mr. Bourgouin was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Larimer County and the Division of Local Government not later than December 15, 2023. Mr. Bourgouin was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2024. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

Resolution No. 2023-11-05, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan: The Board reviewed

RECORD OF PROCEEDINGS

Resolution No. 2023-11-05, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

Following review and discussion, Director Montalbano moved to adopt the Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, Director Emanuel seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-05, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

DLG-70 Certification of Tax Levies Form (“Certification”): Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Emanuel to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

CliftonLarsonAllen LLP 2024 Statements of Work: The Board reviewed the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

2025 Budget Preparation: The Board discussed the preparation of the 2025 Budget.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget. The Board determined to hold the public hearing to consider adoption of the 2025 Budget on October 16, 2024, at 1:00 p.m., via Zoom.

Statutory Directors’ Fees: The Board discussed the payment of statutory directors’ fees. The Board determined no action was needed.

LEGAL MATTERS

Engineer’s Report: There was no report available.

Resolution No. 2023-11-06, Resolution Amending Policy on Colorado Open Records Act Requests: The Board reviewed a Resolution No. 2023-11-06, Resolution Amending Policy on Colorado Open Records Act Requests.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board approved the Resolution No. 2023-11-06, Resolution Amending Policy on Colorado Open Records Act Requests.

CAPITAL MATTERS

Akin Lateral Irrigation Ditch Relocation: No updates at this time.

Service Agreements and Maintenance Services: The Board discussed the service agreements and maintenance services required for acceptances. No updates at this time. Mr. Solin was directed to work with Director Montalbano to obtain proposals for areas to be conveyed.

OPERATIONS AND MAINTENANCE

There were no operations and maintenance matters.

OTHER BUSINESS

Status of Development: Director Montalbano provided updated to the Board on the status of development.

ADJOURNMENT

There being no further business to come before the Board at this time, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the meeting was adjourned at 5:48 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 4 HELD NOVEMBER 8, 2023

A Special Meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 4 (referred to hereafter as "Board") was convened on Wednesday, the 8th day of November, 2023 at 3:00 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Janis L. Emanuel
Robert Bol
Nick Montalbano

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the absence of Director Theodore Antenucci was excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq., Kate Olson, Esq., and Craig Sorensen; McGeady Becher P.C.

Curtis Bourgouin; CliftonLarsonAllen LLP

Michael Kuykendall; Catellus Development Corporation

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin. noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Williams noted that all Directors' Disclosure Statements have been filed, and that no new conflicts were disclosed at the meeting.

RECORD OF PROCEEDINGS

Agenda: Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Agenda was approved, as presented.

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting, noting that the meeting was being held at a physical location located within 20 miles of the District's boundaries, and that Ms. Ripko was present at the meeting location. The Board determined that the meeting would also be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Minutes: The Board reviewed the Minutes of the August 17, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Emanuel and seconded by Director Bol and, upon vote, unanimously carried, the Minutes of the August 17, 2023 Special Meeting were approved.

Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: The Board considered Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices.

Mr. Solin reviewed the business to be conducted in 2024 to meet the statutory compliance requirements. Following discussion, the Board determined to meet on January 17, April 17, and October 16, 2024 at 1:00 p.m. Meetings will be held virtually.

Following review, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein by this reference.

RECORD OF PROCEEDINGS

§32-1-809, C.R.S. Requirements and Direct Staff Regarding Compliance for 2024: The Board discussed §32-1-809, C.R.S. and direct staff regarding compliance for 2024.

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District website.

Insurance Matters:

Cyber Security and Increased Crime Coverage: The Board deferred this matter.

Insurance Committee: Mr. Solin discussed with the Board establishing an insurance committee to make final determinations regarding insurance. The Board directed Mr. Solin to obtain information and proposals.

Districts' Insurance and Special District Association Membership: The Board discussed the renewal of the Districts' insurance and Special District Association ("SDA") membership for 2024.

Following discussion, upon motion duly made by Director Montalbano seconded by Director Emanuel and, upon vote, unanimously carried, the Board approved the renewal of the Districts' insurance and SDA membership for 2024.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Schedule of Cash Position: Mr. Bourgozin discussed with the Board the schedule of cash position, dated October 30, 2023.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated October 30, 2023.

Exemption from Audit for 2023: The Board discussed the appointment of the District Accountant to prepare the Application for Exemption from Audit for 2023.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the Application for Exemption from Audit for 2023.

RECORD OF PROCEEDINGS

2023 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2023 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

The Board determined that an amendment to the 2023 Budget was not necessary.

2024 Budget Hearing: The President opened the public hearing to consider the proposed 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Mr. Bourgouin reviewed the estimated 2023 revenues and expenditures and the proposed 2024 revenues and expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2023-11-02 to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution No. 2023-11-03 to Set Mill Levies (for the General Fund at 51.922 mills for a total of 51.992 mills). Upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2023. Mr. Bourgouin was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Larimer County and the Division of Local Government not later than December 15, 2023. Mr. Bourgouin was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2024. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

Resolution No. 2023-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan: The Board reviewed Resolution No. 2023-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

RECORD OF PROCEEDINGS

Following review and discussion, Director Montalbano moved to adopt the Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, Director Emanuel seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

DLG-70 Certification of Tax Levies Form (“Certification”): Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Emanuel to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

CliftonLarsonAllen LLP 2024 Statements of Work: The Board reviewed the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

2025 Budget Preparation: The Board discussed the preparation of the 2025 Budget.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget. The Board determined to hold the public hearing to consider adoption of the 2025 Budget on October 16, 2024, at 1:00 p.m., via Zoom.

Statutory Directors’ Fees: The Board discussed the payment of statutory directors’ fees. The Board determined no action was needed.

LEGAL MATTERS

Engineer’s Report: There was no report available. The Board deferred discussion.

Resolution No. 2023-11-05, Resolution Amending Policy on Colorado Open Records Act Requests: The Board reviewed a Resolution No. 2023-11-05, Resolution Amending Policy on Colorado Open Records Act Requests.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board approved the Resolution No. 2023-11-05, Resolution Amending Policy on Colorado Open Records Act Requests.

CAPITAL MATTERS **Akin Lateral Irrigation Ditch Relocation**: No updates at this time.

Service Agreements and Maintenance Services: The Board discussed the service agreements and maintenance services required for acceptances. No updates at this time. Mr. Solin was directed to work with Director Montalbano to obtain proposals for areas to be conveyed.

OPERATIONS AND MAINTENANCE There were no operations and maintenance matters.

OTHER BUSINESS **Status of Development**: Director Montalbano provided updated to the Board on the status of development.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the meeting was adjourned at 5:48 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 5 HELD NOVEMBER 8, 2023

A Special Meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 4 (referred to hereafter as "Board") was convened on Wednesday, the 8th day of November, 2023 at 3:00 p.m. via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Janis L. Emanuel
Robert Bol
Nick Montalbano

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the absence of Director Theodore Antenucci was excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq., Kate Olson, Esq., and Craig Sorensen; McGeady Becher P.C.

Curtis Bourgouin; CliftonLarsonAllen LLP

Michael Kuykendall; Catellus Development Corporation

ADMINISTRATIVE MATTERS

Disclosures of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin. noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Williams noted that all Directors' Disclosure Statements have been filed, and that no new conflicts were disclosed at the meeting.

Agenda: Mr. Solin distributed for the Board's review and approval a proposed Agenda for the District's Regular Meeting.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Agenda was approved, as presented.

Location of Meeting and Posting of Notices: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting, noting that the meeting was being held at a physical location located within 20 miles of the District's boundaries, and that Ms. Ripko was present at the meeting location. The Board determined that the meeting would also be held by video/telephonic means, and encouraged public participation via video or telephone. The Board further noted that notice of the time, date and location of the meeting was duly posted and that the District had not received any objections to the video/telephonic manner of the meeting, or any requests that the video/telephonic manner of the meeting be changed by taxpaying electors within the District boundaries.

Minutes: The Board reviewed the Minutes of the August 17, 2023 Special Meeting.

Following discussion, upon motion duly made by Director Emanuel and seconded by Director Bol and, upon vote, unanimously carried, the Minutes of the August 17, 2023 Special Meeting were approved.

Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location, and Designating Location for Posting of 24-Hour Notices: The Board considered Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices.

Mr. Solin reviewed the business to be conducted in 2024 to meet the statutory compliance requirements. Following discussion, the Board determined to meet on January 17, April 17, and October 16, 2024 at 1:00 p.m. Meetings will be held virtually.

Following review, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-01, Resolution Establishing Regular Meeting Dates, Time and Location and Designating Location for Posting of 24-Hour Notices. A copy of the Resolution is attached hereto and incorporated herein by this reference.

§32-1-809, C.R.S. Requirements and Direct Staff Regarding Compliance for 2024: The Board discussed §32-1-809, C.R.S. and direct staff regarding compliance for 2024.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel seconded by Director Bol and, upon vote, unanimously carried, the Board determined to post the required transparency notice information on the Special District Association's website and the District website.

Insurance Matters:

Cyber Security and Increased Crime Coverage: The Board deferred this matter.

Insurance Committee: Mr. Solin discussed with the Board establishing an insurance committee to make final determinations regarding insurance. The Board directed Mr. Solin to obtain information and proposals.

Districts' Insurance and Special District Association Membership: The Board discussed the renewal of the Districts' insurance and Special District Association ("SDA") membership for 2024.

Following discussion, upon motion duly made by Director Montalbano seconded by Director Emanuel and, upon vote, unanimously carried, the Board approved the renewal of the Districts' insurance and SDA membership for 2024.

PUBLIC COMMENTS

There were no public comments.

FINANCIAL MATTERS

Schedule of Cash Position: Mr. Bourgoïn discussed with the Board the schedule of cash position, dated October 30, 2023.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board accepted the schedule of cash position, dated October 30, 2023.

Exemption from Audit for 2023: The Board discussed the appointment of the District Accountant to prepare the Application for Exemption from Audit for 2023.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the Application for Exemption from Audit for 2023.

2023 Budget Amendment Hearing: The President opened the public hearing to consider an amendment to the 2023 Budget and discuss related issues.

RECORD OF PROCEEDINGS

It was noted that publication of Notice stating that the Board would consider amendment of the 2023 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to this public hearing. No public comments were received, and the public hearing was closed.

The Board determined that an amendment to the 2023 Budget was not necessary.

2024 Budget Hearing: The President opened the public hearing to consider the proposed 2024 Budget and discuss related issues.

It was noted that publication of Notice stating that the Board would consider adoption of the 2024 Budget and the date, time and place of the public hearing was made in a newspaper having general circulation within the District. No written objections were received prior to or at this public hearing. No public comments were received, and the President closed the public hearing.

Mr. Bourgouin reviewed the estimated 2023 revenues and expenditures and the proposed 2024 revenues and expenditures.

Following discussion, the Board considered the adoption of Resolution No. 2023-11-02 to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution No. 2023-11-03 to Set Mill Levies (for the General Fund at 51.992 mills for a total of 51.992 mills). Upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Resolutions were adopted, as discussed, and execution of the Certification of Budget and Certification of Mill Levies was authorized, subject to receipt of final Certification of Assessed Valuation from the County on or before December 10, 2023. Mr. Bourgouin was authorized to transmit the Certification of Mill Levies to the Board of County Commissioners of Larimer County and the Division of Local Government not later than December 15, 2023. Mr. Bourgouin was also authorized to transmit the Certification of Budget to the Division of Local Government not later than January 30, 2024. Copies of the adopted Resolutions are attached hereto and incorporated herein by this reference.

Resolution No. 2023-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan: The Board reviewed Resolution No. 2023-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan.

Following review and discussion, Director Montalbano moved to adopt the Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service Plan, Director Emanuel seconded the motion and, upon vote, unanimously carried, the Board adopted Resolution No. 2023-11-04, Resolution Authorizing Adjustment of the District Mill Levy in Accordance with the Service

RECORD OF PROCEEDINGS

Plan. A copy of the adopted Resolution is attached hereto and incorporated herein by this reference.

DLG-70 Certification of Tax Levies Form (“Certification”): Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board authorized the District Accountant to prepare the Certification, authorized Director Emanuel to sign the Certification, and directed the District Accountant to file the Certification with the Board of County Commissioners and other interested parties.

CliftonLarsonAllen LLP 2024 Statements of Work: The Board reviewed the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Montalbano and, upon vote, unanimously carried, the Board approved the CliftonLarsonAllen LLP 2024 Statements of Work for accounting services.

2025 Budget Preparation: The Board discussed the preparation of the 2025 Budget.

Following discussion, upon motion duly made by Director Montalbano, seconded by Director Emanuel and, upon vote, unanimously carried, the Board appointed the District Accountant to prepare the 2025 Budget. The Board determined to hold the public hearing to consider adoption of the 2025 Budget on October 16, 2024, at 1:00 p.m., via Zoom.

Statutory Directors’ Fees: The Board discussed the payment of statutory directors’ fees. The Board determined no action was needed.

LEGAL MATTERS

Engineer’s Report: There was no report available. The Board deferred discussion.

Resolution No. 2023-11-05, Resolution Amending Policy on Colorado Open Records Act Requests: The Board reviewed a Resolution No. 2023-11-05, Resolution Amending Policy on Colorado Open Records Act Requests.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board approved the Resolution No. 2023-11-05, Resolution Amending Policy on Colorado Open Records Act Requests.

RECORD OF PROCEEDINGS

CAPITAL MATTERS **Akin Lateral Irrigation Ditch Relocation:** No updates at this time.

Service Agreements and Maintenance Services: The Board discussed the service agreements and maintenance services required for acceptances. No updates at this time. Mr. Solin was directed to work with Director Montalbano to obtain proposals for areas to be conveyed.

OPERATIONS AND MAINTENANCE There were no operations and maintenance matters.

OTHER BUSINESS **Status of Development:** Director Montalbano provided updated to the Board on the status of development.

ADJOURNMENT There being no further business to come before the Board at this time, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the meeting was adjourned at 5:48 p.m.

Respectfully submitted,

By: _____
Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 6 (THE "DISTRICT") HELD APRIL 17, 2024

A regular meeting of the Board of Directors of the Timnath Lakes Metropolitan District No.6 (referred to hereafter as the "Board") was convened on Wednesday, April 17, 2024, at 1:00 p.m., via Zoom. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Janis Emanuel, President
Robert Bol, Treasurer
Nick Montalbano, Assistant Secretary

Also, In Attendance Were:

David Solin; Special District Management Services, Inc.

Paula Williams, Esq., Kate Olson, Esq. and Craig Sorensen; McGeady Becher P.C.

Curtis Bourgouin; CliftonLarsonAllen LLP

Michael Kuykendall; Catellus Development Corporation

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

The Board discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board of Directors to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Williams that disclosures of potential conflicts of interest were filed with the Secretary of State for all directors, and no additional conflicts were disclosed at the meeting.

ADMINISTRATIVE MATTERS

Confirmation of Meeting Location/Posting of Notice: The Board entered into a discussion regarding the requirements of Section 32-1-903(1), C.R.S., concerning the location of the District's Board meeting. Following discussion, and upon motion duly made by Director Emanuel, seconded by Director Bol,

RECORD OF PROCEEDINGS

and upon vote unanimously carried, the Board determined to conduct the meeting at the above-stated date, time and location. It was further noted that notice of the time, date and location was duly posted and that no objections to the location or any requests that the meeting place be changed by taxpaying electors within the District's boundaries have been received.

Designation of 24-Hour Posting Location: Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol, and upon vote unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District website at least 24 hours prior to each meeting. If the website is unavailable, physical notice will be posted within the boundaries of the District at the following location: north side of E. Harmony Rd. on a wooden stake, 500 feet west of Three Bell Parkway.

Agenda/Director Absence: The Board reviewed the Agenda for the meeting.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol, and upon vote unanimously carried, the Board approved the Agenda, as amended, and excused the absence of Director Theodore Antenucci.

Minutes of November 8, 2023 Special Meeting: The Board reviewed the Minutes of the November 8, 2023 Special Meeting.

Following review and discussion, upon motion duly made by Director Emanuel, seconded by Director Bol, and upon vote unanimously carried, the Board approved the Minutes, as presented.

PUBLIC COMMENT

There was no public comment.

FINANCIAL MATTERS

Payment of Claims: The Board reviewed the payments of claims for the periods ending as follows:

| Fund | Period Ending Nov. 30, 2023 | Period Ending Dec. 31, 2023 | Period Ending Jan. 31, 2024 |
|---------------------|--------------------------------|--------------------------------|--------------------------------|
| General | \$ 17,283.51 | \$ 11,012.85 | \$ 11,246.61 |
| Debt Service | \$ -0- | \$ -0- | \$ -0- |
| Capital Projects | \$ -0- | \$ -0- | \$ -0- |
| Total Claims | \$ 17,283.51 | \$ 11,012.85 | \$ 11,246.61 |

RECORD OF PROCEEDINGS

| Fund | Period Ending Feb. 29, 2024 | Period Ending Mar. 31, 2024 |
|---------------------|--------------------------------|--------------------------------|
| General | \$ 25,325.79 | \$ 11,950.32 |
| Debt Service | \$ -0- | \$ -0- |
| Capital Projects | \$ -0- | \$ -0- |
| Total Claims | \$ 25,325.79 | \$ 11,950.32 |

Following review and discussion, upon motion duly made by Director Emanuel, seconded by Director Bol and, upon vote, unanimously carried, the Board ratified the approval of the payment of claims, as presented.

Unaudited Financial Statements and Cash Position: Mr. Bourgoiu reviewed with the Board the unaudited financial statements for the period ending March 31, 2024, and the cash position dated March 31, 2024 as updated April 16, 2024.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Bol, and upon vote unanimously carried, the Board accepted the unaudited financial statements and cash position as presented.

LEGAL MATTERS

Conveyance to the District of Tracts J, K, L and N in Timnath Landing Filing No. 1; Tracts A, B and D in Timnath Landing Filing No. 2, and Tract B in Timnath Landing Filing No. 5, Town of Timnath, Larimer County, Colorado:

Landscape Acceptance Report dated November 6, 2023 for Timnath Landing Filing Nos. 1, 2 and 5: The Board reviewed the Landscape Acceptance Report dated November 6, 2023 for Timnath Landing Filing Nos. 1, 2 and 5, prepared by PCS Group, Inc.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Montalbano, and upon vote unanimously carried, the Board approved the Landscape Acceptance Report dated November 6, 2023 for Timnath Landing Filing Nos. 1, 2 and 5, prepared by PCS Group, Inc.

Landscape Acceptance Report dated November 6, 2023 for Timnath Landing Filing No. 6, prepared by PCS Group, Inc.: The Board deferred discussion.

Letter from the District to Lennar Colorado, LLC regarding Conditions to Acceptance of Special Warranty Deed and Bill of Sale: The Board deferred discussion.

RECORD OF PROCEEDINGS

Landscape Installation License Agreement between the District and Lennar Colorado, LLC: The Board deferred discussion.

Indemnification Agreement (Mechanics' Liens and Public Infrastructure) made and entered into by Lennar Colorado, LLC in favor of the District: The Board deferred discussion.

Special Warranty Deed: The Board reviewed the Special Warranty Deed between CAC Timnath LLC as Grantor and the District as Grantee.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Montalbano, and upon vote unanimously carried, the Board approved the Special Warranty Deed between CAC Timnath LLC as Grantor and the District as Grantee.

Bill of Sale: The Board reviewed the Bill of Sale (for facilities, personal property and improvements) between CAC Timnath LLC as Grantor and the District.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Montalbano, and upon vote unanimously carried, the Board approved the Bill of Sale between CAC Timnath LLC as Grantor and the District.

Assignment of Warranties: The Board reviewed the Assignment of Warranties (for public infrastructure improvements) between CAC Timnath LLC as Grantor and the District.

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Montalbano, and upon vote unanimously carried, the Board approved the Assignment of Warranties between CAC Timnath LLC as Grantor and the District.

COVENANT CONTROL MATTERS

A brief discussion was held regarding rules and regulations regarding fencing and chickens. No action was taken by the Board.

CAPITAL MATTERS

Service Agreements and Maintenance Services Required for Acceptances: Director Montalbano discussed with the Board a proposal from Mill Brothers Landscape & Nursery, Inc., d/b/a Mill Brothers Landscape Group to provide landscaping services.

RECORD OF PROCEEDINGS

Following discussion, upon motion duly made by Director Emanuel, seconded by Director Montalbano, and upon vote unanimously carried, the Board approved the proposal and authorized preparation of a Service Agreement, with monthly costs not to exceed: \$3,187.40 for Filing No. 1, #2,049.72 for Filing No. 2, and \$646.77 for Filing No. 5.

OPERATIONS AND MAINTENANCE

Mr. Solin addressed the water metering issue being discussed with Timnath Lakes Metropolitan District No. 1. No action was taken by the Board.

OTHER BUSINESS

Status of Development: Mr. Kuykendall provided an update to the Board regarding the status of development.

ADJOURNMENT

There being no further business to come before the Board at this time, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2024-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE TIMNATH LAKES MEROPOLITAN DISTRICT NO. 2
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 2 (the “**District**”), Larimer County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2025 shall be held on June 18, 2025 and October 15, 2025 at 1:00 p.m. via Zoom Meeting.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://timnathlakesmetrodistricts1-6.com>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) North side of East Harmony Road on a wood stake 200 feet west of Three Bell Parkway.

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

TIMNATH LAKES MEROPOLITAN DISTRICT NO. 2

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE TIMNATH LAKES MEROPOLITAN DISTRICT NO. 3
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 3 (the “**District**”), Larimer County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2025 shall be held on June 18, 2025 and October 15, 2025 at 1:00 p.m. via Zoom Meeting.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://timnathlakesmetrodistricts1-6.com/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) North side of East Harmony Road on a wood stake 100 feet west of Three Bell Parkway

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES MEROPOLITAN
DISTRICT NO. 3**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 4 (the “**District**”), Larimer County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2025 shall be held on June 18, 2025 and October 15, 2025 at 1:00 p.m. via Zoom Meeting.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://timnathlakesmetrodistricts1-6.com/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) North side of East Harmony Road on a wood stake 300 feet west of Three Bell Parkway

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR NOTICES]

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

TIMNATH LAKES MEROPOLITAN DISTRICT NO. 4

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE TIMNATH LAKES MEROPOLITAN DISTRICT NO. 5
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 5 (the “**District**”), Larimer County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2025 shall be held on June 18, 2025, and October 15, 2025 at 1:00 p.m. via Zoom Meeting.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://timnathlakesmetrodistricts1-6.com/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) North side of East Harmony Road on a wood stake 300 feet west of Three Bell Parkway

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES MEROPOLITAN
DISTRICT NO. 5**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND
DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES**

A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.

B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.

C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.

E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.

F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.

G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 6 (the “**District**”), Larimer County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2025 shall be held on June 18, 2025 and October 15, 2025 at 1:00 p.m. via Zoom Meeting.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://timnathlakesmetrodistricts1-6.com/>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) North side of East Harmony Road on a wood stake 300 feet west of Three Bell Parkway

9. Special District Management Services, Inc., or his/her designee, is hereby appointed to post the above-referenced notices.

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES MEROPOLITAN
DISTRICT NO. 6**

By: _____
President

Attest:

Secretary

Timnath Lakes Metropolitan District No.6
November-23

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| CliftonLarsonAllen LLP | 3957027 | 11/7/2023 | 11/7/2023 | \$ 4,457.08 | Accounting | 7000 |
| McGeady Becher P.C | 1434W 9.2023 | 9/30/2023 | 9/30/2023 | \$ 2,331.45 | Legal | 7460 |
| Special District Management Services, Inc. | 10.2023 | 10/31/2023 | 10/31/2023 | \$ 10,494.98 | District management | 7440 |
| | | | | \$ 17,283.51 | | |

Timnath Lakes Metropolitan District No.6
November-23

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|----------------|-------------|----------------|---------------|
| Disbursements | \$ 17,283.51 | - | | \$ 17,283.51 |
| Total Disbursements | \$ 17,283.51 | \$ - | \$ - | \$ 17,283.51 |

**Timnath Lakes Metropolitan District No.6
December-23**

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| CliftonLarsonAllen LLP | D1 3986099 | 11/29/2023 | 11/29/2023 | \$ 984.39 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D6 3987474 | 11/29/2023 | 11/29/2023 | \$ 2,066.14 | Accounting | 7000 |
| Erb Law, LLC | 392 D1 | 10/31/2023 | 11/30/2023 | \$ 15.00 | Legal | 7460 |
| Erb Law, LLC | 422 D1 | 11/30/2023 | 12/30/2023 | \$ 1,996.00 | Legal | 7460 |
| Special District Management Services, Inc. | D6 11.2023 | 11/30/2023 | 11/30/2023 | \$ 2,545.38 | District management | 7440 |
| Special District Management Services, Inc. | D1 11.2023 | 11/30/2023 | 11/30/2023 | \$ 3,393.72 | District management | 7440 |
| The Fort Collins Coloradoan | 6011038 | 10/1/2023 | 10/1/2023 | \$ 12.22 | Miscellaneous | 7480 |
| | | | | \$ 11,012.85 | | |

Timnath Lakes Metropolitan District No.6
December-23

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|---------------------|-------------|----------------|---------------------|
| Disbursements | \$ 11,012.85 | - | | \$ 11,012.85 |
| <hr/> | | | | |
| Total Disbursements | \$ 11,012.85 | \$ - | \$ - | \$ 11,012.85 |

Timnath Lakes Metropolitan District No.6
January-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| Erb Law, LLC | 446 | 12/31/2023 | 12/31/2023 | \$ 1,323.86 | Legal | 7460 |
| McGeady Becher P.C | 1434W 12-2023 | 12/31/2023 | 12/31/2023 | \$ 1,468.03 | Legal | 7460 |
| McGeady Becher P.C | 1434W 11-2023 | 11/30/2023 | 11/30/2023 | \$ 2,672.05 | Legal | 7460 |
| Schedio Group | 220501-2445 | 1/2/2024 | 2/1/2024 | \$ 30.00 | Engineering | 7857 |
| Special District Management Services, Inc. | D6 12-2023 | 12/31/2023 | 12/31/2023 | \$ 1,798.15 | District management | 7440 |
| Special District Management Services, Inc. | D1 12-2023 | 12/31/2023 | 12/31/2023 | \$ 3,878.42 | District management | 7440 |
| The Fort Collins Coloradoan | 6082360 | 11/30/2023 | 11/30/2023 | \$ 76.10 | Miscellaneous | 7480 |
| | | | | \$ 11,246.61 | | |

Timmath Lakes Metropolitan District No.6
January-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|----------------|-------------|----------------|---------------|
| Disbursements | \$ 11,246.61 | - | | \$ 11,246.61 |
| Total Disbursements | \$ 11,246.61 | \$ - | \$ - | \$ 11,246.61 |

Timnath Lakes Metropolitan District No.6

February-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-----------|-----------|---------------|--------------------------|----------------|
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | D5 24WC-160-0335 | 8/14/2023 | 8/14/2023 | \$ 450.00 | Insurance | 7360 |
| Erb Law, LLC | 479 | 1/31/2024 | 3/1/2024 | \$ 5,614.00 | Legal | 7460 |
| Schedio Group | 220501-2520 | 2/5/2024 | 3/6/2024 | \$ 1,340.00 | Engineering | 7857 |
| Special District Management Services, Inc. | D6 01.2024 | 1/31/2024 | 1/31/2024 | \$ 3,029.96 | District management | 7440 |
| Special District Management Services, Inc. | D1 01.2024 | 1/31/2024 | 1/31/2024 | \$ 4,891.83 | District management | 7440 |
| Umb Bank N.A. | D3 966759 | 1/9/2024 | 1/9/2024 | \$ 3,000.00 | Due from Other Districts | 1230 |
| Umb Bank N.A. | D1 966760 | 1/9/2024 | 1/9/2024 | \$ 4,000.00 | Due from Other Districts | 1230 |
| Umb Bank N.A. | D1 966761 | 1/9/2024 | 1/9/2024 | \$ 3,000.00 | Due from Other Districts | 1230 |
| | | | | \$ 25,325.79 | | |

Timmath Lakes Metropolitan District No.6
February-24

| | General | Debt | Capital | Totals |
|----------------------------|----------------|-------------|----------------|---------------|
| Disbursements | \$ 25,325.79 | - | | \$ 25,325.79 |
| Total Disbursements | \$ 25,325.79 | \$ - | \$ - | \$ 25,325.79 |

Timnath Lakes Metropolitan District No.6

March-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| Gannett Colorado LocalIQ | 6208101 | 1/31/2024 | 3/31/2024 | \$ 52.13 | Miscellaneous | 7480 |
| McGeady Becher P.C | D6 1434W 01.2024 | 1/31/2024 | 1/31/2024 | \$ 4,521.15 | Legal | 7460 |
| Special District Association | D1 2024 Renewal | 2/14/2024 | 2/14/2024 | \$ 301.42 | Dues and membership | 7350 |
| Special District Association | D4 2024 Renewal | 2/14/2024 | 2/14/2024 | \$ 225.01 | Dues and membership | 7350 |
| Special District Association | D2 2024 Renewal | 2/14/2024 | 2/14/2024 | \$ 300.52 | Dues and membership | 7350 |
| Special District Association | D3 2024 Renewal | 2/14/2024 | 2/14/2024 | \$ 300.00 | Dues and membership | 7350 |
| Special District Association | D6 2024 Renewal | 2/14/2024 | 2/14/2024 | \$ 591.38 | Dues and membership | 7350 |
| Special District Association | D5 2024 Renewal | 2/14/2024 | 2/14/2024 | \$ 225.01 | Dues and membership | 7350 |
| Special District Management Services, Inc. | D1 2.2024 | 2/29/2024 | 2/29/2024 | \$ 3,722.74 | District management | 7440 |
| Special District Management Services, Inc. | D6 02.2024 | 2/29/2024 | 2/29/2024 | \$ 1,710.96 | District management | 7440 |
| | | | | \$ 11,950.32 | | |

Timmath Lakes Metropolitan District No.6
March-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|----------------|-------------|----------------|---------------|
| Disbursements | \$ 11,950.32 | - | | \$ 11,950.32 |
| <hr/> | | | | |
| Total Disbursements | \$ 11,950.32 | \$ - | \$ - | \$ 11,950.32 |

Timnath Lakes Metropolitan District No.6
April-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| CliftonLarsonAllen LLP | D2 L241212495 | 4/16/2024 | 4/16/2024 | \$ 267.08 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D5 L241212661 | 4/16/2024 | 4/16/2024 | \$ 292.80 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D4 L241212654 | 4/16/2024 | 4/16/2024 | \$ 313.80 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D6 L241138655 | 3/15/2024 | 3/15/2024 | \$ 1,413.30 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D3 L241212509 | 4/16/2024 | 4/16/2024 | \$ 249.75 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D1 L241212485 | 4/16/2024 | 4/16/2024 | \$ 3,233.74 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D6 L241212649 | 4/16/2024 | 4/16/2024 | \$ 7,912.55 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D1 L241138637 | 3/15/2024 | 3/15/2024 | \$ 405.59 | Accounting | 7000 |
| Erb Law, LLC | D1 542 | 3/31/2024 | 4/30/2024 | \$ 912.50 | Legal | 7460 |
| Erb Law, LLC | D1 513 | 2/29/2024 | 3/30/2024 | \$ 781.50 | Legal | 7460 |
| McGeedy Becher P.C | D6 1434W 2.2024 | 2/29/2024 | 2/29/2024 | \$ 847.95 | Legal | 7460 |
| McGeedy Becher P.C | 1434W 3.2024 | 3/31/2024 | 3/31/2024 | \$ 724.80 | Legal | 7460 |
| Ranger Engineering, LLC | 1894 | 4/12/2024 | 4/12/2024 | \$ 1,312.50 | Engineering | 7857 |
| Special District Management Services, Inc. | D1 03.2024 | 3/31/2024 | 3/31/2024 | \$ 4,058.05 | District management | 7440 |
| Special District Management Services, Inc. | D6 03.2024 | 3/31/2024 | 3/31/2024 | \$ 903.38 | District management | 7440 |
| | | | | \$ 23,629.29 | | |

Timnath Lakes Metropolitan District No.6
April-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|----------------|-------------|----------------|---------------|
| Disbursements | \$ 23,629.29 | - | | \$ 23,629.29 |
| <hr/> | | | | |
| Total Disbursements | \$ 23,629.29 | \$ - | \$ - | \$ 23,629.29 |

Timnath Lakes Metropolitan District No.6

May-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| CliftonLarsonAllen LLP | L241302854 | 5/7/2024 | 5/7/2024 | \$ 1,968.75 | Accounting | 7000 |
| CliftonLarsonAllen LLP | D1 L241288623 | 4/30/2024 | 4/30/2024 | \$ 10.14 | Accounting | 7000 |
| CliftonLarsonAllen LLP | L241304105 | 5/8/2024 | 5/8/2024 | \$ 3,075.15 | Accounting | 7000 |
| CliftonLarsonAllen LLP | L241287208 | 4/30/2024 | 4/30/2024 | \$ 35.33 | Accounting | 7000 |
| CliftonLarsonAllen LLP | L241277989 | 4/30/2024 | 4/30/2024 | \$ 2,177.23 | Accounting | 7000 |
| Erb Law, LLC | 572 | 4/30/2024 | 5/3/2024 | \$ 3,641.00 | Legal | 7460 |
| Special District Management Services, Inc. | D6 04.2024 | 4/30/2024 | 4/30/2024 | \$ 4,140.94 | District management | 7440 |
| Special District Management Services, Inc. | D1 04.2024 | 4/30/2024 | 4/30/2024 | \$ 8,747.23 | District management | 7440 |
| | | | | \$ 23,795.77 | | |

Timnath Lakes Metropolitan District No.6

May-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|----------------|-------------|----------------|---------------|
| Disbursements | \$ 23,795.77 | - | - | \$ 23,795.77 |
| Total Disbursements | \$ 23,795.77 | \$ - | \$ - | \$ 23,795.77 |

Timnath Lakes Metropolitan District No.6
June-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| Erb Law, LLC | D1 607 | 5/31/2024 | 6/30/2024 | \$ 220.00 | Legal | 7460 |
| McGeady Becher P.C | 1434W 04.2024 | 4/30/2024 | 4/30/2024 | \$ 7,664.62 | Legal | 7460 |
| Mills Brothers Landscape Group | 42561 | 6/1/2024 | 6/1/2024 | \$ 5,235.91 | Landscaping (Filing 6) | 7585-46194-10001 |
| Special District Management Services, Inc. | D1 05.2024 | 5/31/2024 | 5/31/2024 | \$ 5,897.36 | District management | 7440 |
| Special District Management Services, Inc. | D6 05.2024 | 5/31/2024 | 5/31/2024 | \$ 2,301.28 | District management | 7440 |
| | | | | \$ 21,319.17 | | |

Timnath Lakes Metropolitan District No.6
June-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|---------------------|-------------|----------------|---------------------|
| Disbursements | \$ 21,319.17 | - | - | \$ 21,319.17 |
| <hr/> | | | | |
| Total Disbursements | \$ 21,319.17 | \$ - | \$ - | \$ 21,319.17 |

Timnath Lakes Metropolitan District No.6

July-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| CliftonLarsonAllen LLP | L241390647 | 6/17/2024 | 6/17/2024 | \$ 2,499.45 | Accounting | 7000 |
| CliftonLarsonAllen LLP | L241464735 | 7/12/2024 | 7/12/2024 | \$ 895.76 | Accounting | 7000 |
| Erb Law, LLC | 641 | 6/30/2024 | 7/30/2024 | \$ 387.50 | Legal | 7460 |
| Special District Management Services, Inc. | D6 6.2024 | 6/30/2024 | 6/30/2024 | \$ 675.64 | District management | 7440 |
| Special District Management Services, Inc. | D1 6.2024 | 6/30/2024 | 6/30/2024 | \$ 5,163.45 | District management | 7440 |
| | | | | \$ 9,621.80 | | |

Timmath Lakes Metropolitan District No.6
July-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|--------------------|-------------|----------------|--------------------|
| Disbursements | \$ 9,621.80 | - | | \$ 9,621.80 |
| | | - | | - |
| Total Disbursements | <u>\$ 9,621.80</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 9,621.80</u> |

Timnath Lakes Metropolitan District No.6
August-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|---|-----------------------|
| Ethan & Julianna Follon | Refund | 8/7/2024 | 8/7/2024 | \$ 311.54 | Operations and maintenance fee (Filing 5) | 6350-46194-10001 |
| McGeady Becher P.C | 1434W 6.2024 | 6/30/2024 | 6/30/2024 | \$ 515.86 | Legal | 7460 |
| McGeady Becher P.C | 1434W 5.2024 | 5/31/2024 | 5/31/2024 | \$ 1,054.64 | Legal | 7460 |
| Mills Brothers Landscape Group | 43549 | 8/7/2024 | 8/7/2024 | \$ 1,314.25 | Landscaping | 7585 |
| Mills Brothers Landscape Group | 43190 | 7/22/2024 | 7/22/2024 | \$ 686.36 | Landscaping | 7585 |
| Mills Brothers Landscape Group | 43353 | 8/1/2024 | 8/1/2024 | \$ 5,235.91 | Landscaping | 7585 |
| Special District Management Services, Inc. | D6 7.2024 | 7/31/2024 | 7/31/2024 | \$ 1,334.80 | District management | 7440 |
| Special District Management Services, Inc. | D1 7.2024 | 7/31/2024 | 7/31/2024 | \$ 7,890.12 | District management | 7440 |
| Xpress Bill Pay | INV-XPR014751 | 7/31/2024 | 8/5/2024 | \$ 774.90 | Billing | 7450 |
| | | | | \$ 19,118.38 | | |

Timnath Lakes Metropolitan District No.6
August-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|---------------------|-------------|----------------|---------------------|
| Disbursements | \$ 19,118.38 | - | | \$ 19,118.38 |
| <hr/> | | | | |
| Total Disbursements | \$ 19,118.38 | \$ - | \$ - | \$ 19,118.38 |

Timnath Lakes Metropolitan District No.6

September-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-------------|-----------------|----------------------|------------------------|-----------------------|
| CliftonLarsonAllen LLP | L241546129 | 8/20/2024 | 8/20/2024 | \$ 908.37 | Accounting | 7000 |
| CliftonLarsonAllen LLP | L241546176 | 8/20/2024 | 8/20/2024 | \$ 1,064.65 | Accounting | 7000 |
| McGeady Becher Cortese Williams P.C. | 1434W 7.2024 | 7/31/2024 | 7/31/2024 | \$ 464.39 | Legal | 7460 |
| Mills Brothers Landscape Group | 42560 | 5/1/2024 | 5/1/2024 | \$ 5,235.91 | Landscaping | 7585 |
| Mills Brothers Landscape Group | 42952 | 7/1/2024 | 7/1/2024 | \$ 5,235.91 | Landscaping | 7585 |
| Mills Brothers Landscape Group | 43808 | 9/1/2024 | 9/1/2024 | \$ 5,235.91 | Landscaping | 7585 |
| Mills Brothers Landscape Group | 42762 | 6/23/2024 | 6/23/2024 | \$ 925.16 | Landscaping | 7585 |
| Special District Management Services, Inc. | D6 08.2024 | 8/31/2024 | 8/31/2024 | \$ 1,132.40 | District management | 7440 |
| Special District Management Services, Inc. | D1 08.2024 | 8/31/2024 | 8/31/2024 | \$ 6,289.75 | District management | 7440 |
| Xpress Bill Pay | INV-XPR015621 | 8/31/2024 | 9/5/2024 | \$ 13.80 | Billing | 7450 |
| | | | | \$ 26,506.25 | | |

Timnath Lakes Metropolitan District No.6
September-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|---------------------|-------------|----------------|---------------------|
| Disbursements | \$ 26,506.25 | - | | \$ 26,506.25 |
| <hr/> | | | | |
| Total Disbursements | \$ 26,506.25 | \$ - | \$ - | \$ 26,506.25 |

Timnath Lakes Metropolitan District No.6

October-24

| Vendor | Invoice # | Date | Due Date | Amount in USD | Expense Account | Account Number |
|--|------------------|-----------|------------|---------------|---------------------|----------------|
| CliftonLarsonAllen LLP | L241626151 | 9/24/2024 | 9/24/2024 | \$ 1,657.12 | Accounting | 7000 |
| CliftonLarsonAllen LLP | L241626107 | 9/24/2024 | 9/24/2024 | \$ 10,369.52 | Accounting | 7000 |
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | D3 25WC-158-0736 | 8/7/2024 | 8/7/2024 | \$ 450.00 | Prepaid Insurance | 1280 |
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | D4 25WC-159-0772 | 8/7/2024 | 8/7/2024 | \$ 450.00 | Prepaid Insurance | 1280 |
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | 29203 | 9/9/2024 | 9/9/2024 | \$ 1,799.00 | Insurance | 7360 |
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | D2 25WC-157-0716 | 8/7/2024 | 8/7/2024 | \$ 450.00 | Prepaid Insurance | 1280 |
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | D5 25WC-160-0753 | 8/7/2024 | 8/7/2024 | \$ 450.00 | Prepaid Insurance | 1280 |
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | D6 25WC-161-0542 | 8/7/2024 | 8/7/2024 | \$ 450.00 | Prepaid Insurance | 1280 |
| Colorado Special Districts Property & Liability Pool C/O McGriff, Seibels & Williams, Inc. | D1 25WC-156-0697 | 8/7/2024 | 8/7/2024 | \$ 450.00 | Prepaid Insurance | 1280 |
| Erb Law, LLC | 731 | 9/30/2024 | 10/30/2024 | \$ 425.80 | Legal | 7460 |
| McGeady Becher Cortese Williams P.C. | 1434W 8.2024 | 8/31/2024 | 8/31/2024 | \$ 312.13 | Legal | 7460 |
| Mills Brothers Landscape Group | 44205 | 10/1/2024 | 10/1/2024 | \$ 5,235.91 | Landscaping | 7585 |
| Mills Brothers Landscape Group | 44040 | 9/18/2024 | 9/18/2024 | \$ 841.79 | Landscaping | 7585 |
| Special District Management Services, Inc. | D6 9.2024 | 9/30/2024 | 9/30/2024 | \$ 1,768.70 | District management | 7440 |
| Special District Management Services, Inc. | D1 9.2024 | 9/30/2024 | 9/30/2024 | \$ 6,850.37 | District management | 7440 |
| Xpress Bill Pay | INV-XPR016504 | 9/30/2024 | 10/5/2024 | \$ 13.80 | Billing | 7450 |
| | | | | \$ 31,974.14 | | |

Timnath Lakes Metropolitan District No.6
October-24

| | <u>General</u> | <u>Debt</u> | <u>Capital</u> | <u>Totals</u> |
|----------------------------|----------------|-------------|----------------|---------------|
| Disbursements | \$ 31,974.14 | - | | \$ 31,974.14 |
| <hr/> | | | | |
| Total Disbursements | \$ 31,974.14 | \$ - | \$ - | \$ 31,974.14 |

TIMNATH LAKES METRO DISTRICT NO. 2

Schedule of Cash Position

December 31, 2023

Updated as of September 30, 2024

| | <u>General</u> | | <u>Total</u> |
|---|-------------------|---------------|-------------------|
| | <u>Fund</u> | | |
| <u>CSAFE</u> | | | |
| Balance as of 12/31/22 | \$ 311.30 | \$ | 311.30 |
| Subsequent activities: | | | |
| 01/10/24 Ptax Receipt | 9.42 | | 9.42 |
| 01/31/24 Interest Income | 1.55 | | 1.55 |
| 02/09/24 Ptax Receipt | 252.45 | | 252.45 |
| 02/29/24 Interest Income | 2.29 | | 2.29 |
| 03/10/24 Ptax Receipt | 233.46 | | 233.46 |
| 03/31/24 Interest Income | 3.42 | | 3.42 |
| 04/10/24 Ptax Receipt | 255.42 | | 255.42 |
| 04/30/24 Interest Income | 4.44 | | 4.44 |
| 05/03/24 Transfer to Dist 6 | (1,069.31) | | (1,069.31) |
| 05/10/24 Ptax Receipt | 534.42 | | 534.42 |
| 05/31/24 Interest Income | 2.08 | | 2.08 |
| 06/10/24 Ptax Receipt | 607.41 | | 607.41 |
| 06/30/24 Interest Income | 4.29 | | 4.29 |
| 07/10/24 Ptax Receipt | 178.77 | | 178.77 |
| 07/31/24 Interest Income | 5.71 | | 5.71 |
| 08/10/24 Ptax Receipt | 259.58 | | 259.58 |
| 08/31/24 Interest Income | 6.87 | | 6.87 |
| 09/10/24 Ptax Receipt | 267.39 | | 267.39 |
| <i>Anticipated Transfer to District 6</i> | <i>(1,870.96)</i> | | <i>(1,870.96)</i> |
| <i>Anticipated Balance</i> | <u>-</u> | | <u>-</u> |
| Total Funds Available | <u>\$ -</u> | <u>\$</u> | <u>-</u> |

Yield information 08/31/2024:

CSAFE - 5.31%

TIMNATH LAKES METROPOLITAN DISTRICT NO. 2
Property Taxes Reconciliation
2024

| | Current Year | | | | | | | Prior Year | | | | |
|--------------|------------------|--|--------------------------|-------------------|-------------------|-------------------------|---------------------|------------------------------------|---------------|---------------------|------------------------------------|----------------|
| | Property Taxes | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest | Treasurer's Fees | Due to County Treasurer | Net Amount Received | % of Total Property Taxes Received | | Total Cash Received | % of Total Property Taxes Received | |
| | | | | | | | | Monthly | Y-T-D | | Monthly | Y-T-D |
| January | \$ - | \$ - | \$ 252.45 | \$ - | \$ - | \$ - | \$ 252.45 | 0.00% | 0.00% | \$ 11.40 | 0.00% | 0.00% |
| February | - | - | 233.46 | - | - | - | 233.46 | 0.00% | 0.00% | 12.25 | 0.48% | 0.48% |
| March | - | - | 255.42 | - | - | - | 255.42 | 0.00% | 0.00% | 13.08 | 0.00% | 0.48% |
| April | 304.34 | - | 236.16 | - | (6.08) | - | 534.42 | 42.27% | 42.27% | 91.02 | 44.86% | 45.34% |
| May | 376.48 | - | 238.46 | - | (7.53) | - | 607.41 | 52.29% | 94.56% | 108.66 | 54.52% | 99.86% |
| June | 31.39 | - | 223.15 | (76.66) | 0.89 | - | 178.77 | 4.36% | 98.92% | 13.70 | 0.48% | 100.33% |
| July | - | - | 259.58 | - | - | - | 259.58 | 0.00% | 98.92% | 12.82 | 0.00% | 100.33% |
| August | - | - | 267.39 | - | - | - | 267.39 | 0.00% | 98.92% | 14.57 | 0.00% | 100.33% |
| September | - | - | - | - | - | - | - | 0.00% | 98.92% | 12.05 | 0.00% | 100.33% |
| October | - | - | - | - | - | - | - | 0.00% | 98.92% | 13.20 | 0.00% | 100.33% |
| November | - | - | - | - | - | - | - | 0.00% | 98.92% | 11.38 | 0.00% | 100.33% |
| December | - | - | - | - | - | - | - | 0.00% | 98.92% | 9.42 | 0.00% | 100.33% |
| Total | \$ 712.21 | \$ - | \$ 1,966.07 | \$ (76.66) | \$ (12.72) | \$ - | \$ 2,588.90 | 98.92% | 98.92% | \$ 323.55 | 100.33% | 100.33% |

| Mill Levy | Larimer County Assess Value | Taxes Levied | % of Levied | Property Taxes Collected | % Collected to Amount Levied |
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|

Property Tax

| | | | | | | | | | |
|--------------|--------|----|--------|----|--------|---------|----|--------|--------|
| General Fund | 26.481 | \$ | 27,190 | \$ | 720.00 | 100.00% | \$ | 712.21 | 98.92% |
| | | | | \$ | 720.00 | 100.00% | \$ | 712.21 | 98.92% |

Specific Ownership Tax

| | | | | | | |
|--------------|----|----------|---------|----|----------|--------|
| General Fund | \$ | 3,307.00 | 100.00% | \$ | 1,966.07 | 59.45% |
| | \$ | 3,307.00 | 0.00% | \$ | 1,966.07 | 59.45% |

Treasurer's Fees

| | | | | | | |
|--------------|----|-------|---------|----|-------|-------|
| General Fund | \$ | 14.00 | 100.00% | \$ | 12.72 | 0.00% |
| | \$ | 14.00 | 100.00% | \$ | 12.72 | 0.00% |

Assessed Valuation

| | |
|---------------------------------|------------------|
| Residential | \$ - |
| Commercial | 1,227,907 |
| Agricultural | 10,075 |
| Vacant Land | 542,310 |
| State Assessed Residential | 3,840 |
| Adjustment | (1,756,942) |
| Certified Assessed Value | \$ 27,190 |

This supplemental information should be read only in connection with the accompanying accountant's compilation report.

TIMNATH LAKES METRO DISTRICT NO. 3

FINANCIAL STATEMENTS

AUGUST 31, 2024

**Timnath Lakes Metro District No. 3
Balance Sheet - Governmental Funds
August 31, 2024**

| | Debt Service | Total |
|----------------------------------|---------------------|---------------|
| Assets | | |
| CSAFE | \$ 148,673.31 | \$ 148,673.31 |
| UMB Bond Fund | 1,371.72 | 1,371.72 |
| Receivable from County Treasurer | 1,101.01 | 1,101.01 |
| Total Assets | \$ 151,146.04 | \$ 151,146.04 |
| Liabilities | | |
| Accounts Payable | \$ - | \$ - |
| Due to Other Districts | 2,130.47 | 2,130.47 |
| Total Liabilities | 2,130.47 | 2,130.47 |
| Fund Balances | 149,015.57 | 149,015.57 |
| Liabilities and Fund Balances | \$ 151,146.04 | \$ 151,146.04 |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Timnath Lakes Metro District No. 3
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending August 31, 2024

| | <u>Annual Budget</u> | <u>Actual</u> | <u>Variance</u> |
|--------------------------------------|----------------------|------------------|-----------------|
| Revenues | | | |
| Other Revenue | \$ 5,000.00 | \$ - | \$ 5,000.00 |
| Total Revenue | <u>5,000.00</u> | <u>-</u> | <u>5,000.00</u> |
| Expenditures | | | |
| Intergovernmental expenditures | 50,000.00 | 50,000.00 | - |
| Contingency | 5,000.00 | - | 5,000.00 |
| Total Expenditures | <u>55,000.00</u> | <u>50,000.00</u> | <u>5,000.00</u> |
| Other Financing Sources (Uses) | | | |
| Transfers from other funds | 50,000.00 | 50,000.00 | - |
| Total Other Financing Sources (Uses) | <u>50,000.00</u> | <u>50,000.00</u> | <u>-</u> |
| Fund Balance - Beginning | - | - | - |
| Fund Balance - Ending | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

Timnath Lakes Metro District No. 3
Debt Service Fund Schedule of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending August 31, 2024

| | <u>Annual Budget</u> | <u>Actual</u> | <u>Variance</u> |
|--------------------------------------|----------------------|----------------------|---------------------|
| Revenues | | | |
| Property taxes | \$ 77,335.00 | \$ 76,728.14 | \$ 606.86 |
| URA District property taxes | 117,254.00 | 112,739.86 | 4,514.14 |
| Specific ownership taxes | 13,621.00 | 8,096.92 | 5,524.08 |
| Interest Income | 3,300.00 | 1,728.34 | 1,571.66 |
| Other Revenue | 5,453.00 | - | 5,453.00 |
| Total Revenue | <u>216,963.00</u> | <u>199,293.26</u> | <u>17,669.74</u> |
| Expenditures | | | |
| County Treasurer's Fee | 1,547.00 | 1,534.30 | 12.70 |
| Paying agent fees | 9,000.00 | 7,000.00 | 2,000.00 |
| Contingency | 5,453.00 | - | 5,453.00 |
| Total Expenditures | <u>16,000.00</u> | <u>8,534.30</u> | <u>7,465.70</u> |
| Other Financing Sources (Uses) | | | |
| Transfers to other fund | (50,000.00) | (50,000.00) | - |
| Total Other Financing Sources (Uses) | <u>(50,000.00)</u> | <u>(50,000.00)</u> | <u>-</u> |
| Net Change in Fund Balances | 150,963.00 | 140,758.96 | 10,204.04 |
| Fund Balance - Beginning | 8,130.00 | 8,256.61 | (126.61) |
| Fund Balance - Ending | <u>\$ 159,093.00</u> | <u>\$ 149,015.57</u> | <u>\$ 10,077.43</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

TIMNATH LAKES METRO DISTRICT NO. 3

Schedule of Cash Position

August 31, 2024

Updated as of October 2, 2024

| | <u>General Fund</u> | <u>Debt Service Fund</u> | <u>Capital Projects Fund</u> | <u>Total</u> |
|---------------------------------------|-------------------------|------------------------------|----------------------------------|-----------------------------|
| <u>CSAFE</u> | | | | |
| Balance as of 8/31/24 | \$ - | \$ 148,673.31 | \$ - | \$ 148,673.31 |
| Subsequent activities: | | | | |
| 09/10/24 Ptax Receipt | - | 1,101.01 | - | 1,101.01 |
| <i>Anticipated Transfer to Dist 6</i> | - | <i>(2,130.47)</i> | - | <i>(2,130.47)</i> |
| <i>Anticipated Balance</i> | <u>-</u> | <u>147,643.85</u> | <u>-</u> | <u>147,643.85</u> |
| <u>UMB Bond Fund</u> | | | | |
| Balance as of 8/31/24 | \$ - | \$ 1,371.72 | \$ - | \$ 1,371.72 |
| Subsequent activities: | | | | |
| <i>Anticipated Balance</i> | <u>-</u> | <u>1,371.72</u> | <u>-</u> | <u>1,371.72</u> |
| Total Funds Available | <u><u>\$ -</u></u> | <u><u>\$ 149,015.57</u></u> | <u><u>\$ -</u></u> | <u><u>\$ 149,015.57</u></u> |

Yield information 8/31/24:

CSAFE - 5.31%

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
Property Taxes Reconciliation
2024

| | Current Year | | | | | | | Prior Year | | | | |
|--------------|---------------------|--|--------------------------|-------------|----------------------|-------------------------|---------------------|------------------------------------|---------------|---------------------|------------------------------------|---------------|
| | Property Taxes | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest | Treasurer's Fees | Due to County Treasurer | Net Amount Received | % of Total Property Taxes Received | | Total Cash Received | % of Total Property Taxes Received | |
| | | | | | | | | Monthly | Y-T-D | | Monthly | Y-T-D |
| January | \$ - | \$ - | \$ 1,039.71 | \$ - | \$ - | \$ - | \$ 1,039.71 | 0.00% | 0.00% | \$ 4.70 | 0.00% | 0.00% |
| February | 105.62 | - | 961.47 | - | (2.11) | - | 1,064.98 | 0.14% | 0.14% | 4.69 | 0.00% | 0.00% |
| March | 1,919.19 | - | 1,052.00 | - | (38.38) | - | 2,932.81 | 2.48% | 2.62% | 7.11 | 0.56% | 0.56% |
| April | 74,668.12 | - | 972.42 | - | (1,493.11) | - | 74,147.43 | 96.55% | 99.17% | 276.07 | 86.82% | 87.38% |
| May | - | - | 982.14 | - | - | - | 982.14 | 0.00% | 99.17% | 44.40 | 12.58% | 99.96% |
| June | 35.21 | - | 919.09 | - | (0.70) | - | 953.60 | 0.05% | 99.22% | 5.30 | 0.00% | 99.96% |
| July | - | - | 1,069.08 | - | - | - | 1,069.08 | 0.00% | 99.22% | 5.27 | 0.00% | 99.96% |
| August | - | - | 1,101.01 | - | - | - | 1,101.01 | 0.00% | 99.22% | 6.01 | 0.00% | 99.96% |
| September | - | - | - | - | - | - | - | 0.00% | 99.22% | 4.95 | 0.00% | 99.96% |
| October | - | - | - | - | - | - | - | 0.00% | 99.22% | 5.42 | 0.00% | 99.96% |
| November | - | - | - | - | - | - | - | 0.00% | 99.22% | 4.69 | 0.00% | 99.96% |
| December | - | - | - | - | - | - | - | 0.00% | 99.22% | 3.87 | 0.00% | 99.96% |
| Total | \$ 76,728.14 | \$ - | \$ 8,096.92 | \$ - | \$ (1,534.30) | \$ - | \$ 83,290.76 | 99.22% | 99.22% | \$ 372.48 | 99.96% | 99.96% |

| Mill Levy | Larimer County Assess Value | Taxes Levied | % of Levied | Property Taxes Collected | % Collected to Amount Levied |
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|

Property Tax

| | | | | | | |
|-------------------|--------|--------------|------------------|----------------|---------------------|---------------|
| Debt Service Fund | 51.971 | \$ 1,488,048 | \$ 77,335 | 100.00% | \$ 76,728.14 | 99.22% |
| | | | <u>\$ 77,335</u> | <u>100.00%</u> | <u>\$ 76,728.14</u> | <u>99.22%</u> |

Specific Ownership Tax

| | | | | | | |
|-------------------|--|--|------------------|----------------|--------------------|---------------|
| Debt Service Fund | | | \$ 13,621 | 100.00% | \$ 8,096.92 | 59.44% |
| | | | <u>\$ 13,621</u> | <u>100.00%</u> | <u>\$ 8,096.92</u> | <u>59.44%</u> |

Treasurer's Fees

| | | | | | | |
|-------------------|--|--|-----------------|----------------|--------------------|---------------|
| Debt Service Fund | | | \$ 1,547 | 100.00% | \$ 1,534.30 | 99.18% |
| | | | <u>\$ 1,547</u> | <u>100.00%</u> | <u>\$ 1,534.30</u> | <u>99.18%</u> |

| Assessed Valuation | |
|---------------------------------|----------------------------|
| Residential | \$ - |
| Agricultural | - |
| Vacant Land | 3,733,898 |
| State Assessed | 10,300 |
| Adjustment | (2,256,150) |
| Certified Assessed Value | <u><u>\$ 1,488,048</u></u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was formed on June 23, 2006, to provide for the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, mosquito control and safety protection improvements and services. The District was organized in conjunction with Timnath Lakes Metropolitan District Nos. 1 and 2. On September 10, 2019, the District amended and restated its service plan to include Timnath Lakes Metropolitan District Nos. 4 through 6.

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

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 sales of the 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 adopted mill levy imposed by the District.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

| Category | Rate | Category | Rate | Actual Value Reduction | Amount |
|---------------------------|-------------|-----------------------|-------------|-------------------------------|---------------|
| Single-Family Residential | 6.70% | Agricultural Land | 26.40% | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | Renewable Energy Land | 26.40% | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | Vacant Land | 27.90% | Commercial | \$30,000 |
| Industrial | 27.90% | Personal Property | 27.90% | Industrial | \$30,000 |
| Lodging | 27.90% | State Assessed | 27.90% | Lodging | \$30,000 |
| | | Oil & Gas Production | 87.50% | | |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Revenues - (Continued)

URA Property Taxes

The URA will receive property tax revenue (“Pledged Property Tax Increment Revenue”) from the Larimer County Treasurer in excess of the amount produced by the levy of those bodies that levy property taxes against the Property Tax Base Amount in the TIF District.

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 7.0% of the property taxes collected.

Interest Income

Interest earned on the District’s available funds has been estimated based on an average interest rate of approximately 4.0%.

Expenditures

Intergovernmental Expenditures

The District collected property and specific ownership taxes. The District will transfer \$50,000 of funds collected each year to District No. 6 to help fund administrative and operating expenditures. The amount transferred will increase 1.0% each year thereafter.

County Treasurer’s Fees

County Treasurer’s fees have been computed at 2.0% of property tax collections.

Debt and Leases

On December 29, 2022 the District issued Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2022A, in the initial principal amount of \$12,901,934.35 (\$14,485,000 in Accreted Value upon conversion to current interest bonds) (“Senior Bonds”) and Subordinate Limited Tax General Obligation Bonds, Series 2022B in the principal amount of \$5,543,000 (“ Subordinate Bonds”). Proceeds from the sale of the Bonds were used to: (i) finance or reimburse the costs of public improvements related to the Development; and (ii) pay the costs of issuance of the Bonds.

The District has no outstanding indebtedness, nor any operating or capital leases.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR funds received by the District are transferred to District No. 6, which pays for the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's Budget.

\$12,901,934.35 Limited Tax General
Obligation Bonds
Series 2022A
Interest 4.000%
Dated December 29, 2022
Interest Payable June 1 and December 1
Principal Payable December 1

| Bonds and Interest Maturing in the Year Ending December 31, | Account Bond Balance | Accreted | Principal | Interest | Total |
|---|-------------------------|---------------------|----------------------|----------------------|----------------------|
| 2022 | \$ 12,901,934 | \$ - | \$ - | \$ - | \$ - |
| 2023 | 13,381,822 | 479,888 | - | - | - |
| 2024 | 13,922,402 | 540,580 | - | - | - |
| 2025 | 14,485,000 | 562,598 | - | - | - |
| 2026 | - | - | 10,000 | 579,400 | 589,400 |
| 2027 | - | - | 165,000 | 579,000 | 744,000 |
| 2028 | - | - | 260,000 | 572,400 | 832,400 |
| 2029 | - | - | 270,000 | 562,000 | 832,000 |
| 2030 | - | - | 295,000 | 551,200 | 846,200 |
| 2031 | - | - | 310,000 | 539,400 | 849,400 |
| 2032 | - | - | 340,000 | 527,000 | 867,000 |
| 2033 | - | - | 350,000 | 513,400 | 863,400 |
| 2034 | - | - | 385,000 | 499,400 | 884,400 |
| 2035 | - | - | 395,000 | 484,000 | 879,000 |
| 2036 | - | - | 430,000 | 468,200 | 898,200 |
| 2037 | - | - | 450,000 | 451,000 | 901,000 |
| 2038 | - | - | 485,000 | 433,000 | 918,000 |
| 2039 | - | - | 505,000 | 413,600 | 918,600 |
| 2040 | - | - | 545,000 | 393,400 | 938,400 |
| 2041 | - | - | 565,000 | 371,600 | 936,600 |
| 2042 | - | - | 605,000 | 349,000 | 954,000 |
| 2043 | - | - | 630,000 | 324,800 | 954,800 |
| 2044 | - | - | 675,000 | 299,600 | 974,600 |
| 2045 | - | - | 700,000 | 272,600 | 972,600 |
| 2046 | - | - | 750,000 | 244,600 | 994,600 |
| 2047 | - | - | 780,000 | 214,600 | 994,600 |
| 2048 | - | - | 830,000 | 183,400 | 1,013,400 |
| 2049 | - | - | 865,000 | 150,200 | 1,015,200 |
| 2050 | - | - | 920,000 | 115,600 | 1,035,600 |
| 2051 | - | - | 955,000 | 78,800 | 1,033,800 |
| 2052 | - | - | 1,015,000 | 40,600 | 1,055,600 |
| Total | <u>\$ 14,485,000</u> | <u>\$ 1,583,066</u> | <u>\$ 14,485,000</u> | <u>\$ 10,211,800</u> | <u>\$ 24,696,800</u> |

The annual debt service requirements on the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

TIMNATH LAKES METRO DISTRICT NO. 4

Schedule of Cash Position

March 31, 2024

Updated as of October 1, 2024

| | <u>General</u> | | <u>Total</u> |
|---|----------------|-----------|---------------|
| | <u>Fund</u> | | |
| <u>CSAFE</u> | | | |
| Balance as of 03/31/24 | \$ 0.73 | \$ | 0.73 |
| Subsequent activities: | | | |
| 01/10/24 Ptax Receipt | 0.06 | | 0.06 |
| 02/09/24 Ptax Receipt | 0.05 | | 0.05 |
| 03/10/24 Ptax Receipt | 0.04 | | 0.04 |
| 04/10/24 Ptax Receipt | 0.05 | | 0.05 |
| 05/03/24 Transfer to Dist 6 | (0.93) | | (0.93) |
| 05/10/24 Ptax Receipt | 0.31 | | 0.31 |
| 06/10/24 Ptax Receipt | 0.04 | | 0.04 |
| 07/10/24 Ptax Receipt | 0.04 | | 0.04 |
| 08/10/24 Ptax Receipt | 0.05 | | 0.05 |
| 09/11/24 Ptax Receipt | 0.05 | | 0.05 |
| <i>Anticipated Transfer to District 6</i> | <i>(0.49)</i> | | <i>(0.49)</i> |
| <i>Anticipated Balance</i> | <i>-</i> | | <i>-</i> |
| | | | |
| Total Funds Available | \$ - | \$ | - |

Yield information 8/31/2024:

CSAFE - 5.31%

TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
Property Taxes Reconciliation
2024

| | Current Year | | | | | | | | Prior Year | | | |
|--------------|----------------|--|--------------------------|-------------|------------------|-------------------------|---------------------|------------------------------------|--------------|---------------------|------------------------------------|--------------|
| | Property Taxes | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest | Treasurer's Fees | Due to County Treasurer | Net Amount Received | % of Total Property Taxes Received | | Total Cash Received | % of Total Property Taxes Received | |
| | | | | | | | | Monthly | Y-T-D | | Monthly | Y-T-D |
| January | \$ - | \$ - | \$ 0.05 | \$ - | \$ - | \$ - | \$ 0.05 | 0.00% | 0.00% | \$ 0.08 | 0.00% | 0.00% |
| February | - | - | 0.04 | - | - | - | 0.04 | 0.00% | 0.00% | 0.08 | 0.00% | 0.00% |
| March | - | - | 0.05 | - | - | - | 0.05 | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| April | 0.28 | - | 0.04 | - | (0.01) | - | 0.31 | 0.00% | 0.00% | - | 0.00% | 0.00% |
| May | - | - | 0.04 | - | - | - | 0.04 | 0.00% | 0.00% | 0.03 | 0.00% | 0.00% |
| June | - | - | 0.04 | - | - | - | 0.04 | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| July | - | - | 0.05 | - | - | - | 0.05 | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| August | - | - | 0.05 | - | - | - | 0.05 | 0.00% | 0.00% | 0.10 | 0.00% | 0.00% |
| September | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.08 | 0.00% | 0.00% |
| October | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| November | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.08 | 0.00% | 0.00% |
| December | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.06 | 0.00% | 0.00% |
| Total | \$ 0.28 | \$ - | \$ 0.36 | \$ - | \$ (0.01) | \$ - | \$ 0.63 | 0.00% | 0.00% | \$ 0.87 | 0.00% | 0.00% |

| Mill Levy | Larimer County Assess Value | Taxes Levied | % of Levied | Property Taxes Collected | % Collected to Amount Levied |
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|

Property Tax

| | | | | | | | |
|--------------|--------|----|---|------|-------|---------|-------|
| General Fund | 51.992 | \$ | 2 | \$ - | 0.00% | \$ 0.28 | 0.00% |
| | | | | \$ - | 0.00% | \$ 0.28 | 0.00% |

Specific Ownership Tax

| | | | | | |
|--------------|----|------|-------|---------|-------|
| General Fund | \$ | 1.00 | 0.00% | \$ 0.36 | 0.00% |
| | \$ | 1.00 | 0.00% | \$ 0.36 | 0.00% |

Treasurer's Fees

| | | | | | |
|--------------|----|---|-------|-----------|-------|
| General Fund | \$ | - | 0.00% | \$ (0.01) | 0.00% |
| | \$ | - | 0.00% | \$ (0.01) | 0.00% |

| Assessed Valuation | |
|---------------------------------|-------------|
| Residential | \$ - |
| Agricultural | - |
| Vacant Land | 140 |
| State Assessed | - |
| Adjustment | (138) |
| Certified Assessed Value | \$ 2 |

This supplemental information should be read only in connection with the accompanying accountant's compilation report.

TIMNATH LAKES METRO DISTRICT NO. 5

Schedule of Cash Position

December 31, 2023

Updated as of October 1, 2024

| | <u>General</u> | | <u>Total</u> |
|---|----------------|-----------|---------------|
| | <u>Fund</u> | | |
| <u>CSAFE</u> | | | |
| Balance as of 12/31/23 | \$ 0.73 | \$ | 0.73 |
| Subsequent activities: | | | |
| 01/10/24 Ptax Receipt | 0.07 | | 0.07 |
| 02/09/24 Ptax Receipt | 0.04 | | 0.04 |
| 03/10/24 Ptax Receipt | 0.04 | | 0.04 |
| 04/10/24 Ptax Receipt | 0.04 | | 0.04 |
| 05/03/24 Transfer to Dist 6 | (0.92) | | (0.92) |
| 05/10/24 Ptax Receipt | 0.32 | | 0.32 |
| 06/10/24 Ptax Receipt | 0.05 | | 0.05 |
| 07/10/24 Ptax Receipt | 0.04 | | 0.04 |
| 08/10/24 Ptax Receipt | 0.04 | | 0.04 |
| 09/10/24 Ptax Receipt | 0.05 | | 0.05 |
| <i>Anticipated Transfer to District 6</i> | <u>(0.50)</u> | | <u>(0.50)</u> |
| <i>Anticipated Balance</i> | <u>-</u> | | <u>-</u> |
| | | | |
| Total Funds Available | <u>\$ -</u> | \$ | <u>-</u> |

Yield information 8/31/2024:

CSAFE - 5.31%

TIMNATH LAKES METROPOLITAN DISTRICT NO. 5
Property Taxes Reconciliation
2024

| | Current Year | | | | | | | | Prior Year | | | |
|--------------|----------------|--|--------------------------|-------------|------------------|-------------------------|---------------------|------------------------------------|--------------|---------------------|------------------------------------|--------------|
| | Property Taxes | Delinquent Taxes, Rebates and Abatements | Specific Ownership Taxes | Interest | Treasurer's Fees | Due to County Treasurer | Net Amount Received | % of Total Property Taxes Received | | Total Cash Received | % of Total Property Taxes Received | |
| | | | | | | | | Monthly | Y-T-D | | Monthly | Y-T-D |
| January | \$ - | \$ - | \$ 0.04 | \$ - | \$ - | \$ - | \$ 0.04 | 0.00% | 0.00% | \$ 0.08 | 0.00% | 0.00% |
| February | - | - | 0.04 | - | - | - | 0.04 | 0.00% | 0.00% | 0.08 | 0.00% | 0.00% |
| March | - | - | 0.04 | - | - | - | 0.04 | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| April | 0.28 | - | 0.05 | - | (0.01) | - | 0.32 | 0.00% | 0.00% | - | 0.00% | 0.00% |
| May | - | - | 0.05 | - | - | - | 0.05 | 0.00% | 0.00% | 0.02 | 0.00% | 0.00% |
| June | - | - | 0.04 | - | - | - | 0.04 | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| July | - | - | 0.04 | - | - | - | 0.04 | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| August | - | - | 0.05 | - | - | - | 0.05 | 0.00% | 0.00% | 0.10 | 0.00% | 0.00% |
| September | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| October | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.09 | 0.00% | 0.00% |
| November | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.08 | 0.00% | 0.00% |
| December | - | - | - | - | - | - | - | 0.00% | 0.00% | 0.07 | 0.00% | 0.00% |
| Total | \$ 0.28 | \$ - | \$ 0.35 | \$ - | \$ (0.01) | \$ - | \$ 0.62 | 0.00% | 0.00% | \$ 0.88 | 0.00% | 0.00% |

| Mill Levy | Larimer County Assess Value | Taxes Levied | % of Levied | Property Taxes Collected | % Collected to Amount Levied |
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|
|-----------|-----------------------------|--------------|-------------|--------------------------|------------------------------|

Property Tax

| | | | | | | | |
|--------------|--------|----|---|------|-------|---------|-------|
| General Fund | 51.992 | \$ | 2 | \$ - | 0.00% | \$ 0.28 | 0.00% |
| | | | | \$ - | 0.00% | \$ 0.28 | 0.00% |

Specific Ownership Tax

| | | | | | |
|--------------|----|------|-------|---------|-------|
| General Fund | \$ | 1.00 | 0.00% | \$ 0.35 | 0.00% |
| | \$ | 1.00 | 0.00% | \$ 0.35 | 0.00% |

Treasurer's Fees

| | | | | | |
|--------------|----|---|-------|-----------|-------|
| General Fund | \$ | - | 0.00% | \$ (0.01) | 0.00% |
| | \$ | - | 0.00% | \$ (0.01) | 0.00% |

Assessed Valuation

| | |
|---------------------------------|-------------|
| Residential | \$ - |
| Agricultural | - |
| Vacant Land | 140 |
| State Assessed | - |
| Adjustment | (138) |
| Certified Assessed Value | \$ 2 |

This supplemental information should be read only in connection with the accompanying accountant's compilation report.

TIMNATH LAKES METRO DISTRICT NO. 6

FINANCIAL STATEMENTS

AUGUST 31, 2024

Timnath Lakes Metro District No. 6
Balance Sheet - Governmental Funds
August 31, 2024

| | General | Total |
|--|----------------------|----------------------|
| Assets | | |
| Checking Account | \$ 94,949.99 | \$ 94,949.99 |
| CSAFE | 172,202.19 | 172,202.19 |
| Due from Other Districts | 4,002.42 | 4,002.42 |
| Receivable from County Treasurer | 5,597.00 | 5,597.00 |
| Total Assets | \$ 276,751.60 | \$ 276,751.60 |
| Liabilities | | |
| Accounts Payable | \$ 51,158.24 | \$ 51,158.24 |
| Due to Other Districts | 6,571.00 | 6,571.00 |
| Total Liabilities | 57,729.24 | 57,729.24 |
| Fund Balances | 219,022.36 | 219,022.36 |
| Liabilities and Fund Balances | \$ 276,751.60 | \$ 276,751.60 |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Timnath Lakes Metro District No. 6
General Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending August 31, 2024

| | <u>Annual Budget</u> | <u>Actual</u> | <u>Variance</u> |
|--------------------------------|----------------------|----------------------|-----------------------|
| Revenues | | | |
| Operations and maintenance fee | \$ 364,693.00 | \$ 172,644.02 | \$ 192,048.98 |
| Working capital fees | 54,000.00 | 42,500.00 | 11,500.00 |
| Interest Income | 3,400.00 | 2,202.19 | 1,197.81 |
| Design review fees | 1,500.00 | 4,485.69 | (2,985.69) |
| Other Revenue | 100.00 | - | 100.00 |
| Intergovernmental revenues | 152,069.00 | 148,884.05 | 3,184.95 |
| Total Revenue | <u>575,762.00</u> | <u>370,715.95</u> | <u>205,046.05</u> |
| Expenditures | | | |
| Accounting | 60,000.00 | 37,092.96 | 22,907.04 |
| Auditing | 19,500.00 | - | 19,500.00 |
| Directors' fees | 5,400.00 | 900.00 | 4,500.00 |
| Dues and Membership | 2,000.00 | 1,943.34 | 56.66 |
| Insurance | 20,000.00 | 18,748.00 | 1,252.00 |
| District management | 75,000.00 | 61,889.89 | 13,110.11 |
| Billing | - | 788.70 | (788.70) |
| Legal | 50,000.00 | 27,349.91 | 22,650.09 |
| Miscellaneous | 1,000.00 | 1,247.03 | (247.03) |
| Payroll taxes | 413.00 | 38.25 | 374.75 |
| Repairs and maintenance | 9,000.00 | - | 9,000.00 |
| Landscaping | 105,000.00 | 23,869.41 | 81,130.59 |
| Snow removal | 15,000.00 | - | 15,000.00 |
| Utilities | 1,200.00 | - | 1,200.00 |
| Water | 38,500.00 | - | 38,500.00 |
| Engineering | - | 2,652.50 | (2,652.50) |
| Contingency | 8,987.00 | - | 8,987.00 |
| Total Expenditures | <u>411,000.00</u> | <u>176,519.99</u> | <u>234,480.01</u> |
| Net Change in Fund Balances | 164,762.00 | 194,195.96 | (29,433.96) |
| Fund Balance - Beginning | 4,879.00 | 24,826.40 | (18,607.40) |
| Fund Balance - Ending | <u>\$ 169,641.00</u> | <u>\$ 219,022.36</u> | <u>\$ (48,041.36)</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

Timnath Lakes Metro District No. 6
Special Revenue Fund Statement of Revenues, Expenditures and Changes in
Fund Balances - Budget and Actual
For the Period Ending August 31, 2024

| | <u>Annual Budget</u> | <u>Actual</u> | <u>Variance</u> |
|---|----------------------|---------------|------------------|
| Revenues | | | |
| Operations and maintenance fee (Filing 5) | \$ 15,943.00 | \$ - | \$ 15,943.00 |
| Operations and maintenance fee (Filing 6) | 57,924.00 | - | 57,924.00 |
| Operations and maintenance fee (Filing 8) | 3,240.00 | - | 3,240.00 |
| Total Revenue | <u>77,107.00</u> | <u>-</u> | <u>77,107.00</u> |
| Expenditures | | | |
| Repairs and maintenance (Filing 5) | 1,308.00 | - | 1,308.00 |
| Landscaping (Filing 5) | 2,138.00 | - | 2,138.00 |
| Landscaping (Filing 6) | 25,243.00 | - | 25,243.00 |
| Snow Removal (Filing 5) | 5,268.00 | - | 5,268.00 |
| Snow Removal (Filing 6) | 5,242.00 | - | 5,242.00 |
| Snow Removal (Filing 8) | 3,240.00 | - | 3,240.00 |
| Water (Filing 5) | 558.00 | - | 558.00 |
| Water (Filing 6) | 5,619.00 | - | 5,619.00 |
| Streets (Filing 5) | 4,963.00 | - | 4,963.00 |
| Streets (Filing 6) | 15,614.00 | - | 15,614.00 |
| Contingency (Filing 5) | 1,708.00 | - | 1,708.00 |
| Contingency (Filing 6) | 6,206.00 | - | 6,206.00 |
| Total Expenditures | <u>77,107.00</u> | <u>-</u> | <u>77,107.00</u> |
| Fund Balance - Beginning | - | - | - |
| Fund Balance - Ending | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures and changes in fund balances - governmental funds have been omitted.

SUPPLEMENTARY INFORMATION

TIMNATH LAKES METRO DISTRICT NO. 6

Schedule of Cash Position

August 31, 2024

Updated as of October 3, 2024

| | <u>General</u> | | <u>Total</u> |
|---|---------------------------------|---------------|------------------------------|
| | <u>Fund</u> | | |
| <u>1st Bank- Checking</u> | | | |
| Balance as of 8/31/24 | \$ 94,949.99 | \$ | 94,949.99 |
| Subsequent activities: | | | |
| 09/05/24 Bill.com Payment | (19,118.38) | | (19,118.38) |
| 09/06/24 Xpress Bill Pay Fees | (13.80) | | (13.80) |
| 09/16/24 Operations/Capital/Design Review fees | 117.00 | | 117.00 |
| 09/16/24 Operations/Capital/Design Review fees | 2,010.00 | | 2,010.00 |
| 09/26/24 Operations/Capital/Design Review fees | 18,217.42 | | 18,217.42 |
| 10/01/24 Bill.com Payment | (26,506.25) | | (26,506.25) |
| <i>Anticipated Director Fees</i> | <i>(1,300.00)</i> | | <i>(1,300.00)</i> |
| <i>Anticipated TIF Due to District 1</i> | <i>(6,571.00)</i> | | <i>(6,571.00)</i> |
| <i>Anticipated Transfer from District 2</i> | <i>1,870.96</i> | | <i>1,870.96</i> |
| <i>Anticipated Transfer from District 3</i> | <i>2,130.47</i> | | <i>2,130.47</i> |
| <i>Anticipated Transfer from District 4</i> | <i>0.49</i> | | <i>0.49</i> |
| <i>Anticipated Transfer from District 5</i> | <i>0.50</i> | | <i>0.50</i> |
| <i>Anticipated Balance</i> | <u>65,787.40</u> | | <u>65,787.40</u> |
| <u>CSAFE</u> | | | |
| Balance as of 8/31/24 | \$ 172,202.19 | \$ | 172,202.19 |
| Subsequent activities: | | | |
| <i>Anticipated Balance</i> | <u>172,202.19</u> | | <u>172,202.19</u> |
| Total Funds Available | <u>\$ 237,989.59</u> | \$ | <u>237,989.59</u> |

Yield information 8/31/2024:

CSAFE - 5.31%

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District was formed on August 5, 2020, to provide for the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, mosquito control and safety protection improvements and services. The District was organized in conjunction with Timnath Lakes Metropolitan District Nos. 4 and 5.

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

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

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

Intergovernmental Revenues

Intergovernmental revenues consists of property and specific ownership taxes collected by Districts 1-5 that are remitted to District 6 to help fund operating and administrative expenditures.

Maintenance and Working Capital Fee

The District imposed an operations fee for all filings and a special operations fee for filings 5, 6 and 8. The District also imposed a one-time working capital fee of \$300 per lot in order to help offset administrative costs associated with the District.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance and other administrative expenditures.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The District has no outstanding indebtedness, nor any operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
Larimer County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2023

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
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YEAR ENDED DECEMBER 31, 2023**

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Board of Directors
Timnath Lakes Metropolitan District No. 3
Larimer County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Timnath Lakes Metropolitan District No. 3 (the "District"), as of and for the year ended December 31, 2023, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Timnath Lakes Metropolitan District No. 3 as of December 31, 2023, and the respective changes in financial position and the respective 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 audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. 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 the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP), and for 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 District'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.

Auditor's 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 auditor's report that includes our opinions. 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 GAAS will always detect a material misstatement when it exists. 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 GAAS, 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 District'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 District'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.

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinions on the basic financial statements are 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 District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.



Wipfli LLP
Denver, Colorado

September 30, 2024

BASIC FINANCIAL STATEMENTS

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
STATEMENT OF NET POSITION
DECEMBER 31, 2023

| | Governmental Activities |
|--------------------------------------|----------------------------|
| ASSETS | |
| Cash and Investments | \$ 376 |
| Cash and Investments - Restricted | 8,257 |
| Receivable from County Treasurer | 4 |
| Property Tax Receivable | 77,335 |
| Total Assets | 85,972 |
| LIABILITIES | |
| Due to Other Districts | 380 |
| Noncurrent Liabilities: | |
| Due in More Than One Year | 19,259,334 |
| Total Liabilities | 19,259,714 |
| DEFERRED INFLOWS OF RESOURCES | |
| Property Tax Revenue | 77,335 |
| Total Deferred Inflows of Resources | 77,335 |
| NET POSITION | |
| Restricted for: | |
| Debt Service | 8,257 |
| Unrestricted | (19,259,334) |
| Total Net Position | \$ (19,251,077) |

See accompanying Notes to Basic Financial Statements.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

| | | 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: | | | | | |
| General Government | \$ 889 | \$ - | \$ - | \$ - | |
| Interest on Long-Term Debt and Related Costs | 823,400 | - | - | (823,400) | |
| Total Governmental Activities | \$ 824,289 | \$ - | \$ - | (824,289) | |
| GENERAL REVENUES | | | | | |
| Property Taxes | | | | 319 | |
| URA District Property Taxes | | | | 499 | |
| Specific Ownership Taxes | | | | 60 | |
| Interest Income | | | | 268 | |
| Total General Revenues and Transfers | | | | 1,146 | |
| CHANGES IN NET POSITION | | | | (823,143) | |
| Net Position - Beginning of Year | | | | (18,427,934) | |
| NET POSITION - END OF YEAR | | | | <u><u>\$ (19,251,077)</u></u> | |

See accompanying Notes to Basic Financial Statements.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|---|---------------|------------------|---------------------|--------------------------------|
| ASSETS | | | | |
| Cash and Investments | \$ 376 | \$ - | \$ - | \$ 376 |
| Cash and Investments - Restricted | - | 8,257 | - | 8,257 |
| Receivable from County Treasurer | 4 | - | - | 4 |
| Property Tax Receivable | - | 77,335 | - | 77,335 |
| | <u>\$ 380</u> | <u>\$ 85,592</u> | <u>\$ -</u> | <u>\$ 85,972</u> |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES | | | | |
| LIABILITIES | | | | |
| Due to Other Districts | \$ 380 | \$ - | \$ - | \$ 380 |
| Total Liabilities | 380 | - | - | 380 |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred Property Tax | - | 77,335 | - | 77,335 |
| Total Deferred Inflows of Resources | - | 77,335 | - | 77,335 |
| FUND BALANCES | | | | |
| Restricted for: | | | | |
| Debt Service | - | 8,257 | - | 8,257 |
| Total Fund Balances | - | 8,257 | - | 8,257 |
| | <u>\$ 380</u> | <u>\$ 85,592</u> | <u>\$ -</u> | |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balances | | | | |
| | <u>\$ 380</u> | <u>\$ 85,592</u> | <u>\$ -</u> | |
| Amounts reported for governmental activities in the statement of net position are different because: | | | | |
| Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds. | | | | |
| Accrued Interest Series B | | | | (334,512) |
| Bonds Payable Series A and B | | | | (18,924,822) |
| | | | | <u>(19,259,334)</u> |
| Net Position of Governmental Activities | | | | <u>\$ (19,251,077)</u> |

See accompanying Notes to Basic Financial Statements.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023

| | General | Debt Service | Capital Projects | Total Governmental Funds |
|---|-------------|-----------------|---------------------|--------------------------------|
| REVENUES | | | | |
| Property Taxes | \$ 319 | \$ - | \$ - | \$ 319 |
| Ura District Property Taxes | 499 | - | - | 499 |
| Specific Ownership Taxes | 60 | - | - | 60 |
| Interest Income | 11 | 257 | - | 268 |
| Total Revenues | <u>889</u> | <u>257</u> | <u>-</u> | <u>1,146</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| County Treasurer's Fee | 6 | - | - | 6 |
| Intergovernmental Expenditures | 883 | - | - | 883 |
| Capital Projects: | | | | |
| Paying Agent Fees | - | - | 9,000 | 9,000 |
| Total Expenditures | <u>889</u> | <u>-</u> | <u>9,000</u> | <u>9,889</u> |
| EXCESS OF REVENUES OVER (UNDER) EXPENDITURES | - | 257 | (9,000) | (8,743) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers From Other Funds | - | 8,000 | - | 8,000 |
| Transfers To Other Fund | - | - | (8,000) | (8,000) |
| Total Other Financing Sources (Uses) | <u>-</u> | <u>8,000</u> | <u>(8,000)</u> | <u>-</u> |
| NET CHANGE IN FUND BALANCES | - | 8,257 | (17,000) | (8,743) |
| Fund Balances - Beginning of Year | <u>-</u> | <u>-</u> | <u>17,000</u> | <u>17,000</u> |
| FUND BALANCES - END OF YEAR | <u>\$ -</u> | <u>\$ 8,257</u> | <u>\$ -</u> | <u>\$ 8,257</u> |

See accompanying Notes to Basic Financial Statements.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

| | | |
|--|----|---------|
| Net Change in Fund Balances - Total Governmental Funds | \$ | (8,743) |
|--|----|---------|

Amounts reported for governmental activities in the statement of activities are different because:

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 | (334,512) | |
| Bond Accretion Series 2022A | (479,888) | (823,143) |

| | | |
|--|----|-----------|
| Changes in Net Position of Governmental Activities | \$ | (823,143) |
|--|----|-----------|

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

| | Budget Final | Actual Amounts | Variance with Final Budget Positive (Negative) |
|-----------------------------------|-----------------|-------------------|---|
| REVENUES | | | |
| Property Taxes | \$ 319 | \$ 319 | \$ - |
| Ura District Property Taxes | 509 | 499 | (10) |
| Specific Ownership Taxes | 22 | 60 | 38 |
| Interest Income | - | 11 | 11 |
| Other Revenue | 4,150 | - | (4,150) |
| Total Revenues | 5,000 | 889 | (4,111) |
| EXPENDITURES | | | |
| County Treasurer's Fee | 6 | 6 | - |
| Intergovernmental Expenditures | 844 | 883 | (39) |
| Contingency | 4,150 | - | 4,150 |
| Total Expenditures | 5,000 | 889 | 4,111 |
| NET CHANGE IN FUND BALANCE | - | - | - |
| Fund Balance - Beginning of Year | - | - | - |
| FUND BALANCE - END OF YEAR | \$ - | \$ - | \$ - |

See accompanying Notes to Basic Financial Statements.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 DEFINITION OF REPORTING ENTITY

Timnath Lakes Metropolitan District No. 3 (District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by Order and Decree of the District Court for Larimer County recorded on June 23, 2006 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized as “Timnath Farms North Metropolitan District No. 3” and subsequently changed its name effective as of September 10, 2020. The District was organized to provide financing for the design, acquisition, installation and construction of sanitation improvements, water improvements, street improvements, traffic and safety control improvements, park and recreation improvements, transportation improvements, television relay and translation improvements, mosquito control, fire protection, emergency medical services, and operation and maintenance of the District. The District was organized in conjunction with Timnath Lakes Metropolitan District No. 1 (District No. 1) and District No. 2 (District No. 2) pursuant to the Service Plans (Original Service Plans) approved by the Town Council of the Town of Timnath (Town). Subsequently Timnath Lakes Metropolitan District No. 4 (District No. 4), District No. 5 (District No. 5), and District No. 6 (District No. 6) were organized on August 5, 2020. The Original Service Plans were superseded by the Consolidated Amended and Restated Service Plan for Timnath Lakes Metropolitan District Nos. 1-6 (the Districts), approved by the Town on September 10, 2019 (Service Plan).

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

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

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

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.

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 instead as general revenues.

Separate financial statements are provided for 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 government 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 specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District 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 is due.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

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.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

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 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.

The District amended its budget for the year ended December 31, 2023.

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 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 sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Property Taxes (Continued)

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 position 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.

Equity

Net Position

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

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.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity(Continued)

Fund Balance (Continued)

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 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2023 are classified in the accompanying financial statements as follows:

Statement of Net Position:

| | |
|-----------------------------------|----------|
| Cash and Investments | \$ 376 |
| Cash and Investments - Restricted | 8,257 |
| Total Cash and Investments | \$ 8,633 |

Cash and investments as of December 31, 2023, consist of the following:

| | |
|----------------------------|----------|
| Investments | \$ 8,633 |
| Total Cash and Investments | \$ 8,633 |

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.

As of December 31, 2023, the District had no deposits.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has adopted a formal investment policy that follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, 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 disclosure requirements or investment custodial credit 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, and securities of the World Bank
- . 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 and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2023, the District had the following investments:

| <u>Investment</u> | <u>Maturity</u> | <u>Amount</u> |
|--|-----------------------------------|-----------------|
| Colorado Surplus Asset Fund Trust (CSAFE) | Weighted-Average Under 60 Days | \$ 8,633 |
| | | <u>\$ 8,633</u> |

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

CSAFE CASH FUND operations are similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, and any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

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, 2023:

| | Balance at December 31, 2022 | Additions | Reductions | Balance at December 31, 2023 | Due Within One Year |
|-----------------------------|------------------------------------|-------------------|-------------|------------------------------------|---------------------------|
| Bonds Payable: | | | | | |
| General Obligation Bonds - | | | | | |
| Series 2022A | \$ 12,901,934 | \$ 479,888 | \$ - | \$ 13,381,822 | \$ - |
| Subordinate Bond - | | | | | |
| Series 2022B(3) | 5,543,000 | - | - | 5,543,000 | - |
| Accrued Interest | | | | | |
| Subordinate Bonds | - | 334,512 | - | 334,512 | - |
| Subtotal Bonds Payable | <u>18,444,934</u> | <u>814,400</u> | <u>-</u> | <u>19,259,334</u> | <u>-</u> |
| Total Long-Term Obligations | <u>\$ 18,444,934</u> | <u>\$ 814,400</u> | <u>\$ -</u> | <u>\$ 19,259,334</u> | <u>\$ -</u> |

The details of the District's general obligation bonds outstanding during 2023 are as follows:

General Obligation Limited Tax Convertible Capital Appreciation Bonds, Series 2022A (the Senior Bonds) and **Subordinate General Obligation Limited Tax Bonds, Series 2022B(3)** (the Subordinate Bonds and together with the Senior Bonds, the Bonds)

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

The District issued the Senior Bonds on December 29, 2022, in the original principal amount of \$12,901,934 and appreciating to a principal amount of \$14,485,000. The District also issued the Subordinate Bonds on December 29, 2022, in the amount of \$5,543,000.

Bond Proceeds

Proceeds from the sale of the Bonds were used to fund: (a) the costs of providing or reimbursing certain public improvements to serve the Development, and (b) the costs of issuing the Bonds.

Senior Bonds Details

The Senior Bonds were issued as capital appreciation bonds, convertible to current interest bonds on the Conversion Date (defined below). The Senior Bonds accrete in value at an annual yield equal to 4.0% from their date of issuance to December 1, 2025 (the Accretion Period). The accreted amount compounds semi-annually on June 1 and December 1, beginning on June 1, 2023, to and including December 1, 2025. Such accreted amount, together with the original principal amount of the Senior Bonds, at conversion on December 1, 2025, will be \$14,485,000, assuming no redemptions prior to that date.

Upon conversion to current interest bonds, the Senior Bonds will bear interest at 4.0% per annum, payable semi-annually to the extent of Senior Pledged Revenue on June 1 and December 1, commencing on June 1, 2026. Annual mandatory sinking fund principal payments on the Senior Bonds are due on December 1, beginning on December 1, 2026. The Senior Bonds mature on December 1, 2052 (the Senior Maturity Date).

To the extent principal of any Senior Bond is not paid when due, such principal shall remain outstanding until paid, subject to discharge on December 2, 2062 (Senior Termination Date). To the extent interest on any Senior Bond is not paid when due, such interest shall compound on each interest payment date, at the rate then borne by the Senior Bond.

The Senior Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on the Senior Termination Date, regardless of the principal and interest amounts remaining unpaid.

The Senior Bonds are not subject to acceleration. The Senior Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Senior Bonds.

Senior Bonds Optional Redemption

The Senior Bonds are subject to redemption prior to the Senior Maturity Date, at the option of the District, on December 1, 2027, and on any date thereafter, upon payment of par, accrued interest, and a redemption premium equal to a percentage of the principal amount so redeemed as follows:

| <u>Optional Redemption Date</u> | <u>Redemption Premium</u> |
|---------------------------------------|---------------------------|
| December 1, 2027 to November 30, 2028 | 3.00% |
| December 1, 2028 to November 30, 2029 | 2.00 |
| December 1, 2029 to November 30, 2030 | 1.00 |
| December 1, 2030 and Thereafter | 0.00 |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Mandatory Sinking Fund Redemption

Annual mandatory sinking fund redemption payments on the Senior Bonds are due prior to the Senior Maturity Date, in part, by lot, upon payment of par and accrued interest, without redemption premium on December 1, beginning on December 1, 2026, in the years and amounts set forth on page 25.

Senior Bonds Pledged Revenue

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue. The Senior Indenture defines Senior Pledged Revenue as the moneys derived by the District from the following sources: (a) the Senior Required Mill Levy; (b) the portion of the Specific Ownership Tax collected as a result of imposition of the Senior Required Mill Levy; (c) the TDA Agreement Revenues (defined below), as and to the extent received by and on behalf of the District; and (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Senior Pledged Revenue.

Senior Bonds Required Mill Levy

The Senior Required Mill Levy, net of collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County, prior to the Conversion Date (defined below), is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the Senior Bonds as they come due, but (i) not in excess of 50 mills (As adjusted for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement on or after January 1, 2019). For the purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation, less the amount of the Operations Mill Levy (defined below), and (ii) for so long as the Surplus Fund is less than the Maximum Surplus Amount, not less than 50 mills (as adjusted) less the amount of the Operations Mill Levy, or such lesser mill levy which will pay the Senior Bonds as they come due and will fund the Surplus Fund up to the Maximum Surplus Amount.

On or after the Conversion Date, the Senior Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal of, premium if any, and interest on the Senior Bonds when due, but not in excess of 60 mills, as adjusted, less the Operations Mill levy, as adjusted. The adjusted maximum and minimum mill levy for collection in 2023 is 54.924 mills. The Conversion Date is the first date on which the Debt to Assessed Ratio is 50% or less and no amounts of principal or interest on the Senior Bonds are due but unpaid (Conversion Date). The Operations Mill Levy is the number of mills necessary to produce the dollar amount of the Operations Deduction for the collection year (Operations Mill levy). The Operations Deduction is the amount necessary to pay or reimburse the District's operations and maintenance expenses, but not in excess of the following: (i) for levy year 2023 (for collection in 2024), the amount of \$50,000, and (ii) for each year thereafter, an additional 1% (Operations Deduction).

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Senior Bonds Surplus Fund

Senior Pledged Revenue that is not needed to pay debt service on the Senior Bonds in any year will be deposited to and held in the Senior Surplus Fund, up to the Maximum Surplus Amount of \$1,290,193 (the Maximum Surplus Amount), for so long as any Senior Bond is outstanding. The District has acknowledged that State Law places certain restrictions on the use of Bond proceeds and debt service mill levies which may be credited to the Senior Surplus Fund. In the event the amounts credited to the Senior Bond Fund are insufficient to pay the principal of, premium if any, or interest on the Senior Bonds when due, the Trustee shall transfer from the Senior Surplus Fund to the Senior Bond Fund an amount which, when combined with moneys in the Senior Bond Fund, will be sufficient to make such payments when due.

Subordinate Bonds Details

The Subordinate Bonds are structured as “cash flow” bonds meaning that there are no scheduled payments of principal or interest. Instead, principal is payable on each December 15, beginning on December 15, 2023, from and to the extent of available Subordinate Pledged Revenue (defined below), if any, pursuant to a mandatory redemption. The Subordinate Bonds mature on December 15, 2052 (the Subordinate Maturity Date). The Subordinate Bonds bear interest at a rate of 6.0% per annum and are payable annually to the extent of available Subordinate Pledged Revenue on each December 15, commencing on December 15, 2023.

Principal of the Subordinate Bonds shall remain outstanding until paid, subject to discharge on December 16, 2062 (Subordinate Termination Date). Unpaid interest on the Subordinate Bonds shall compound on each interest payment date, at the rate then borne by the Senior Bond. The Subordinate Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on December 16, 2062, regardless of the principal and interest amounts remaining unpaid.

The Subordinate Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the Subordinate Bonds.

Subordinate Bonds Pledged Revenue

The Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means: (a) the Subordinate Required Mill Levy (defined below); (b) the portion of the Specific Ownership Tax collected as a result of imposition of the Subordinate Required Mill Levy; (c) the Subordinate TDA Agreement Revenues (defined below), as and to the extent received by the District, if any; (d) the amounts, if any, in the Senior Bond Surplus Fund after the payment or defeasance of the Senior Bonds; and (e) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Trustee for application as Subordinate Pledged Revenue.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Subordinate Bonds Required Mill Levy

The Subordinate Indenture defines the Subordinate Required Mill Levy, net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County, as an ad valorem mill levy imposed upon all taxable property of the District each year in the amount of 50 mills (As adjusted for changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement on or after January 1, 2019. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation), less the amount of the Senior Required Mill Levy and the Operations Mill Levy, or such lesser mill levy which will fund the Subordinate Bond Fund in an amount sufficient to pay all of the principal of and interest on the Bonds in full. If the amount of the Senior Required Mill Levy and the Operations Mill Levy equals or exceeds 50 mills in any year, adjusted for changes as aforesaid, the Subordinate Required Mill Levy for that year shall be zero.

Unused Lines of Credit

The Series 2022 Bonds do not have any unused lines of credit.

Collateral

No assets have been pledged as collateral on the Series 2022 Bonds.

Events of Default

Events of default occur if the District fails to impose the Senior Required Mill Levy or Subordinate Required Mill Levy, or to apply the Senior Pledged Revenues or Subordinate Pledged Revenues as required by the Senior Indenture and Subordinate Indenture, and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

Termination Events

Notwithstanding anything herein to the contrary, all of the Senior Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on the Senior Termination Date and all of the Subordinate Bonds and interest thereon shall be deemed to be paid, satisfied, and discharged on the Subordinate Termination Date regardless of the amount of principal and interest paid prior to the Senior Termination Date and the Subordinate Termination Date.

Acceleration

The Series 2022 Bonds are not subject to acceleration.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)

Bonds Debt Service

The annual debt service requirements on the Senior Bonds are due as follows:

| <u>Year Ending December 31,</u> | Governmental Activities | | |
|---------------------------------|-------------------------|----------------------|----------------------|
| | Bonded Debt | | Total |
| | Principal | Interest | |
| 2024 | \$ - | \$ - | \$ - |
| 2025 | - | - | - |
| 2026 | 10,000 | 579,400 | 589,400 |
| 2027 | 165,000 | 579,000 | 744,000 |
| 2028 | 260,000 | 572,400 | 832,400 |
| 2029-2033 | 1,565,000 | 2,693,000 | 4,258,000 |
| 2034-2038 | 2,145,000 | 2,335,600 | 4,480,600 |
| 2039-2043 | 2,850,000 | 1,852,400 | 4,702,400 |
| 2044-2048 | 3,735,000 | 1,214,800 | 4,949,800 |
| 2049-2052 | 3,755,000 | 385,200 | 4,140,200 |
| Total | <u>\$ 14,485,000</u> | <u>\$ 10,211,800</u> | <u>\$ 24,696,800</u> |

The annual debt service requirements on the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

Authorized Debt

On November 5, 2019, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$1,290,380,000. At December 31, 2023, the District had authorized, but unissued indebtedness in the following amounts allocated for the following purposes:

| | Authorized November 5, 2019 Election | Authorization Used for Series 2022A Bonds | Authorization Used for Series 2022B Bonds | Authorized But Unused |
|----------------------------------|--|---|---|-----------------------------|
| Streets | \$ 99,260,000 | \$ 2,085,840 | \$ 798,192 | \$ 96,375,968 |
| Water | 99,260,000 | 2,056,870 | 787,106 | 96,416,024 |
| Sanitation | 99,260,000 | 8,560,635 | 3,275,913 | 87,423,452 |
| Parks and Recreation | 99,260,000 | 1,129,830 | 432,354 | 97,697,816 |
| Traffic and Safety | 99,260,000 | 651,825 | 249,435 | 98,358,740 |
| Mosquito Control | 99,260,000 | - | - | 99,260,000 |
| Public Transportation | 99,260,000 | - | - | 99,260,000 |
| Fire Protection | 99,260,000 | - | - | 99,260,000 |
| Television Relay and Translation | 99,260,000 | - | - | 99,260,000 |
| Security | 99,260,000 | - | - | 99,260,000 |
| Operations and Maintenance | 99,260,000 | - | - | 99,260,000 |
| Refunding | 99,260,000 | - | - | 99,260,000 |
| Intergovernmental Contracts | 99,260,000 | - | - | 99,260,000 |
| Total | <u>\$ 1,290,380,000</u> | <u>\$ 14,485,000</u> | <u>\$ 5,543,000</u> | <u>\$ 1,270,352,000</u> |

Pursuant to the Service Plan, the Districts are permitted to issue bond indebtedness of up to \$99,260,000. After the issuance of debt by both the District and District No. 1 in 2022, \$71,455,075 of the Service Plan authorization remains as of December 31, 2023.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
 NOTES TO BASIC FINANCIAL STATEMENTS
 DECEMBER 31, 2023**

NOTE 5 NET POSITION

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

Restricted assets include net position 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 restricted net position as of December 31, 2023, as follows:

| | Governmental Activities |
|-------------------------------|----------------------------|
| Restricted Net Position: | |
| Debt Service Reserve | \$ 8,257 |
| Total Restricted Net Position | \$ 8,257 |

The District has a deficit in unrestricted net position. The deficit was a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 6 INTERFUND AND OPERATING TRANSFERS

The transfer from the Capital Projects Fund to the Debt Service Fund was the result of excess funds on hand in the Cost of Issuance fund after the bond closing.

NOTE 7 DISTRICT AGREEMENTS

Facilities Funding, Construction and Operations Agreement

On November 9, 2020, the District entered into a Facilities Funding, Construction and Operations Agreement (FFCOA) with District No. 1, District No. 2, District No. 4, District No. 5 and District No. 6 establishing certain expectations as to the financing, construction, operation and maintenance of improvements contemplated in the Service Plan for the purpose of providing, in a timely and coordinate fashion, essential services within the Districts.

Pursuant to the FFCOA, the District, District No. 1, District No. 2, District No. 4, and District No. 5 are "Consumer Districts," and District No. 6 is the "Maintenance District." Each Consumer District anticipates receiving revenues from the imposition of a mill levy against all property within its respective boundaries and specific ownership taxes, and, if imposed or assessed at the direction of the Maintenance District, the collection of fees, charges, rates, and tolls. All revenue received by the Consumer Districts will be transferred to the Maintenance District.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

TDA Agreement

The Timnath Development Authority (TDA) adopted the Revised Timnath Urban Renewal Plan (as amended, the "Plan") which details the TDA inclusion of parcels in the Plan for the purposes authorized in the Colorado Urban Renewal Law, including utilizing tax increment financing (TIF Financing) and the establishment of a Plan area (the Urban Renewal Area) which includes property located within the District's boundaries. TIF Financing provides that taxes, if any, levied after the effective date of the approval of the Plan upon taxable property in the Urban Renewal Area each year shall be divided for a period not to exceed 25 years from the effective date of the Plan, and that a portion of property tax revenues (the TIF Revenue) shall be allocated to and paid into a special fund of the urban renewal authority to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by the urban renewal authority for financing an urban renewal project, or to make payments pursuant to an agreement.

The District is cooperating with the TDA to facilitate carrying out the Plan and urban renewal projects within the Urban Renewal Area. Accordingly, property tax revenues collected as a result of the District's mill levy upon the incremental value of property within the District are payable to the TDA. The Districts and the TDA entered into a Cooperation Agreement, effective December 8, 2020 and recorded in the real property records of the Town on December 28, 2020 (TDA Agreement), pursuant to which the TDA agrees to remit any revenues collected from the District's mill levy upon the tax increment portion of the District's assessed valuation back to the District (the TDA Agreement Revenues). The TDA further agrees to transfer such incremental revenue to the District on or before June 20th of each year, commencing in 2021, all revenues attributable to the District received during the previous calendar year for a period of 25 years from the effective date of the Plan.

NOTE 8 RELATED PARTIES

The majority of the members on the Board of Directors are employees, owners, or are otherwise associated with the Developer (Catellus Development Corporation) and may have conflicts of interest in dealing with the District.

NOTE 9 ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 10 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) as of December 31, 2023. 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, public officials' liability, and workers' compensation 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 11 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 that 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 5, 2019, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees of the District annually, 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.

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.

SUPPLEMENTARY INFORMATION

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

| | Budget Final | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---------------------------------------|-----------------|-------------------|---|
| REVENUES | | | |
| Interest Income | \$ - | \$ 257 | \$ 257 |
| Total Revenues | <u>-</u> | <u>257</u> | <u>257</u> |
| OTHER FINANCING SOURCES (USES) | | | |
| Transfers From Other Funds | - | 8,000 | 8,000 |
| Total Other Financing Sources | <u>-</u> | <u>8,000</u> | <u>8,000</u> |
| NET CHANGE IN FUND BALANCE | - | 8,257 | 8,257 |
| Fund Balance - Beginning of Year | <u>-</u> | <u>-</u> | <u>-</u> |
| FUND BALANCE - END OF YEAR | <u>\$ -</u> | <u>\$ 8,257</u> | <u>\$ 8,257</u> |

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023**

| | Budget Original | Budget Final | Actual Amounts | Variance with Final Budget Positive (Negative) |
|-----------------------------------|--------------------|-----------------|-------------------|---|
| EXPENDITURES | | | | |
| Paying Agent Fees | \$ - | \$ 9,000 | \$ 9,000 | \$ - |
| Total Expenditures | <u>-</u> | <u>9,000</u> | <u>9,000</u> | <u>-</u> |
| OTHER FINANCING (USES) | | | | |
| Transfers To Other Fund | - | (8,000) | (8,000) | - |
| Total Other Financing Uses | <u>-</u> | <u>(8,000)</u> | <u>(8,000)</u> | <u>-</u> |
| NET CHANGE IN FUND BALANCE | - | (17,000) | (17,000) | - |
| Fund Balance - Beginning of Year | <u>-</u> | <u>17,000</u> | <u>17,000</u> | <u>-</u> |
| FUND BALANCE - END OF YEAR | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
SCHEDULE OF DEBT SERVICE OBLIGATIONS AND INTEREST REQUIREMENTS TO MATURITY
DECEMBER 31, 2023

\$12,901,934 Limited Tax General
Obligation Convertible Capital Appreciation Bonds
Series 2022A
Interest 4.500%
Dated December 29, 2022
Interest Payable June 1 and December 1
Principal Payable December 1

| Bonds and Interest Maturing in the Year Ending December 31, | Account Bond Balance | Accreted | Principal | Interest | Total |
|---|-------------------------|---------------------|----------------------|----------------------|----------------------|
| 2022 | \$ 12,901,934 | \$ - | \$ - | \$ - | \$ - |
| 2023 | 13,381,822 | 479,888 | - | - | - |
| 2024 | 13,922,402 | 540,580 | - | - | - |
| 2025 | 14,485,000 | 562,598 | - | - | - |
| 2026 | - | - | 10,000 | 579,400 | 589,400 |
| 2027 | - | - | 165,000 | 579,000 | 744,000 |
| 2028 | - | - | 260,000 | 572,400 | 832,400 |
| 2029 | - | - | 270,000 | 562,000 | 832,000 |
| 2030 | - | - | 295,000 | 551,200 | 846,200 |
| 2031 | - | - | 310,000 | 539,400 | 849,400 |
| 2032 | - | - | 340,000 | 527,000 | 867,000 |
| 2033 | - | - | 350,000 | 513,400 | 863,400 |
| 2034 | - | - | 385,000 | 499,400 | 884,400 |
| 2035 | - | - | 395,000 | 484,000 | 879,000 |
| 2036 | - | - | 430,000 | 468,200 | 898,200 |
| 2037 | - | - | 450,000 | 451,000 | 901,000 |
| 2038 | - | - | 485,000 | 433,000 | 918,000 |
| 2039 | - | - | 505,000 | 413,600 | 918,600 |
| 2040 | - | - | 545,000 | 393,400 | 938,400 |
| 2041 | - | - | 565,000 | 371,600 | 936,600 |
| 2042 | - | - | 605,000 | 349,000 | 954,000 |
| 2043 | - | - | 630,000 | 324,800 | 954,800 |
| 2044 | - | - | 675,000 | 299,600 | 974,600 |
| 2045 | - | - | 700,000 | 272,600 | 972,600 |
| 2046 | - | - | 750,000 | 244,600 | 994,600 |
| 2047 | - | - | 780,000 | 214,600 | 994,600 |
| 2048 | - | - | 830,000 | 183,400 | 1,013,400 |
| 2049 | - | - | 865,000 | 150,200 | 1,015,200 |
| 2050 | - | - | 920,000 | 115,600 | 1,035,600 |
| 2051 | - | - | 955,000 | 78,800 | 1,033,800 |
| 2052 | - | - | 1,015,000 | 40,600 | 1,055,600 |
| Total | | <u>\$ 1,583,066</u> | <u>\$ 14,485,000</u> | <u>\$ 10,211,800</u> | <u>\$ 24,696,800</u> |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2023

| Year Ended December 31, | Prior Year Assessed Valuation for Current Year Property Tax Levy | Mills Levied | Property Taxes | | Percent Collected to Levied |
|---|---|-----------------|----------------|-----------|-----------------------------------|
| | | | Levied | Collected | |
| 2019 | \$ 8 | 35.000 | \$ - | \$ - | N/A |
| 2020 | 7 | 50.350 | - | - | N/A |
| 2021 | 7 | 50.349 | - | - | N/A |
| 2022 | 4 | 50.000 | - | - | N/A |
| 2023 | 5,801 | 54.924 | 319 | 319 | 100.00 % |
| Estimated for Year Ending December 31, 2024 | \$ 1,488,048 | 51.971 | \$ 77,335 | | |

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
Larimer County, Colorado

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION

YEAR ENDED DECEMBER 31, 2023

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
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YEAR ENDED DECEMBER 31, 2023**

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Board of Directors
Timnath Lakes Metropolitan District No. 6
Larimer County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and the general fund of Timnath Lakes Metropolitan District No. 6 (the "District"), as of and for the year ended December 31, 2023, 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 accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the general fund of Timnath Lakes Metropolitan District No. 6 as of December 31, 2023, and the respective changes in financial position and the respective 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 audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. 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 the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP), and for 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 District'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.

Auditor's 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 auditor's report that includes our opinions. 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 GAAS will always detect a material misstatement when it exists. 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 GAAS, 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 District'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 District'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.

Other Matters

Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States 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 opinions on the basic financial statements are 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 District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.



Wipfli LLP
Denver, Colorado

September 30, 2024

BASIC FINANCIAL STATEMENTS

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
STATEMENT OF NET POSITION
DECEMBER 31, 2023

| | <u>Governmental Activities</u> |
|--------------------------------------|------------------------------------|
| ASSETS | |
| Cash and Investments | \$ 23,629 |
| Cash and Investments - Restricted | 5,800 |
| Prepaid Insurance | 18,298 |
| Due from Other Districts | 702 |
| Capital Assets: | |
| Capital Assets Not Being Depreciated | <u>32,043,940</u> |
| Total Assets | <u>32,092,369</u> |
| LIABILITIES | |
| Accounts Payable | 22,259 |
| Due to Other Districts | 1,343 |
| Noncurrent Liabilities: | |
| Due in More Than One Year | <u>8,559,267</u> |
| Total Liabilities | <u>8,582,869</u> |
| NET POSITION | |
| Restricted for: | |
| Emergency Reserve | 5,800 |
| Unrestricted | <u>23,503,700</u> |
| Total Net Position | <u><u>\$ 23,509,500</u></u> |

See accompanying Notes to Basic Financial Statements.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

| FUNCTIONS/PROGRAMS | | | | | |
|--|-------------------|-------------------|-------------|-------------|---|
| Primary Government: | | | | | |
| Governmental Activities: | | | | | |
| General Government | \$ 217,013 | \$ 138,993 | \$ - | \$ - | \$ (78,020) |
| Interest on Long-Term Debt and Related Costs | <u>623,959</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>(623,959)</u> |
| Total Governmental Activities | <u>\$ 840,972</u> | <u>\$ 138,993</u> | <u>\$ -</u> | <u>\$ -</u> | <u>(701,979)</u> |
| GENERAL REVENUES | | | | | |
| Intergovernmental Revenues | | | | | 53,044 |
| Other Revenue | | | | | 14 |
| Total General Revenues and Transfers | | | | | <u>53,058</u> |
| CHANGES IN NET POSITION | | | | | (648,921) |
| Net Position - Beginning of Year | | | | | <u>24,158,421</u> |
| NET POSITION - END OF YEAR | | | | | <u>\$ 23,509,500</u> |
| | | | | | Net Revenues (Expenses) and Changes in Net Position |
| | | | | | Governmental Activities |

See accompanying Notes to Basic Financial Statements.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
BALANCE SHEET
GOVERNMENTAL FUND
DECEMBER 31, 2023**

| | General | Total Governmental Fund |
|--|-----------|-------------------------------|
| ASSETS | | |
| Cash and Investments | \$ 23,629 | \$ 23,629 |
| Cash and Investments - Restricted | 5,800 | 5,800 |
| Due from Other Districts | 702 | 702 |
| Prepaid Insurance | 18,298 | 18,298 |
| Total Assets | \$ 48,429 | \$ 48,429 |
| LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES | | |
| LIABILITIES | | |
| Accounts Payable | \$ 22,259 | \$ 22,259 |
| Due to Other Districts | 1,343 | 1,343 |
| Total Liabilities | 23,602 | 23,602 |
| FUND BALANCES | | |
| Nonspendable: | | |
| Prepaid Expense | 18,298 | 18,298 |
| Restricted for: | | |
| Emergency Reserves | 5,800 | 5,800 |
| Unassigned | 729 | 729 |
| Total Fund Balances | 24,827 | 24,827 |
| Total Liabilities, Deferred Inflows of Resources, and Fund Balances | \$ 48,429 | |
| Amounts reported for governmental activities in the statement of net position are different because: | | |
| Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. | | 32,043,940 |
| Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds. | | |
| Developer Advance Payable | | (7,843,722) |
| Accrued Interest on Developer Advance | | (715,545) |
| Net Position of Governmental Activities | | \$ 23,509,500 |

See accompanying Notes to Basic Financial Statements.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
GOVERNMENTAL FUND
YEAR ENDED DECEMBER 31, 2023

| | General | Total Governmental Fund |
|---|------------|-------------------------------|
| REVENUES | | |
| Operations And Maintenance Fee | \$ 110,123 | \$ 110,123 |
| Working Capital Fees | 27,870 | 27,870 |
| Design Review Fees | 1,000 | 1,000 |
| Other Revenue | 14 | 14 |
| Intergovernmental Revenues | 53,044 | 53,044 |
| Total Revenues | 192,051 | 192,051 |
| EXPENDITURES | | |
| Current: | | |
| Accounting | 48,937 | 48,937 |
| Auditing | 17,200 | 17,200 |
| Directors' Fees | 2,900 | 2,900 |
| District Management | 80,299 | 80,299 |
| Dues And Membership | 1,577 | 1,577 |
| Election | 8,511 | 8,511 |
| Engineering | 30 | 30 |
| Insurance | 18,142 | 18,142 |
| Legal | 38,310 | 38,310 |
| Miscellaneous | 586 | 586 |
| Payroll Taxes | 222 | 222 |
| Water | 299 | 299 |
| Total Expenditures | 217,013 | 217,013 |
| EXCESS OF EXPENDITURES OVER REVENUES | (24,962) | (24,962) |
| OTHER FINANCING SOURCE | | |
| Developer Advance | 78,629 | 78,629 |
| Total Other Financing Sources | 78,629 | 78,629 |
| NET CHANGE IN FUND BALANCE | 53,667 | 53,667 |
| Fund Balance - Beginning of Year | (28,840) | (28,840) |
| FUND BALANCE - END OF YEAR | \$ 24,827 | \$ 24,827 |

See accompanying Notes to Basic Financial Statements.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCE OF
GOVERNMENTAL FUND TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023**

| | | |
|---|----|-------------------------|
| Net Change in Fund Balance - Total Governmental Funds | \$ | 53,667 |
| <p>Amounts reported for governmental activities in the statement of activities are different because:</p> | | |
| <p>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.</p> | | |
| Developer Advance | | (78,629) |
| <p>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.</p> | | |
| Interest on Developer Advance - Operating - Change in Liability | | (46,698) |
| Interest on Developer Advance - Capital - Change in Liability | | <u>(577,261)</u> |
| Changes in Net Position of Governmental Activities | \$ | <u><u>(648,921)</u></u> |

See accompanying Notes to Basic Financial Statements.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCE – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2023

| | Budget Original | Budget Final | Actual Amounts | Variance with Final Budget Positive (Negative) |
|---|--------------------|-----------------|-------------------|---|
| REVENUES | | | | |
| Operations And Maintenance Fee | \$ 67,200 | \$ 125,000 | \$ 110,123 | \$ (14,877) |
| Working Capital Fees | 9,000 | 30,000 | 27,870 | (2,130) |
| Interest Income | 5 | - | - | - |
| Design Review Fees | 500 | 1,000 | 1,000 | - |
| Other Revenue | 100 | 1,000 | 14 | (986) |
| Intergovernmental Revenues | 53,025 | 53,044 | 53,044 | - |
| Total Revenues | <u>129,830</u> | <u>210,044</u> | <u>192,051</u> | <u>(17,993)</u> |
| EXPENDITURES | | | | |
| Accounting | 30,475 | 49,000 | 48,937 | 63 |
| Auditing | 11,000 | 17,200 | 17,200 | - |
| Contingency | 5,087 | 578 | - | 578 |
| Directors' Fees | 1,800 | 2,900 | 2,900 | - |
| District Management | 40,000 | 82,000 | 80,299 | 1,701 |
| Dues And Membership | 2,000 | 1,600 | 1,577 | 23 |
| Election | 10,000 | 1,000 | 8,511 | (7,511) |
| Engineering | - | - | 30 | (30) |
| Insurance | 20,500 | 18,500 | 18,142 | 358 |
| Landscaping | 30,000 | 30,000 | - | 30,000 |
| Legal | 40,000 | 40,000 | 38,310 | 1,690 |
| Miscellaneous | 1,000 | 1,000 | 586 | 414 |
| Payroll Taxes | 138 | 222 | 222 | - |
| Snow Removal | 20,000 | 20,000 | - | 20,000 |
| Water | - | 1,000 | 299 | 701 |
| Total Expenditures | <u>212,000</u> | <u>265,000</u> | <u>217,013</u> | <u>47,987</u> |
| EXCESS OF EXPENDITURES OVER REVENUES | (82,170) | (54,956) | (24,962) | 29,994 |
| OTHER FINANCING SOURCES | | | | |
| Developer Advance | 85,000 | 85,000 | 78,629 | (6,371) |
| Total Other Financing Sources | <u>85,000</u> | <u>85,000</u> | <u>78,629</u> | <u>(6,371)</u> |
| NET CHANGE IN FUND BALANCE | 2,830 | 30,044 | 53,667 | 23,623 |
| Fund Balance - Beginning of Year | <u>1,340</u> | <u>(28,840)</u> | <u>(28,840)</u> | <u>-</u> |
| FUND BALANCE - END OF YEAR | <u>\$ 4,170</u> | <u>\$ 1,204</u> | <u>\$ 24,827</u> | <u>\$ 23,623</u> |

See accompanying Notes to Basic Financial Statements.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 DEFINITION OF REPORTING ENTITY

Timnath Lakes Metropolitan District No. 6 (District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by Order and Decree of the District Court for Larimer County recorded on August 5, 2020 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was organized as “Timnath Farms North Metropolitan District No. 6” and subsequently changed its name effective as of September 10, 2020. The District was organized to provide financing for the design, acquisition, installation and construction of sanitation improvements, water improvements, street improvements, traffic and safety control improvements, park and recreation improvements, transportation improvements, television relay and translation improvements, mosquito control, fire protection, emergency medical services, and operation and maintenance of the District. The District was organized in conjunction with Timnath Lakes Metropolitan No. 4 (District No. 4) and District No. 5 (District No. 5) on August, 5, 2020, to join Timnath Lakes Metropolitan District No. 1 (District No. 1), District No. 2 (District No. 2) and District No. 3 (District No. 3), which were previously organized on June 23, 2006. The Consolidated Amended and Restated Service Plan for Timnath Lakes Metropolitan District Nos. 1-6 (the “Districts”), was approved by the Town on September 10, 2019 (Service Plan).

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

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

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.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

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 instead as general revenues.

Separate financial statements are provided for 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 government 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 specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District 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 is due.

The District reports the following major governmental fund:

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.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

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 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.

The District amended its budget for the year ended December 31, 2023.

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.

Equity

Net Position

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

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.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

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 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2023 are classified in the accompanying financial statements as follows:

Statement of Net Position:

| | |
|-----------------------------------|-----------|
| Cash and Investments | \$ 23,629 |
| Cash and Investments - Restricted | 5,800 |
| Total Cash and Investments | \$ 29,429 |

Cash and investments as December 31, 2023 consist of the following:

| | |
|--------------------------------------|-----------|
| Deposits with Financial Institutions | \$ 29,429 |
| Total Cash and Investments | \$ 29,429 |

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, 2023, the District had a carrying and bank balance of \$29,429.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
 NOTES TO BASIC FINANCIAL STATEMENTS
 DECEMBER 31, 2023**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has adopted a formal investment policy that 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 disclosure requirements or investment custodial credit 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, and securities of the World Bank
- . 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 and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools

The District has no investments as of December 31, 2023.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2023, follows:

| | Balance at December 31, 2022 | Increases | Decreases | Balance at December 31, 2023 |
|---|------------------------------------|-----------|-----------|------------------------------------|
| Capital Assets, Not Being Depreciated: | | | | |
| Capital Assets Not Being Depreciated | \$ 32,043,940 | \$ - | \$ - | \$ 32,043,940 |
| Total Capital Assets, Not Being Depreciated | \$ 32,043,940 | \$ - | \$ - | \$ 32,043,940 |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2023:

| | Balance at December 31, 2022 | Additions | Reductions | Balance at December 31, 2023 | Due Within One Year |
|---------------------------------|------------------------------------|-----------------------|-----------------|------------------------------------|---------------------------|
| Other Debts: | | | | | |
| Developer Advance - Operating | \$ 549,328 | \$ 78,629 | \$ - | \$ 627,957 | \$ - |
| Developer Advance - Capital | 7,215,765 | - | - | 7,215,765 | - |
| Accrued Interest on: | | | | | |
| Developer Advance - Operating | 88,422 | 46,698 | - | 135,120 | - |
| Developer Advance - Capital | 3,164 | 577,261 | - | 580,425 | - |
| Subtotal Other Debts | <u>7,856,679</u> | <u>702,588</u> | <u>-</u> | <u>8,559,267</u> | <u>-</u> |
| Total Long-Term Obligations | <u>\$ 7,856,679</u> | <u>\$ 702,588</u> | <u>\$ -</u> | <u>\$ 8,559,267</u> | <u>\$ -</u> |

Authorized Debt

On November 5, 2019, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$1,290,380,000. At December 31, 2023, the District had authorized, but unissued indebtedness in the following amounts allocated for the following purposes:

| | Amount Authorized on November 5, 2019 Election | Authorized But Unused |
|----------------------------------|---|-----------------------------|
| Streets | \$ 99,260,000 | \$ 99,260,000 |
| Water | 99,260,000 | 99,260,000 |
| Sanitation | 99,260,000 | 99,260,000 |
| Parks and Recreation | 99,260,000 | 99,260,000 |
| Traffic and Safety | 99,260,000 | 99,260,000 |
| Mosquito Control | 99,260,000 | 99,260,000 |
| Public Transportation | 99,260,000 | 99,260,000 |
| Fire Protection | 99,260,000 | 99,260,000 |
| Television Relay and Translation | 99,260,000 | 99,260,000 |
| Security | 99,260,000 | 99,260,000 |
| Operations and Maintenance | 99,260,000 | 99,260,000 |
| Refunding | 99,260,000 | 99,260,000 |
| Intergovernmental Contracts | 99,260,000 | 99,260,000 |
| Total | <u>\$ 1,290,380,000</u> | <u>\$ 1,290,380,000</u> |

Pursuant to the Service Plan, the Districts are permitted to issue bond indebtedness of up to \$99,260,000. After the issuance of debt by both District No. 1 and District No. 3 in 2022, \$71,455,075 of the Service Plan authorization remains as of December 31, 2023.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 6 NET POSITION

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

Restricted assets include net position 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 restricted net position as of December 31, 2023, as follows:

| | Governmental Activities |
|-------------------------------|----------------------------|
| Restricted Net Position: | |
| Emergency Reserves | \$ 5,800 |
| Total Restricted Net Position | \$ 5,800 |

NOTE 7 DISTRICT AGREEMENTS

TDA Agreement

The Timnath Development Authority (TDA) adopted the Revised Timnath Urban Renewal Plan (as amended, the “Plan”) which details the TDA inclusion of parcels in the Plan for the purposes authorized in the Colorado Urban Renewal Law, including utilizing tax increment financing (TIF Financing) and the establishment of a Plan area (the Urban Renewal Area) which includes property located within the District’s boundaries. TIF Financing provides that taxes, if any, levied after the effective date of the approval of the Plan upon taxable property in the Urban Renewal Area each year shall be divided for a period not to exceed 25 years from the effective date of the Plan, and that a portion of property tax revenues (the TIF Revenue) shall be allocated to and paid into a special fund of the urban renewal authority to pay the principal of, interest on, and any premiums due in connection with bonds of, loans or advances to, or indebtedness incurred by the urban renewal authority for financing an urban renewal project, or to make payments pursuant to an agreement.

The Districts are cooperating with the TDA to facilitate carrying out the Plan and urban renewal projects within the Urban Renewal Area. Accordingly, property tax revenues collected as a result of the Districts’ mill levy upon the incremental value of property within the Districts are payable to the TDA. The Districts and the TDA entered into a Cooperation Agreement, effective December 8, 2020 and recorded in the real property records of the Town on December 28, 2020 (TDA Agreement), pursuant to which the TDA agrees to remit any revenues collected from the Districts’ mill levy upon the tax increment portion of the Districts’ assessed valuation back to the Districts. The TDA further agrees to transfer such incremental revenue to the Districts on or before June 20th of each year, commencing in 2021, all revenues attributable to the Districts received during the previous calendar year for a period of 25 years from the effective date of the Plan.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Facilities Funding, Construction and Operations Agreement

On November 9, 2020, the District entered into a Facilities Funding, Construction and Operations Agreement (FFCOA) with District No. 1, District No. 2, District No. 3, District No. 4, and District No. 5 establishing certain expectations as to the financing, construction, operation and maintenance of improvements contemplated in the Service Plan for the purpose of providing, in a timely and coordinate fashion, essential services within the Districts.

Pursuant to the FFCOA, District No. 1, District No. 2, District No. 3, District No. 4, and District No. 5 are "Consumer Districts," and the District is the "Maintenance District." Each Consumer District anticipates receiving revenues from the imposition of a mill levy against all property within its respective boundaries and specific ownership taxes, and, if imposed or assessed at the direction of the Maintenance District, the collection of fees, charges, rates, and tolls. All revenue received by the Consumer Districts will be transferred to the Maintenance District.

Facilities Funding and Acquisition Agreement

District No. 1 entered into a Facilities Funding and Acquisition Agreement (FFAA) on October 27, 2015, with CAC Timnath LLC (the Developer) whereby the Developer will design, construct, complete, and convey to the District, and the District will accept, certain public infrastructure improvements benefiting the development within the District. The District agrees to make payment to the Developer for costs of the improvements, including but not limited to, all costs of design, testing, engineering, acquisition, construction, related consultant fees, and construction management, for fiscal years 2015 through 2020, up to a maximum amount of \$50,000,000, together with interest thereon, at an annual rate of 8%. The FFAA was assigned from District No. 1 to the District on November 9, 2020 by that Assignment of Facilities Funding and Acquisition Agreement by and between the District, District No. 1, and the Developer, which assigned all of District No. 1's obligations under the FFAA to the District. As of December 31, 2023, there was an outstanding principal balance of \$7,215,765 and outstanding interest of \$580,425.

Facilities Acquisition Agreement

On November 9, 2020, with an effective date of January 1, 2021, the District and the Developer entered into a Facilities Acquisition Agreement (FAA). Pursuant to the FAA the District will reimburse the Developer for Certified Construction Costs (defined therein) up to a maximum amount of \$50,000,000, together with interest thereon. Certified Construction Costs shall accrue interest from the date such costs are incurred by the Developer. Simple interest shall accrue on amounts reimbursable to the Developer until paid at the rate of 8% per annum.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Operation Funding Agreements

On October 22, 2019, with an effective date of January 1, 2014, District No. 1 and the Developer entered into the 2014-2020 Amended and Restated Operation Funding Agreement (2014-2020 OFA) in which the Developer agreed to advance amounts to fund operations and maintenance expenditures of District No. 1 in the event District No. 1's revenues are not sufficient for fiscal years 2014 through 2020, up to a maximum amount of \$330,000, together with interest thereon, at an annual rate of 8%.

The 2014-2020 OFA was assigned from District No. 1 to the District on November 9, 2020, by that certain Assignment of 2014-2020 Amended and Restated Operation Funding Agreement by and between District No. 1 and the District, which assigned all of District No. 1's obligations under the 2014-2020 OFA to the District.

On November 9, 2020, with an effective date of January 1, 2021, the District and the Developer entered into the 2021 Operation Funding Agreement (2021 OFA) in which the Developer agreed to advance amounts to fund operations and maintenance expenditures of the District in the event District revenues are not sufficient for fiscal year 2021, up to a maximum amount of \$86,000, together with interest thereon. Such advances will accrue simple interest from the date of deposit into the District's account or from the date of direct payment by Developer, until paid, at the rate of 8% annum. The District agreed to reimburse the Developer amounts advanced subject to annual budget and appropriation. Payments to reimburse the Developer shall be made on December 2 of each year and shall be applied as follows: (a) first to the 2014-2020 OFA accrued and unpaid interest; and then (b) first to the accrued and unpaid interest and then to the principal amount due pursuant to the 2021 OFA. The obligation of the District to reimburse the Developer expires December 31, 2061.

On November 8, 2021, with an effective date of January 1, 2022, the District and the Developer entered into the 2022 Operation Funding Agreement, amended by that First Amendment to 2022 Operation Funding Agreement on December 5, 2022, effective January 1, 2022 (2022 OFA). The Developer agreed to advance amounts to fund operations and maintenance expenditures of the District in the event District revenues are not sufficient for fiscal year 2022, up to a maximum amount of \$90,500, together with interest thereon. Such advances will accrue simple interest from the date of deposit into the District's account or from the date of direct payment by Developer, until paid, at the rate of 8% annum. The District agreed to reimburse the Developer amounts advanced subject to annual budget and appropriation. Payments to reimburse the Developer shall be made on December 2 of each year and shall be applied as follows: (a) first to the 2014-2020 OFA accrued and unpaid interest and then to the 2014-2020 OFA principal amount due; then (b) to the 2021 OFA accrued interest and then to the 2021 OFA principal amount due; and then (c) to the accrued and unpaid interest and then to the principal amount due pursuant the 2022 OFA. The obligation of the District to reimburse the Developer expires December 31, 2062.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 7 DISTRICT AGREEMENTS (CONTINUED)

Operation Funding Agreements (Continued)

On December 5, 2022, with an effective date of January 1, 2023, the District and the Developer entered into the 2023 Operation Funding Agreement (2023 OFA). The Developer agreed to advance amounts to fund operations and maintenance expenditures of the District in the event District revenues are not sufficient for fiscal year 2023, up to a maximum amount of \$135,000, together with interest thereon. Such advances will accrue simple interest from the date of deposit into the District's account or from the date of direct payment by Developer, until paid, at the rate of 8% annum. The District agreed to reimburse the Developer amounts advanced subject to annual budget and appropriation. Payments to reimburse the Developer shall be made on December 2 of each year and shall be applied as follows: (a) first to the 2014-2020 OFA accrued and unpaid interest and then to the 2014-2020 OFA principal due; then (b) to the 2021 OFA accrued and unpaid interest and then to the 2021 OFA principal due; then (c) to the 2022 OFA accrued and unpaid interest and then to the 2022 OFA principal amount due; and then (d) to the accrued and unpaid interest and then to the principal amount due pursuant to the 2023 OFA. The obligation of the District to reimburse the Developer expires December 31, 2063. As of December 31, 2023, there was an outstanding principal balance for operating advances of \$627,957 and outstanding interest of \$135,120.

NOTE 8 RELATED PARTY

The majority of the members on the Board of Directors are employees, owners, or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 9 ECONOMIC DEPENDENCY

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 10 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) as of December 31, 2023. 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, public officials' liability, and workers' compensation 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 11 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 that 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 5, 2019, a majority of the District's electors authorized the District to collect and spend or retain in a reserve the full amount of all currently levied taxes and fees of the District annually, 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.

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.

SUPPLEMENTARY INFORMATION

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2023**

| Year Ended December 31, | Prior Year Assessed Valuation for Current Year Property Tax Levy | Mills Levied | Property Taxes | | Percent Collected to Levied |
|---|---|-----------------|----------------|-----------|-----------------------------------|
| | | | Levied | Collected | |
| 2019 | \$ - | 0.000 | \$ - | \$ - | - % |
| 2020 | - | 0.000 | - | - | - % |
| 2021 | 7 | 0.000 | - | - | - % |
| 2022 | 4 | 0.000 | - | - | - % |
| 2023 | 2 | 0.000 | - | - | - % |
| Estimated for Year Ending December 31, 2024 | \$ 2 | 0.000 | \$ - | - | - % |

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: **160 - TIMNATH LAKES METROPOLITAN DISTRICT NO. 2**

IN LARIMER COUNTY ON 8/21/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2024 IN LARIMER COUNTY, COLORADO

| | |
|--|-------------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$27,190 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | \$2,801,315 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY: | \$2,765,105 |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$36,210 |
| 5. NEW CONSTRUCTION: ** | \$756,970 |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: # | \$0 |
| 7. ANNEXATIONS/INCLUSIONS: | \$0 |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | \$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.): | \$0 |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | \$0.00 |
| 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.): | \$3,833.00 |

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

| | |
|---|-------------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | \$9,922,000 |
| ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | \$2,713,123 |
| 3. ANNEXATIONS/INCLUSIONS: | \$0 |
| 4. INCREASED MINING PRODUCTION: % | \$0 |
| 5. PREVIOUSLY EXEMPT PROPERTY: | \$0 |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL: | \$0 |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | \$0 |
| <small>(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.)</small> | |
| DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | \$0 |
| 9. DISCONNECTIONS/EXCLUSION: | \$0 |
| 10. PREVIOUSLY TAXABLE PROPERTY: | \$0 |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:-----> | \$0 |
|--|-----|

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

| | |
|---|--|
| IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | |
| <small>** 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 f(3). C.R.S.</small> | |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

PRELIMINARY DRAFT – SUBJECT TO REVISION

TIMNATH LAKES METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|----------------|---------------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | | |
| Property taxes | 182 | 720 | 712 | 720 | 952 |
| Specific ownership taxes | 146 | 3,307 | 1,966 | 3,307 | 5,158 |
| URA District property taxes | 1,803 | 46,525 | 44,735 | 46,525 | 72,725 |
| Interest Income | 9 | - | 31 | 31 | - |
| Other Revenue | - | 4,448 | - | - | 6,165 |
| Total revenues | 2,140 | 55,000 | 47,444 | 50,583 | 85,000 |
| Total funds available | 2,140 | 55,000 | 47,444 | 50,583 | 85,000 |
| EXPENDITURES | | | | | |
| General and administrative | | | | | |
| County Treasurer's Fee | 4 | 14 | 13 | 14 | 19 |
| Miscellaneous | - | - | 77 | 77 | - |
| Intergovernmental expenditures | 2,136 | 50,538 | 47,354 | 50,492 | 78,816 |
| Contingency | - | 4,448 | - | - | 6,165 |
| Total expenditures | 2,140 | 55,000 | 47,444 | 50,583 | 85,000 |
| Total expenditures and transfers out requiring appropriation | 2,140 | 55,000 | 47,444 | 50,583 | 85,000 |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|--------------------------------|-----------------|------------------|---------------------|-------------------|------------------|
| ASSESSED VALUATION | | | | | |
| Commercial | - | 1,227,907 | 1,227,907 | 1,227,907 | 2,371,508 |
| Agricultural | 9,745 | 10,075 | 10,075 | 10,075 | 10,075 |
| State assessed | 3,740 | 3,840 | 3,840 | 3,840 | 3,982 |
| Vacant land | 66,381 | 542,310 | 542,310 | 542,310 | 415,750 |
| | <u>79,866</u> | <u>1,784,132</u> | <u>1,784,132</u> | <u>1,784,132</u> | <u>2,801,315</u> |
| Adjustments | (72,697) | (1,756,942) | (1,756,942) | (1,756,942) | (2,765,105) |
| Certified Assessed Value | <u>\$ 7,169</u> | <u>\$ 27,190</u> | <u>\$ 27,190</u> | <u>\$ 27,190</u> | <u>\$ 36,210</u> |
| MILL LEVY | | | | | |
| General | 25.300 | 26.481 | 26.481 | 26.481 | 26.301 |
| Total mill levy | <u>25.300</u> | <u>26.481</u> | <u>26.481</u> | <u>26.481</u> | <u>26.301</u> |
| PROPERTY TAXES | | | | | |
| General | \$ 181 | \$ 720 | \$ 720 | \$ 720 | \$ 952 |
| Levied property taxes | 181 | 720 | 720 | 720 | 952 |
| Adjustments to actual/rounding | 1 | - | (8) | - | - |
| Budgeted property taxes | <u>\$ 182</u> | <u>\$ 720</u> | <u>\$ 712</u> | <u>\$ 720</u> | <u>\$ 952</u> |
| BUDGETED PROPERTY TAXES | | | | | |
| General | <u>\$ 182</u> | <u>\$ 720</u> | <u>\$ 712</u> | <u>\$ 720</u> | <u>\$ 952</u> |
| | <u>\$ 182</u> | <u>\$ 720</u> | <u>\$ 712</u> | <u>\$ 720</u> | <u>\$ 952</u> |

No assurance provided. See summary of significant assumptions.

**TIMNATH LAKES METROPOLITAN DISTRICT No. 2
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Timnath Lakes Metropolitan District No. 2 (The District) was formed on June 23, 2006, to provide for the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, mosquito control and safety protection improvements and services. The District was organized in conjunction with Timnath Lakes Metropolitan District Nos. 1 and 3. On September 10, 2019, the District amended and restated its service plan to include Timnath Lakes Metropolitan District Nos. 4 through 6.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirement 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 sales of the 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 adopted mill levy imposed by the District.

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

| Category | Rate | | Category | Rate | | Actual Value Reduction | Amount |
|---------------------------|-------------|--|-----------------------|-------------|--|-------------------------------|---------------|
| Single-Family Residential | 6.70% | | Agricultural Land | 26.40% | | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | | Renewable Energy Land | 26.40% | | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | | Vacant Land | 27.90% | | Commercial | \$30,000 |
| Industrial | 27.90% | | Personal Property | 27.90% | | Industrial | \$30,000 |
| Lodging | 27.90% | | State Assessed | 27.90% | | Lodging | \$30,000 |
| | | | Oil & Gas Production | 87.50% | | | |

**TIMNATH LAKES METROPOLITAN DISTRICT No. 2
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (continued)

URA Property Taxes

The URA will receive property tax revenue (“Pledged Property Tax Increment Revenue”) from the Larimer County Treasurer in excess of the amount produced by the levy of those bodies that levy property taxes against the Property Tax Base Amount in the TIF District.

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 7% of the property taxes collected.

Expenditures

Intergovernmental Expenditures

The District collected property and specific ownership taxes. The District transfers these net property taxes to District No. 6 to help fund administrative expenditures.

County Treasurer’s Fees

County Treasurer’s fees have been computed at 2.0% of property tax collections.

Debt and Leases

The District has no outstanding indebtedness, nor any operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR funds received by the District are transferred to District No. 6, which pays for the District’s operations and maintenance costs, an Emergency Reserve is not reflected in the District’s Budget.

This information is an integral part of the accompanying budget.

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 2
TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 2 (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 6, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 2:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Timnath Lakes Metropolitan District No. 2 for the 2025 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 2 held on November 6, 2024.

By: _____
Secretary

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES MEROPOLITAN DISTRICT NO. 2
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 2 (“District”) has adopted the 2025 annual budget in accordance with the Local Government Budget Law on November 6, 2024; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2025 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Timnath Lakes Metropolitan District No. 2:

1. That for the purposes of meeting all general fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 2, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 2 held on November 6, 2024.

Secretary

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: **161 - TIMNATH LAKES METROPOLITAN DISTRICT NO. 3**

IN LARIMER COUNTY ON 8/21/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2024 IN LARIMER COUNTY, COLORADO

| | |
|--|-------------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$1,488,048 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | \$5,807,991 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY: | \$3,301,468 |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$2,506,523 |
| 5. NEW CONSTRUCTION: ** | \$1,345,300 |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: # | \$0 |
| 7. ANNEXATIONS/INCLUSIONS: | \$0 |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | \$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.): | \$0 |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | \$0.00 |
| 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.): | \$0.00 |

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

| | |
|--|--------------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | \$43,934,200 |
| ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | \$19,346,025 |
| 3. ANNEXATIONS/INCLUSIONS: | \$0 |
| 4. INCREASED MINING PRODUCTION: % | \$0 |
| 5. PREVIOUSLY EXEMPT PROPERTY: | \$0 |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL: | \$0 |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | \$0 |
| (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.) | |
| DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | \$0 |
| 9. DISCONNECTIONS/EXCLUSION: | \$0 |
| 10. PREVIOUSLY TAXABLE PROPERTY: | \$0 |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:-----> | \$0 |
|--|-----|

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

| | |
|--|--|
| IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | |
| ** 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 f(3). C.R.S. | |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

PRELIMINARY DRAFT – SUBJECT TO REVISION

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|-----------------|-------------------|---------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ 17,000 | \$ 8,130 | \$ 8,257 | \$ 8,257 | \$ 161,820 |
| REVENUES | | | | | |
| Property taxes | 319 | 77,335 | 76,728 | 77,335 | 139,536 |
| Specific ownership taxes | 60 | 13,621 | 8,097 | 13,621 | 22,632 |
| URA District property taxes | 499 | 117,254 | 112,740 | 117,254 | 183,789 |
| Interest Income | 268 | 3,300 | 1,728 | 3,900 | 12,000 |
| Other Revenue | - | 10,453 | - | - | 8,515 |
| Total revenues | <u>1,146</u> | <u>221,963</u> | <u>199,293</u> | <u>212,110</u> | <u>366,473</u> |
| TRANSFERS IN | <u>8,000</u> | <u>50,000</u> | <u>50,000</u> | <u>50,000</u> | <u>-</u> |
| Total funds available | <u>26,146</u> | <u>280,093</u> | <u>257,550</u> | <u>270,367</u> | <u>528,293</u> |
| EXPENDITURES | | | | | |
| General Fund | 889 | 55,000 | 50,000 | 50,000 | 55,000 |
| Debt Service Fund | - | 16,000 | 8,534 | 8,547 | 14,000 |
| Capital Projects Fund | 9,000 | - | - | - | - |
| Total expenditures | <u>9,889</u> | <u>71,000</u> | <u>58,534</u> | <u>58,547</u> | <u>69,000</u> |
| TRANSFERS OUT | <u>8,000</u> | <u>50,000</u> | <u>50,000</u> | <u>50,000</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>17,889</u> | <u>121,000</u> | <u>108,534</u> | <u>108,547</u> | <u>69,000</u> |
| ENDING FUND BALANCES | <u>\$ 8,257</u> | <u>\$ 159,093</u> | <u>\$ 149,016</u> | <u>\$ 161,820</u> | <u>\$ 459,293</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|--------------------------------|-----------------|---------------------|---------------------|---------------------|---------------------|
| ASSESSED VALUATION | | | | | |
| Agricultural | \$ 15,071 | \$ - | \$ - | \$ - | \$ 2,057,213 |
| Residential | - | - | - | - | 49,115 |
| State assessed | - | 10,300 | 10,300 | 10,300 | 10,682 |
| Vacant land | - | 3,733,898 | 3,733,898 | 3,733,898 | 3,690,981 |
| | <u>15,071</u> | <u>3,744,198</u> | <u>3,744,198</u> | <u>3,744,198</u> | <u>5,807,991</u> |
| Adjustments | (9,270) | (2,256,150) | (2,256,150) | (2,256,150) | (3,301,468) |
| Certified Assessed Value | <u>\$ 5,801</u> | <u>\$ 1,488,048</u> | <u>\$ 1,488,048</u> | <u>\$ 1,488,048</u> | <u>\$ 2,506,523</u> |
| MILL LEVY | | | | | |
| General | 54.924 | 0.000 | 0.000 | 0.000 | 20.559 |
| Debt Service | 0.000 | 51.971 | 51.971 | 51.971 | 35.110 |
| Total mill levy | <u>54.924</u> | <u>51.971</u> | <u>51.971</u> | <u>51.971</u> | <u>55.669</u> |
| PROPERTY TAXES | | | | | |
| General | \$ 319 | \$ - | \$ - | \$ - | \$ 51,531 |
| Debt Service | - | 77,335 | 77,335 | 77,335 | 88,005 |
| Levied property taxes | <u>319</u> | <u>77,335</u> | <u>77,335</u> | <u>77,335</u> | <u>139,536</u> |
| Adjustments to actual/rounding | - | - | (607) | - | - |
| Budgeted property taxes | <u>\$ 319</u> | <u>\$ 77,335</u> | <u>\$ 76,728</u> | <u>\$ 77,335</u> | <u>\$ 139,536</u> |
| BUDGETED PROPERTY TAXES | | | | | |
| General | \$ 319 | \$ - | \$ - | \$ - | \$ 51,531 |
| Debt Service | - | 77,335 | 76,728 | 77,335 | 88,005 |
| | <u>\$ 319</u> | <u>\$ 77,335</u> | <u>\$ 76,728</u> | <u>\$ 77,335</u> | <u>\$ 139,536</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|----------------|---------------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | | |
| Property taxes | 319 | - | - | - | 51,531 |
| Specific ownership taxes | 60 | - | - | - | - |
| URA District property taxes | 499 | - | - | - | - |
| Interest Income | 11 | - | - | - | - |
| Other Revenue | - | 5,000 | - | - | 3,469 |
| Total revenues | <u>889</u> | <u>5,000</u> | <u>-</u> | <u>-</u> | <u>55,000</u> |
| TRANSFERS IN | | | | | |
| Transfers from other funds | <u>-</u> | <u>50,000</u> | <u>50,000</u> | <u>50,000</u> | <u>-</u> |
| Total funds available | <u>889</u> | <u>55,000</u> | <u>50,000</u> | <u>50,000</u> | <u>55,000</u> |
| EXPENDITURES | | | | | |
| General and administrative | | | | | |
| County Treasurer's Fee | 6 | - | - | - | 1,031 |
| Intergovernmental expenditures | 883 | 50,000 | 50,000 | 50,000 | 50,500 |
| Contingency | - | 5,000 | - | - | 3,469 |
| Total expenditures | <u>889</u> | <u>55,000</u> | <u>50,000</u> | <u>50,000</u> | <u>55,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>889</u> | <u>55,000</u> | <u>50,000</u> | <u>50,000</u> | <u>55,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|-----------------|-------------------|---------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ - | \$ 8,130 | \$ 8,257 | \$ 8,257 | \$ 161,820 |
| REVENUES | | | | | |
| Property taxes | - | 77,335 | 76,728 | 77,335 | 88,005 |
| Specific ownership taxes | - | 13,621 | 8,097 | 13,621 | 22,632 |
| URA District property taxes | - | 117,254 | 112,740 | 117,254 | 183,789 |
| Interest Income | 257 | 3,300 | 1,728 | 3,900 | 12,000 |
| Other Revenue | - | 5,453 | - | - | 5,046 |
| Total revenues | <u>257</u> | <u>216,963</u> | <u>199,293</u> | <u>212,110</u> | <u>311,473</u> |
| TRANSFERS IN | | | | | |
| Transfers from other funds | <u>8,000</u> | <u>-</u> | <u>-</u> | <u>-</u> | <u>-</u> |
| Total funds available | <u>8,257</u> | <u>225,093</u> | <u>207,550</u> | <u>220,367</u> | <u>473,293</u> |
| EXPENDITURES | | | | | |
| County Treasurer's Fee | - | 1,547 | 1,534 | 1,547 | 1,760 |
| Paying agent fees | - | 9,000 | 7,000 | 7,000 | 7,000 |
| Contingency | - | 5,453 | - | - | 5,240 |
| Total expenditures | <u>-</u> | <u>16,000</u> | <u>8,534</u> | <u>8,547</u> | <u>14,000</u> |
| TRANSFERS OUT | | | | | |
| Transfers to other fund | <u>-</u> | <u>50,000</u> | <u>50,000</u> | <u>50,000</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>-</u> | <u>66,000</u> | <u>58,534</u> | <u>58,547</u> | <u>14,000</u> |
| ENDING FUND BALANCES | <u>\$ 8,257</u> | <u>\$ 159,093</u> | <u>\$ 149,016</u> | <u>\$ 161,820</u> | <u>\$ 459,293</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|----------------|---------------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 17,000 | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | | |
| Total revenues | - | - | - | - | - |
| TRANSFERS IN | | | | | |
| Total funds available | 17,000 | - | - | - | - |
| EXPENDITURES | | | | | |
| Paying agent fees | 9,000 | - | - | - | - |
| Total expenditures | 9,000 | - | - | - | - |
| TRANSFERS OUT | | | | | |
| Transfers to other fund | 8,000 | - | - | - | - |
| Total expenditures and transfers out requiring appropriation | 17,000 | - | - | - | - |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |

No assurance provided. See summary of significant assumptions.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Timnath Lakes Metropolitan District No. 3 (The District) was formed on June 23, 2006, to provide for the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, mosquito control and safety protection improvements and services. The District was organized in conjunction with Timnath Lakes Metropolitan District Nos. 1 and 2. On September 10, 2019, the District amended and restated its service plan to include Timnath Lakes Metropolitan District Nos. 4 through 6.

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

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 sales of the 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 adopted mill levy imposed by the District.

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

| Category | Rate | Category | Rate | Actual Value Reduction | Amount |
|---------------------------|-------------|-----------------------|-------------|-------------------------------|---------------|
| Single-Family Residential | 6.70% | Agricultural Land | 26.40% | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | Renewable Energy Land | 26.40% | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | Vacant Land | 27.90% | Commercial | \$30,000 |
| Industrial | 27.90% | Personal Property | 27.90% | Industrial | \$30,000 |
| Lodging | 27.90% | State Assessed | 27.90% | Lodging | \$30,000 |
| | | Oil & Gas Production | 87.50% | | |

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (Continued)

URA Property Taxes

The URA will receive property tax revenue (“Pledged Property Tax Increment Revenue”) from the Larimer County Treasurer in excess of the amount produced by the levy of those bodies that levy property taxes against the Property Tax Base Amount in the TIF District.

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 7.0% of the property taxes collected.

Interest Income

Interest earned on the District’s available funds has been estimated based on an average interest rate of approximately 4.0%.

Expenditures

Intergovernmental Expenditures

The District collected property and specific ownership taxes. The District will transfer \$50,000 of funds collected each year to District No. 6 to help fund administrative and operating expenditures. The amount transferred will increase 1.0% each year thereafter.

County Treasurer’s Fees

County Treasurer’s fees have been computed at 2.0% of property tax collections.

Debt and Leases

On December 29, 2022 the District issued Limited Tax General Obligation Convertible Capital Appreciation Bonds, Series 2022A, in the initial principal amount of \$12,901,934.35 (\$14,485,000 in Accreted Value upon conversion to current interest bonds) (“Senior Bonds”) and Subordinate Limited Tax General Obligation Bonds, Series 2022B in the principal amount of \$5,543,000 (“ Subordinate Bonds”). Proceeds from the sale of the Bonds were used to: (i) finance or reimburse the costs of public improvements related to the Development; and (ii) pay the costs of issuance of the Bonds.

The District has no outstanding indebtedness, nor any operating or capital leases.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR funds received by the District are transferred to District No. 6, which pays for the District's operations and maintenance costs, an Emergency Reserve is not reflected in the District's Budget.

This information is an integral part of the accompanying budget.

\$12,901,934.35 Limited Tax General
Obligation Bonds
Series 2022A
Interest 4.000%
Dated December 29, 2022
Interest Payable June 1 and December 1
Principal Payable December 1

| Bonds and Interest Maturing in the Year Ending December 31, | Account Bond Balance | Accreted | Principal | Interest | Total |
|---|-------------------------|---------------------|----------------------|----------------------|----------------------|
| 2022 | \$ 12,901,934 | \$ - | \$ - | \$ - | \$ - |
| 2023 | 13,381,822 | 479,888 | - | - | - |
| 2024 | 13,922,402 | 540,580 | - | - | - |
| 2025 | 14,485,000 | 562,598 | - | - | - |
| 2026 | - | - | 10,000 | 579,400 | 589,400 |
| 2027 | - | - | 165,000 | 579,000 | 744,000 |
| 2028 | - | - | 260,000 | 572,400 | 832,400 |
| 2029 | - | - | 270,000 | 562,000 | 832,000 |
| 2030 | - | - | 295,000 | 551,200 | 846,200 |
| 2031 | - | - | 310,000 | 539,400 | 849,400 |
| 2032 | - | - | 340,000 | 527,000 | 867,000 |
| 2033 | - | - | 350,000 | 513,400 | 863,400 |
| 2034 | - | - | 385,000 | 499,400 | 884,400 |
| 2035 | - | - | 395,000 | 484,000 | 879,000 |
| 2036 | - | - | 430,000 | 468,200 | 898,200 |
| 2037 | - | - | 450,000 | 451,000 | 901,000 |
| 2038 | - | - | 485,000 | 433,000 | 918,000 |
| 2039 | - | - | 505,000 | 413,600 | 918,600 |
| 2040 | - | - | 545,000 | 393,400 | 938,400 |
| 2041 | - | - | 565,000 | 371,600 | 936,600 |
| 2042 | - | - | 605,000 | 349,000 | 954,000 |
| 2043 | - | - | 630,000 | 324,800 | 954,800 |
| 2044 | - | - | 675,000 | 299,600 | 974,600 |
| 2045 | - | - | 700,000 | 272,600 | 972,600 |
| 2046 | - | - | 750,000 | 244,600 | 994,600 |
| 2047 | - | - | 780,000 | 214,600 | 994,600 |
| 2048 | - | - | 830,000 | 183,400 | 1,013,400 |
| 2049 | - | - | 865,000 | 150,200 | 1,015,200 |
| 2050 | - | - | 920,000 | 115,600 | 1,035,600 |
| 2051 | - | - | 955,000 | 78,800 | 1,033,800 |
| 2052 | - | - | 1,015,000 | 40,600 | 1,055,600 |
| Total | <u>\$ 14,485,000</u> | <u>\$ 1,583,066</u> | <u>\$ 14,485,000</u> | <u>\$ 10,211,800</u> | <u>\$ 24,696,800</u> |

The annual debt service requirements on the Subordinate Bonds are not currently determinable since they are payable only from available Subordinate Pledged Revenue.

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 3 (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 6, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 3:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Timnath Lakes Metropolitan District No. 3 for the 2025 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 3, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 3 held on November 6, 2024.

By: _____
Secretary

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES MEROPOLITAN DISTRICT NO. 3
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 3 (“District”) has adopted the 2025 annual budget in accordance with the Local Government Budget Law on November 6, 2024; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2025 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Timnath Lakes Metropolitan District No. 3:

1. That for the purposes of meeting all general fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of Novemberber, 2024.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 3, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 3 held on November 6, 2024.

Secretary

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: **382 - TIMNATH LAKES METROPOLITAN DISTRICT NO. 4**

IN LARIMER COUNTY ON 8/21/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2024 IN LARIMER COUNTY, COLORADO

| | |
|--|--------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$2 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | \$140 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY: | \$139 |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$1 |
| 5. NEW CONSTRUCTION: ** | \$0 |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: # | \$0 |
| 7. ANNEXATIONS/INCLUSIONS: | \$0 |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | \$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.): | \$0 |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | \$0.00 |
| 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.): | \$0.00 |

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

| | |
|--|-------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | \$500 |
| ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | \$0 |
| 3. ANNEXATIONS/INCLUSIONS: | \$0 |
| 4. INCREASED MINING PRODUCTION: % | \$0 |
| 5. PREVIOUSLY EXEMPT PROPERTY: | \$0 |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL: | \$0 |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | \$0 |
| (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.) | |
| DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | \$0 |
| 9. DISCONNECTIONS/EXCLUSION: | \$0 |
| 10. PREVIOUSLY TAXABLE PROPERTY: | \$0 |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:-----> | \$0 |
|--|-----|

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

| | |
|--|--|
| IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | |
| ** 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 f(3). C.R.S. | |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

PRELIMINARY DRAFT – SUBJECT TO REVISION

TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|----------------|---------------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | | |
| Specific ownership taxes | 1 | 1 | 1 | 1 | 1 |
| URA District property taxes | 12 | 7 | 7 | 7 | 7 |
| Other Revenue | - | 4,992 | - | - | 4,992 |
| Total revenues | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| Total funds available | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| EXPENDITURES | | | | | |
| General and administrative | | | | | |
| Intergovernmental expenditures | 13 | 8 | 8 | 8 | 8 |
| Contingency | - | 4,992 | - | - | 4,992 |
| Operations and maintenance | | | | | |
| Total expenditures | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|--------------------------------|-------------------|-------------------|---------------------|-------------------|-------------------|
| ASSESSED VALUATION | | | | | |
| Agricultural | 216 | - | - | - | - |
| Vacant land | - | 140 | 140 | 140 | 140 |
| | <hr/> 216 | <hr/> 140 | <hr/> 140 | <hr/> 140 | <hr/> 140 |
| Adjustments | (214) | (138) | (138) | (138) | (139) |
| Certified Assessed Value | <hr/> \$ 2 | <hr/> \$ 2 | <hr/> \$ 2 | <hr/> \$ 2 | <hr/> \$ 1 |
| MILL LEVY | | | | | |
| General | 54.912 | 51.992 | 51.992 | 51.992 | 51.992 |
| Total mill levy | <hr/> 54.912 | <hr/> 51.992 | <hr/> 51.992 | <hr/> 51.992 | <hr/> 51.992 |
| PROPERTY TAXES | | | | | |
| Budgeted property taxes | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - |
| BUDGETED PROPERTY TAXES | | | | | |
| General | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - |
| | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - | <hr/> \$ - |

No assurance provided. See summary of significant assumptions.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Timnath Lakes Metropolitan District No. 4 (The District) was formed on August 5, 2020, to provide for the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, mosquito control and safety protection improvements and services. The District was organized in conjunction with Timnath Lakes Metropolitan Districts Nos. 5 and 6.

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

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 sales of the 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 adopted mill levy imposed by the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

| Category | Rate | | Category | Rate | Actual Value Reduction | Amount |
|---------------------------|-------------|--|-----------------------|-------------|-------------------------------|---------------|
| Single-Family Residential | 6.70% | | Agricultural Land | 26.40% | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | | Renewable Energy Land | 26.40% | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | | Vacant Land | 27.90% | Commercial | \$30,000 |
| Industrial | 27.90% | | Personal Property | 27.90% | Industrial | \$30,000 |
| Lodging | 27.90% | | State Assessed | 27.90% | Lodging | \$30,000 |
| | | | Oil & Gas Production | 87.50% | | |

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (Continued)

URA Property Taxes

The URA will receive property tax revenue (“Pledged Property Tax Increment Revenue”) from the Larimer County Treasurer in excess of the amount produced by the levy of those bodies that levy property taxes against the Property Tax Base Amount in the TIF District.

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 7% of the property taxes collected.

Expenditures

Intergovernmental Expenditures

The District collected property and specific ownership taxes. The District transfers these net property taxes to District No. 6 to help fund administrative expenditures.

Debt and Leases

The District has no outstanding indebtedness, nor any operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR funds received by the District are transferred to District No. 6, which pays for the District’s operations and maintenance costs, an Emergency Reserve is not reflected in the District’s Budget.

This information is an integral part of the accompanying budget.

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 4 (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 6, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 4:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Timnath Lakes Metropolitan District No. 4 for the 2025 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 4, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 4 held on November 6, 2024.

By: _____
Secretary

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES MEROPOLITAN DISTRICT NO. 4
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 4 (“District”) has adopted the 2025 annual budget in accordance with the Local Government Budget Law on November 6, 2024; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2025 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Timnath Lakes Metropolitan District No. 4:

1. That for the purposes of meeting all general fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 4, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 4 held on November 6, 2024.

Secretary

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: **383 - TIMNATH LAKES METROPOLITAN DISTRICT NO. 5**

IN LARIMER COUNTY ON 8/21/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2024 IN LARIMER COUNTY, COLORADO

| | |
|--|--------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$2 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | \$140 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY: | \$139 |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$1 |
| 5. NEW CONSTRUCTION: ** | \$0 |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: # | \$0 |
| 7. ANNEXATIONS/INCLUSIONS: | \$0 |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | \$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.): | \$0 |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | \$0.00 |
| 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.): | \$0.00 |

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

| | |
|---|-------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | \$500 |
| ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | \$0 |
| 3. ANNEXATIONS/INCLUSIONS: | \$0 |
| 4. INCREASED MINING PRODUCTION: % | \$0 |
| 5. PREVIOUSLY EXEMPT PROPERTY: | \$0 |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL: | \$0 |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | \$0 |
| <small>(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.)</small> | |
| DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | \$0 |
| 9. DISCONNECTIONS/EXCLUSION: | \$0 |
| 10. PREVIOUSLY TAXABLE PROPERTY: | \$0 |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:-----> | \$0 |
|--|-----|

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

| | |
|---|--|
| IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | |
| <small>** 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 f(3). C.R.S.</small> | |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 5
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**TIMNATH LAKES MD NO. 5
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|----------------|---------------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | | |
| Specific ownership taxes | 1 | 1 | 1 | 1 | 1 |
| URA District property taxes | 12 | 7 | 7 | 7 | 7 |
| Other revenue | - | 4,992 | - | - | 4,992 |
| Total revenues | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| Total funds available | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| EXPENDITURES | | | | | |
| General and administrative | | | | | |
| Intergovernmental expenditures | 13 | 8 | 8 | 8 | 8 |
| Contingency | - | 4,992 | - | - | 4,992 |
| Total expenditures | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>13</u> | <u>5,000</u> | <u>8</u> | <u>8</u> | <u>5,000</u> |
| ENDING FUND BALANCES | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

**TIMNATH LAKES MD NO. 5
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|--------------------------------|----------------|----------------|---------------------|-------------------|----------------|
| ASSESSED VALUATION | | | | | |
| Agricultural | 216 | - | - | - | - |
| Vacant land | - | 140 | 140 | 140 | 140 |
| | 216 | 140 | 140 | 140 | 140 |
| Adjustments | (214) | (138) | (138) | (138) | (139) |
| Certified Assessed Value | \$ 2 | \$ 2 | \$ 2 | \$ 2 | \$ 1 |
| MILL LEVY | | | | | |
| General | 54.912 | 51.992 | 51.992 | 51.992 | 51.992 |
| Total mill levy | 54.912 | 51.992 | 51.992 | 51.992 | 51.992 |
| PROPERTY TAXES | | | | | |
| Budgeted property taxes | \$ - | \$ - | \$ - | \$ - | \$ - |
| BUDGETED PROPERTY TAXES | | | | | |
| General | \$ - | \$ - | \$ - | \$ - | \$ - |
| | \$ - | \$ - | \$ - | \$ - | \$ - |

No assurance provided. See summary of significant assumptions.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 5
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was formed on August 5, 2020, to provide for the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, mosquito control and safety protection improvements and services. The District was organized in conjunction with Timnath Lakes Metropolitan District Nos. 4 and 6.

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

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 sales of the 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 adopted mill levy imposed by the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

| Category | Rate | | Category | Rate | Actual Value Reduction | Amount |
|---------------------------|-------------|--|-----------------------|-------------|-------------------------------|---------------|
| Single-Family Residential | 6.70% | | Agricultural Land | 26.40% | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | | Renewable Energy Land | 26.40% | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | | Vacant Land | 27.90% | Commercial | \$30,000 |
| Industrial | 27.90% | | Personal Property | 27.90% | Industrial | \$30,000 |
| Lodging | 27.90% | | State Assessed | 27.90% | Lodging | \$30,000 |
| | | | Oil & Gas Production | 87.50% | | |

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 5
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (Continued)

URA Property Taxes

The URA will receive property tax revenue (“Pledged Property Tax Increment Revenue”) from the Larimer County Treasurer in excess of the amount produced by the levy of those bodies that levy property taxes against the Property Tax Base Amount in the TIF District.

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 7% of the property taxes collected.

Expenditures

Intergovernmental Expenditures

The District collected property and specific ownership taxes. The District transfers these net property taxes to District No. 6 to help fund administrative expenditures.

Debt and Leases

The District has no outstanding indebtedness, nor any operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending. Since substantially all TABOR funds received by the District are transferred to District No. 6, which pays for the District’s operations and maintenance costs, an Emergency Reserve is not reflected in the District’s Budget.

This information is an integral part of the accompanying budget.

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 5
TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 5 (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 6, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 5:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Timnath Lakes Metropolitan District No. 5 for the 2025 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 5, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 5 held on November 6, 2024.

By: _____
Secretary

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES MEROPOLITAN DISTRICT NO. 5
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 5 (“District”) has adopted the 2025 annual budget in accordance with the Local Government Budget Law on November 6, 2024; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2025 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Timnath Lakes Metropolitan District No. 5:

1. That for the purposes of meeting all general fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of Novber, 2024.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 5, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 5 held on November 6, 2024.

Secretary

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: **384 - TIMNATH LAKES METROPOLITAN DISTRICT NO. 6**

IN LARIMER COUNTY ON 8/21/2024

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (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 2024 IN LARIMER COUNTY, COLORADO

| | |
|--|--------|
| 1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$2 |
| 2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: * | \$140 |
| 3. LESS TIF DISTRICT INCREMENT, IF ANY: | \$139 |
| 4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION: | \$1 |
| 5. NEW CONSTRUCTION: ** | \$0 |
| 6. INCREASED PRODUCTION OF PRODUCING MINES: # | \$0 |
| 7. ANNEXATIONS/INCLUSIONS: | \$0 |
| 8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: # | \$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.): | \$0 |
| 10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.): | \$0.00 |
| 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.): | \$0.00 |

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

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

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2024

| | |
|--|-------|
| 1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @ | \$500 |
| ADDITIONS TO TAXABLE REAL PROPERTY: | |
| 2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: ! | \$0 |
| 3. ANNEXATIONS/INCLUSIONS: | \$0 |
| 4. INCREASED MINING PRODUCTION: % | \$0 |
| 5. PREVIOUSLY EXEMPT PROPERTY: | \$0 |
| 6. OIL OR GAS PRODUCTION FROM A NEW WELL: | \$0 |
| 7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: | \$0 |
| (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.) | |
| DELETIONS FROM TAXABLE REAL PROPERTY: | |
| 8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: | \$0 |
| 9. DISCONNECTIONS/EXCLUSION: | \$0 |
| 10. PREVIOUSLY TAXABLE PROPERTY: | \$0 |

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, 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:-----> | \$0 |
|--|-----|

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024

| | |
|--|--|
| IN ACCORDANCE WITH 39-5-128(1.5)C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** | |
| ** 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 f(3). C.R.S. | |

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

PRELIMINARY DRAFT – SUBJECT TO REVISION

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|------------------|-------------------|---------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ (28,840) | \$ 4,879 | \$ 24,827 | \$ 24,827 | \$ 186,857 |
| REVENUES | | | | | |
| Interest Income | - | 3,400 | 2,202 | 3,500 | 14,500 |
| Developer advance | 78,629 | - | - | - | - |
| Operations and maintenance fee | 110,123 | 364,693 | 172,644 | 258,966 | 574,170 |
| Operations and maintenance fee (Filing 5) | - | 15,943 | - | 15,943 | 21,780 |
| Operations and maintenance fee (Filing 6) | - | 57,924 | - | 57,924 | 84,193 |
| Operations and maintenance fee (Filing 8) | - | 3,240 | - | 3,240 | 3,024 |
| Working capital fees | 27,870 | 54,000 | 42,500 | 54,000 | 33,900 |
| Design review fees | 1,000 | 1,500 | 4,486 | 5,000 | 1,500 |
| Intergovernmental revenues | 53,044 | 152,069 | 148,884 | 152,023 | 181,362 |
| Other Revenue | 14 | 100 | - | - | - |
| Total revenues | <u>270,680</u> | <u>652,869</u> | <u>370,716</u> | <u>550,596</u> | <u>914,429</u> |
| Total funds available | <u>241,840</u> | <u>657,748</u> | <u>395,543</u> | <u>575,423</u> | <u>1,101,286</u> |
| EXPENDITURES | | | | | |
| General Fund | 217,013 | 411,000 | 176,520 | 311,459 | 445,000 |
| Special Revenue Fund | - | 77,107 | - | 77,107 | 108,997 |
| Total expenditures | <u>217,013</u> | <u>488,107</u> | <u>176,520</u> | <u>388,566</u> | <u>553,997</u> |
| Total expenditures and transfers out requiring appropriation | <u>217,013</u> | <u>488,107</u> | <u>176,520</u> | <u>388,566</u> | <u>553,997</u> |
| ENDING FUND BALANCES | <u>\$ 24,827</u> | <u>\$ 169,641</u> | <u>\$ 219,023</u> | <u>\$ 186,857</u> | <u>\$ 547,289</u> |
| EMERGENCY RESERVE | \$ 5,800 | \$ 17,300 | \$ 11,200 | \$ 14,300 | \$ 24,200 |
| AVAILABLE FOR OPERATIONS | 19,027 | 152,341 | 207,823 | 172,557 | 523,089 |
| TOTAL RESERVE | <u>\$ 24,827</u> | <u>\$ 169,641</u> | <u>\$ 219,023</u> | <u>\$ 186,857</u> | <u>\$ 547,289</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|--------------------------------|----------------|----------------|---------------------|-------------------|----------------|
| ASSESSED VALUATION | | | | | |
| Agricultural | \$ 216 | \$ - | \$ - | \$ - | \$ - |
| Vacant land | - | 140 | 140 | 140 | 140 |
| | <u>216</u> | <u>140</u> | <u>140</u> | <u>140</u> | <u>140</u> |
| Adjustments | (214) | (138) | (138) | (138) | (139) |
| Certified Assessed Value | <u>\$ 2</u> | <u>\$ 2</u> | <u>\$ 2</u> | <u>\$ 2</u> | <u>\$ 1</u> |
| | | | | | |
| MILL LEVY | | | | | |
| General | 1.000 | 0.000 | 0.000 | 0.000 | 0.000 |
| Total mill levy | <u>1.000</u> | <u>0.000</u> | <u>0.000</u> | <u>0.000</u> | <u>0.000</u> |
| | | | | | |
| PROPERTY TAXES | | | | | |
| General | \$ - | \$ - | \$ - | \$ - | \$ - |
| Levied property taxes | - | - | - | - | - |
| Budgeted property taxes | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |
| | | | | | |
| BUDGETED PROPERTY TAXES | | | | | |
| General | \$ - | \$ - | \$ - | \$ - | \$ - |
| | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|------------------|-------------------|---------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ (28,840) | \$ 4,879 | \$ 24,827 | \$ 24,827 | \$ 186,857 |
| REVENUES | | | | | |
| Interest Income | - | 3,400 | 2,202 | 3,500 | 14,500 |
| Developer advance | 78,629 | - | - | - | - |
| Operations and maintenance fee | 110,123 | 364,693 | 172,644 | 258,966 | 574,170 |
| Working capital fees | 27,870 | 54,000 | 42,500 | 54,000 | 33,900 |
| Design review fees | 1,000 | 1,500 | 4,486 | 5,000 | 1,500 |
| Intergovernmental revenues | 53,044 | 152,069 | 148,884 | 152,023 | 181,362 |
| Other Revenue | 14 | 100 | - | - | - |
| Total revenues | <u>270,680</u> | <u>575,762</u> | <u>370,716</u> | <u>473,489</u> | <u>805,432</u> |
| Total funds available | <u>241,840</u> | <u>580,641</u> | <u>395,543</u> | <u>498,316</u> | <u>992,289</u> |
| EXPENDITURES | | | | | |
| General and administrative | | | | | |
| Accounting | 48,937 | 60,000 | 37,093 | 60,000 | 63,000 |
| Auditing | 17,200 | 19,500 | - | 19,500 | 21,000 |
| Directors' fees | 2,900 | 5,400 | 900 | 1,500 | 5,400 |
| Billing | - | - | 789 | 2,400 | 6,000 |
| Dues and Membership | 1,577 | 2,000 | 1,943 | 1,943 | 2,000 |
| Insurance | 18,142 | 20,000 | 18,748 | 18,748 | 20,000 |
| District management | 80,299 | 75,000 | 61,890 | 80,000 | 84,000 |
| Legal | 38,310 | 50,000 | 27,350 | 50,000 | 52,500 |
| Miscellaneous | 586 | 1,000 | 1,247 | 2,000 | 2,000 |
| Payroll taxes | 222 | 413 | 38 | 115 | 413 |
| Election | 8,511 | - | - | - | 9,000 |
| Website | - | - | - | - | 2,000 |
| Contingency | - | 8,987 | - | - | 8,987 |
| Operations and maintenance | | | | | |
| Repairs and maintenance | - | 9,000 | - | 4,500 | 9,000 |
| Engineering | 30 | - | 2,653 | 2,653 | - |
| Landscaping | - | 105,000 | 23,869 | 45,000 | 105,000 |
| Snow removal | - | 15,000 | - | 7,500 | 15,000 |
| Utilities | - | 1,200 | - | 600 | 1,200 |
| Water | 299 | 38,500 | - | 15,000 | 38,500 |
| Total expenditures | <u>217,013</u> | <u>411,000</u> | <u>176,520</u> | <u>311,459</u> | <u>445,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>217,013</u> | <u>411,000</u> | <u>176,520</u> | <u>311,459</u> | <u>445,000</u> |
| ENDING FUND BALANCES | <u>\$ 24,827</u> | <u>\$ 169,641</u> | <u>\$ 219,023</u> | <u>\$ 186,857</u> | <u>\$ 547,289</u> |
| EMERGENCY RESERVE | \$ 5,800 | \$ 17,300 | \$ 11,200 | \$ 14,300 | \$ 24,200 |
| AVAILABLE FOR OPERATIONS | 19,027 | 152,341 | 207,823 | 172,557 | 523,089 |
| TOTAL RESERVE | <u>\$ 24,827</u> | <u>\$ 169,641</u> | <u>\$ 219,023</u> | <u>\$ 186,857</u> | <u>\$ 547,289</u> |

No assurance provided. See summary of significant assumptions.

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
SPECIAL REVENUE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

10/11/24

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 8/31/2024 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|----------------|---------------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |
| REVENUES | | | | | |
| Operations and maintenance fee (Filing 5) | - | 15,943 | - | 15,943 | 21,780 |
| Operations and maintenance fee (Filing 6) | - | 57,924 | - | 57,924 | 84,193 |
| Operations and maintenance fee (Filing 8) | - | 3,240 | - | 3,240 | 3,024 |
| Total revenues | - | 77,107 | - | 77,107 | 108,997 |
| Total funds available | - | 77,107 | - | 77,107 | 108,997 |
| EXPENDITURES | | | | | |
| Filing 5 | | | | | |
| Landscaping (Filing 5) | - | 2,138 | - | 2,138 | 2,920 |
| Repairs and maintenance (Filing 5) | - | 1,308 | - | 1,308 | 1,788 |
| Streets (Filing 5) | - | 4,963 | - | 4,963 | 6,780 |
| Water (Filing 5) | - | 558 | - | 558 | 762 |
| Snow Removal (Filing 5) | - | 5,268 | - | 5,268 | 7,197 |
| Contingency (Filing 5) | - | 1,708 | - | 1,708 | 2,333 |
| Filing 6 | | | | | |
| Landscaping (Filing 6) | - | 25,243 | - | 25,243 | 36,691 |
| Streets (Filing 6) | - | 15,614 | - | 15,614 | 22,695 |
| Water (Filing 6) | - | 5,619 | - | 5,619 | 8,167 |
| Snow Removal (Filing 6) | - | 5,242 | - | 5,242 | 7,619 |
| Contingency (Filing 6) | - | 6,206 | - | 6,206 | 9,021 |
| Filing 8 | | | | | |
| Snow Removal (Filing 8) | - | 3,240 | - | 3,240 | 3,024 |
| Total expenditures | - | 77,107 | - | 77,107 | 108,997 |
| Total expenditures and transfers out requiring appropriation | - | 77,107 | - | 77,107 | 108,997 |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - | \$ - | \$ - |

No assurance provided. See summary of significant assumptions.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District was formed on August 5, 2020, to provide for the design, acquisition, construction, installation and financing of certain street, park and recreation, water, sanitation, mosquito control and safety protection improvements and services. The District was organized in conjunction with Timnath Lakes Metropolitan District Nos. 4 and 5.

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

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

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical interest earnings.

Intergovernmental Revenues

Intergovernmental revenues consists of property and specific ownership taxes collected by Districts 1-5 that are remitted to District 6 to help fund operating and administrative expenditures.

Maintenance and Working Capital Fee

The District imposed an operations fee for all filings and a special operations fee for filings 5, 6 and 8. The District also imposed a one-time working capital fee of \$300 per lot in order to help offset administrative costs associated with the District.

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance and other administrative expenditures.

**TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases

The District has no outstanding indebtedness, nor any operating or capital leases.

Reserves

Emergency Reserve

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of fiscal year spending.

This information is an integral part of the accompanying budget.

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
TO ADOPT THE 2025 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 6 (“District”) has appointed the District Accountant to prepare and submit a proposed 2025 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2024, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 6, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; 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.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 6:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Timnath Lakes Metropolitan District No. 6 for the 2025 fiscal year.
2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 6, and that the foregoing is a true and correct copy of the budget for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 6 held on November 6, 2024.

By: _____
Secretary

RESOLUTION NO. 2024-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Timnath Lakes Metropolitan District No. 6 (“District”) has adopted the 2025 annual budget in accordance with the Local Government Budget Law on November 6, 2024; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2025 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS, the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS, the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Timnath Lakes Metropolitan District No. 6:

1. That for the purposes of meeting all general fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2025 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 6th day of November, 2024.

Secretary

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Timnath Lakes Metropolitan District No. 6, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2025, duly adopted at a meeting of the Board of Directors of the Timnath Lakes Metropolitan District No. 6 held on November 6, 2024.

Secretary



Date: September 27, 2024

Special Districts Preparation Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Timnath Lakes Metro District No. 2 ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Paul Wilson is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed records and a tracking system of fee impositions, due dates and payments; and at

direction of the board of directors, provide reporting of fee imposition and payments to the board of the district

- Process accounts payable including: confirmation that for payment of any vendors that there are sufficient funds budgeted and available, prior to the preparation and issuance of checks for approval by the board of directors
- Coordinate with the district manager and/or district general counsel (in the event of legal issues) regarding financial matters and determine prior to the district entering any contract for capital or operations services that there are sufficient appropriations for same
- To the extent applicable, read and understand Developer Funding Agreements and coordinate funding from Developer necessary for the district to pay its obligations
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare quarterly financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the annual budget as required by statute
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the Certification of Tax Levies with the respective county or counties
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget: at the direction of the board of directors, evaluate budget to actual expenses and provide a report to the district board; advise the district board prior to paying any vendor amounts in excess of budgeted amounts
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors

- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Read cost verifications and obtain acceptance and approval by the board of directors for the district prior to the requisition or disbursement of funds
- Read and understand intergovernmental agreements that create financial or cost sharing obligations of the district
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
 - These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation

- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the quarterly financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund and the related statement(s) or schedule(s) of revenues, expenditures, and changes in fund balance(s) for other applicable funds. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for

purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a)** Prepare quarterly financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of account rules, standards, and procedures.)
- b)** As requested, apply accounting and financial reporting expertise to assist you in the presentation of your quarterly financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c)** Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d)** Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e)** If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f)** If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSS) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion.

Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements, in the quarterly financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

If an exemption from audit applies: the compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report 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 and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement. No compilation is performed in situations where an audit is required.

No assurance statements

The quarterly financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial

statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a)** The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b)** The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c)** The presentation of the supplementary information.
- d)** The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e)** The prevention and detection of fraud.

- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through December 31, 2025:

| Services performed by | Rate per hour |
|------------------------------|----------------------|
| Principal | \$300-\$650 |
| Consulting CFO | \$290-\$400 |
| Consulting Controller | \$240-\$380 |
| Assistant Controller | \$210-\$300 |
| Senior | \$150-\$230 |

| | |
|----------------------|-------------|
| Staff | \$130-\$190 |
| Administrative Staff | \$120-\$170 |

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management’s use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms

and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Paul Wilson

Signing Director

303-793-1492

paul.wilson@claconnect.com

Response

This SOW correctly sets forth the understanding of Timnath Lakes Metro District No. 2 and is accepted by:

CLA
CLA

Paul Wilson

Paul Wilson, Signing Director

SIGNED 10/3/2024, 9:00:35 AM MDT

Client

Timmath Lakes Metro District No. 2

SIGN:

Janis Emanuel

DATE:



Date: September 27, 2024

Special Districts Preparation Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Timnath Lakes Metro District No. 3 ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Paul Wilson is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed records and a tracking system of fee impositions, due dates and payments; and at

direction of the board of directors, provide reporting of fee imposition and payments to the board of the district

- Process accounts payable including: confirmation that for payment of any vendors that there are sufficient funds budgeted and available, prior to the preparation and issuance of checks for approval by the board of directors
- Coordinate with the district manager and/or district general counsel (in the event of legal issues) regarding financial matters and determine prior to the district entering any contract for capital or operations services that there are sufficient appropriations for same
- To the extent applicable, read and understand Developer Funding Agreements and coordinate funding from Developer necessary for the district to pay its obligations
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare quarterly financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the annual budget as required by statute
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the Certification of Tax Levies with the respective county or counties
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget: at the direction of the board of directors, evaluate budget to actual expenses and provide a report to the district board; advise the district board prior to paying any vendor amounts in excess of budgeted amounts
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors

- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Read cost verifications and obtain acceptance and approval by the board of directors for the district prior to the requisition or disbursement of funds
- Read and understand intergovernmental agreements that create financial or cost sharing obligations of the district
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
 - These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation

- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the quarterly financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund and the related statement(s) or schedule(s) of revenues, expenditures, and changes in fund balance(s) for other applicable funds. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for

purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a)** Prepare quarterly financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of account rules, standards, and procedures.)
- b)** As requested, apply accounting and financial reporting expertise to assist you in the presentation of your quarterly financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c)** Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d)** Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e)** If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f)** If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSS) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion.

Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements, in the quarterly financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

If an exemption from audit applies: the compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report 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 and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement. No compilation is performed in situations where an audit is required.

No assurance statements

The quarterly financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial

statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a)** The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b)** The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c)** The presentation of the supplementary information.
- d)** The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e)** The prevention and detection of fraud.

- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through December 31, 2025:

| Services performed by | Rate per hour |
|------------------------------|----------------------|
| Principal | \$300-\$650 |
| Consulting CFO | \$290-\$400 |
| Consulting Controller | \$240-\$380 |
| Assistant Controller | \$210-\$300 |
| Senior | \$150-\$230 |

| | |
|----------------------|-------------|
| Staff | \$130-\$190 |
| Administrative Staff | \$120-\$170 |

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management’s use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms

and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Paul Wilson

Signing Director

303-793-1492

paul.wilson@claconnect.com

Response

This SOW correctly sets forth the understanding of Timnath Lakes Metro District No. 3 and is accepted by:

CLA
CLA

Paul Wilson

Paul Wilson, Signing Director

SIGNED 10/3/2024, 8:52:11 AM MDT

Client

Timmath Lakes Metro District No. 3

SIGN:

Janis Emanuel

DATE:



Date: September 27, 2024

Special Districts Preparation Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Timnath Lakes Metro District No. 4 ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Paul Wilson is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed records and a tracking system of fee impositions, due dates and payments; and at

direction of the board of directors, provide reporting of fee imposition and payments to the board of the district

- Process accounts payable including: confirmation that for payment of any vendors that there are sufficient funds budgeted and available, prior to the preparation and issuance of checks for approval by the board of directors
- Coordinate with the district manager and/or district general counsel (in the event of legal issues) regarding financial matters and determine prior to the district entering any contract for capital or operations services that there are sufficient appropriations for same
- To the extent applicable, read and understand Developer Funding Agreements and coordinate funding from Developer necessary for the district to pay its obligations
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare monthly financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the annual budget as required by statute
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the Certification of Tax Levies with the respective county or counties
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget: at the direction of the board of directors, evaluate budget to actual expenses and provide a report to the district board; advise the district board prior to paying any vendor amounts in excess of budgeted amounts
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors

- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Read cost verifications and obtain acceptance and approval by the board of directors for the district prior to the requisition or disbursement of funds
- Read and understand intergovernmental agreements that create financial or cost sharing obligations of the district
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
 - These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation

- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the monthly financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund and the related statement(s) or schedule(s) of revenues, expenditures, and changes in fund balance(s) for other applicable funds. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for

purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a)** Prepare monthly financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of account rules, standards, and procedures.)
- b)** As requested, apply accounting and financial reporting expertise to assist you in the presentation of your monthly financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c)** Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d)** Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e)** If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f)** If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSS) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion.

Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements, in the monthly financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

If an exemption from audit applies: the compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report 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 and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement. No compilation is performed in situations where an audit is required.

No assurance statements

The monthly financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial

statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a)** The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b)** The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c)** The presentation of the supplementary information.
- d)** The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e)** The prevention and detection of fraud.

- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through December 31, 2025:

| Services performed by | Rate per hour |
|------------------------------|----------------------|
| Principal | \$300-\$650 |
| Consulting CFO | \$290-\$400 |
| Consulting Controller | \$240-\$380 |
| Assistant Controller | \$210-\$300 |
| Senior | \$150-\$230 |

| | |
|----------------------|-------------|
| Staff | \$130-\$190 |
| Administrative Staff | \$120-\$170 |

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management’s use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms

and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Paul Wilson

Signing Director

303-793-1492

paul.wilson@claconnect.com

Response

This SOW correctly sets forth the understanding of Timnath Lakes Metro District No. 4 and is accepted by:

CLA
CLA

Paul Wilson

Paul Wilson, Signing Director

SIGNED 10/3/2024, 8:48:43 AM MDT

Client

Timmath Lakes Metro District No. 4

SIGN:

Janis Emanuel

DATE:



Date: September 28, 2024

Special Districts Preparation Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Timnath Lakes Metro District No. 5 ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Paul Wilson is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed records and a tracking system of fee impositions, due dates and payments; and at

direction of the board of directors, provide reporting of fee imposition and payments to the board of the district

- Process accounts payable including: confirmation that for payment of any vendors that there are sufficient funds budgeted and available, prior to the preparation and issuance of checks for approval by the board of directors
- Coordinate with the district manager and/or district general counsel (in the event of legal issues) regarding financial matters and determine prior to the district entering any contract for capital or operations services that there are sufficient appropriations for same
- To the extent applicable, read and understand Developer Funding Agreements and coordinate funding from Developer necessary for the district to pay its obligations
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare monthly financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the annual budget as required by statute
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the Certification of Tax Levies with the respective county or counties
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget: at the direction of the board of directors, evaluate budget to actual expenses and provide a report to the district board; advise the district board prior to paying any vendor amounts in excess of budgeted amounts
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors

- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Read cost verifications and obtain acceptance and approval by the board of directors for the district prior to the requisition or disbursement of funds
- Read and understand intergovernmental agreements that create financial or cost sharing obligations of the district
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
 - These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation

- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the monthly financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund and the related statement(s) or schedule(s) of revenues, expenditures, and changes in fund balance(s) for other applicable funds. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for

purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a) Prepare monthly financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of account rules, standards, and procedures.)
- b) As requested, apply accounting and financial reporting expertise to assist you in the presentation of your monthly financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c) Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d) Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e) If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f) If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSS) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion.

Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements, in the monthly financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

If an exemption from audit applies: the compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report 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 and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement. No compilation is performed in situations where an audit is required.

No assurance statements

The monthly financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial

statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a)** The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b)** The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c)** The presentation of the supplementary information.
- d)** The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e)** The prevention and detection of fraud.

- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through December 31, 2025:

| Services performed by | Rate per hour |
|------------------------------|----------------------|
| Principal | \$300-\$650 |
| Consulting CFO | \$290-\$400 |
| Consulting Controller | \$240-\$380 |
| Assistant Controller | \$210-\$300 |
| Senior | \$150-\$230 |

| | |
|----------------------|-------------|
| Staff | \$130-\$190 |
| Administrative Staff | \$120-\$170 |

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management’s use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms

and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Paul Wilson

Signing Director

303-793-1492

paul.wilson@claconnect.com

Response

This SOW correctly sets forth the understanding of Timnath Lakes Metro District No. 5 and is accepted by:

CLA
CLA

Paul Wilson

Paul Wilson, Signing Director

SIGNED 10/3/2024, 8:46:24 AM MDT

Client

Timmath Lakes Metro District No. 5

SIGN:

Janis Emanuel

DATE:



Date: September 28, 2024

Special Districts Preparation Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Timnath Lakes Metro District No. 6 ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of professional services

Paul Wilson is responsible for the performance of the preparation engagement and other services identified in this agreement. They may be assisted by one or more of our authorized signers in the performance of the preparation engagement.

Ongoing normal accounting services:

- Outsourced accounting activities
 - For each fund of the district, CLA will generally prepare and maintain the following accounting records:
 - Cash receipts journal
 - Cash disbursements journal
 - General ledger
 - Accounts receivable journals and ledgers
 - Deposits with banks and financial institutions
 - Schedule of disbursements
 - Bank account reconciliations
 - Investment records
 - Detailed records and a tracking system of fee impositions, due dates and payments; and at

direction of the board of directors, provide reporting of fee imposition and payments to the board of the district

- Process accounts payable including: confirmation that for payment of any vendors that there are sufficient funds budgeted and available, prior to the preparation and issuance of checks for approval by the board of directors
- Coordinate with the district manager and/or district general counsel (in the event of legal issues) regarding financial matters and determine prior to the district entering any contract for capital or operations services that there are sufficient appropriations for same
- To the extent applicable, read and understand Developer Funding Agreements and coordinate funding from Developer necessary for the district to pay its obligations
- Prepare billings, record billings, enter cash receipts, and track revenues
- Reconcile certain accounts regularly and prepare journal entries
- Prepare depreciation schedules
- Prepare quarterly financial statements and supplementary information, but not perform a compilation with respect to those financial statements; additional information is provided below
- Prepare a schedule of cash position to monitor the district's cash deposits, funding for disbursements, and investment programs in accordance with policies established by the district's board of directors and in accordance with state law
- At the direction of the board of directors, assist with the coordination and execution of banking and investment transactions and documentation
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the annual budget as required by statute
- In collaboration with district consultants and the board of directors, assist with the preparation and filing of the Certification of Tax Levies with the respective county or counties
- Assist the district's board of directors in monitoring actual expenditures against appropriation/budget: at the direction of the board of directors, evaluate budget to actual expenses and provide a report to the district board; advise the district board prior to paying any vendor amounts in excess of budgeted amounts
- If an audit is required, prepare the year-end financial statements (additional information is provided below) and related audit schedules for use by the district's auditors

- If an audit is not required, prepare the Application for Exemption from Audit, perform a compilation engagement with respect to the Application for Exemption from Audit, and assist with the filing of the Application for Exemption from Audit – additional information is provided below
- Monitor compliance with bond indentures and trust agreements, including preparation of continuing disclosure reports to the secondary market as required
- Read cost verifications and obtain acceptance and approval by the board of directors for the district prior to the requisition or disbursement of funds
- Read and understand intergovernmental agreements that create financial or cost sharing obligations of the district
- Review claims for reimbursement from related parties prior to the board of directors' review and approval
- Read supporting documentation related to the district's acquisition of infrastructure or other capital assets completed by related parties for overall reasonableness and completeness
 - Procedures in excess of providing overall reasonableness and completeness will be subject to a separate SOW
 - These procedures may not satisfy district policies, procedures, and agreements' requirements
 - Note: our procedures should not be relied upon as the final authorization for this transaction
- Attend board meetings as requested
- Be available during the year to consult with you on any accounting matters related to the district
- Review and approve monthly reconciliations and journal entries prepared by staff
- Reconcile complex accounts monthly and prepare journal entries
- Analyze financial statements and present to management and the board of directors
- Develop and track key business metrics as requested and review periodically with the board of directors
- Document accounting processes and procedures
- Continue process and procedure improvement implementation

- Report on cash flows
- Assist with bank communications
- Perform other non-attest services

Compilation services

If an audit is not required, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement with respect to the Application for Exemption from Audit.

Preparation services - financial statements

We will prepare the quarterly financial statements of the governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable of the district, which comprise the balance sheet – governmental funds and the related statement of revenues, expenditures, and changes in fund balance – general fund and the related statement(s) or schedule(s) of revenues, expenditures, and changes in fund balance(s) for other applicable funds. The financial statements will not include the related notes to the financial statements; the government-wide financial statements; the statement of revenues, expenditures, and changes in fund balances – governmental funds; statement of cash flows for business type activities, if applicable; and required supplementary information.

Preparation services - annual

If an audit is required, we will prepare the year-end financial statements of the government wide governmental activities, the business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information if applicable, and Management Discussion and Analysis, if applicable, which collectively comprise the basic financial statements of the district, and the related notes to the financial statements. The year-end financial statements, including the related notes to the financial statements, will be prepared for use by the district's auditors.

Preparation services – prospective financial information (i.e., unexpired budget information)

You have requested that we prepare the financial forecast, which comprises the forecasted financial statements identified below.

A financial forecast presents, to the best of management's knowledge and belief, the entity's expected financial position, results of operations, and cash flows for the forecast period. It is based on management's assumptions reflecting conditions it expects to exist and the course of action it expects to take during the forecast period.

The financial forecast will omit substantially all of the disclosures required by the guidelines for presentation of a financial forecast established by the American Institute of Certified Public Accountants (AICPA presentation guidelines) other than those related to the significant assumptions.

The supplementary information accompanying the financial forecast will be prepared and presented for

purposes of additional analysis and is not a required part of the basic financial forecast. References to financial statements in the remainder of this SOW are to be taken as a reference to also include the prospective financial information, where applicable.

Engagement objectives and our responsibilities

The objectives of our engagement are to:

- a)** Prepare quarterly financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP), except for the departures from U.S. GAAP identified above, based on information provided by you and information generated through our outsourced accounting services. (GAAP stands for Generally Accepted Accounting Principles and refers to a common set of account rules, standards, and procedures.)
- b)** As requested, apply accounting and financial reporting expertise to assist you in the presentation of your quarterly financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements in order for them to be in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.
- c)** Prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105 based on information provided by you.
- d)** Apply accounting and financial reporting expertise to assist you in the presentation of the annual budget without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the annual budget in order for the annual budget to be in accordance with requirements prescribed by Colorado Revised Statutes C.R.S. 29-1-105.
- e)** If an audit is required, prepare the year-end financial statements in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP) based on information provided by you.
- f)** If applicable, we will complete the Application for Exemption from Audit in the form prescribed by the Colorado Office of the State Auditor and perform a compilation engagement on the application.

We will conduct our preparation and compilation engagements in accordance with Statements on Standards for Accounting and Review Services (SSARSS) promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants (AICPA) and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

Engagement procedures and limitations

We are not required to, and will not, verify the accuracy or completeness of the information provided to us for the engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion.

Accordingly, we will not express an opinion, a conclusion, nor provide any assurance on the financial statements, the annual budget, the Application for Exemption from Audit (if an audit is not required), the year-end financial statements (if an audit is required), and the supplementary information.

Our engagement cannot be relied upon to identify or disclose any misstatements, in the quarterly financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements including misstatements caused by fraud or error, or to identify or disclose any wrongdoing within the district or noncompliance with laws and regulations. However, if any of the foregoing are identified as a result of our engagement, we will promptly report this information to the board of directors of the district. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement, but will promptly report them to the board of directors of the district if they are identified. You agree that we shall not be responsible for any misstatements in the district's financial statements, the annual budget, the Application for Exemption from Audit, and the year-end financial statements that we may not identify as a result of misrepresentations made to us by you.

Our report

If an exemption from audit applies: the compilation report on the Application for Exemption from Audit will state that management is responsible for the accompanying application included in the prescribed form, that we performed a compilation of the application, that we did not audit or review the application, and that, accordingly, we do not express an opinion a conclusion, nor provide any form of assurance on it. The report will also state that the Application for Exemption from Audit is presented in accordance with the requirements of the Colorado Office of the State Auditor and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America. The report will include a statement that the report 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 and may not be suitable for another purpose.

There may be circumstances in which the report may differ from its expected form and content. If, for any reason, we are unable to complete the compilation on the Application for Exemption from Audit (if an audit is not required), we will not issue report on the Application for Exemption from Audit as a result of this engagement. No compilation is performed in situations where an audit is required.

No assurance statements

The quarterly financial statements prepared for the district will not be accompanied by a report. However, management agrees that each page of the financial statements will include a statement clearly indicating that no assurance is provided on them.

As part of our preparation of financial statements each page of the financial statements and supplementary information will include the following statement: "No assurance is provided on these financial statements. Substantially all required disclosures, the government-wide financial statements, and the statement of revenues, expenditures, and changes in fund balances – governmental funds have been omitted if applicable, For business type activities, the Statement of Cash Flows has been omitted".

If an audit is required, the year-end financial statements prepared for use by the district's auditors will not be accompanied by a report. However, management agrees that each page of the year-end financial

statements will include a statement clearly indicating that no assurance is provided on them.

Management responsibilities

The financial statement engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare financial statements in accordance with U.S. GAAP and assist management in the presentation of the financial statements in accordance with U.S. GAAP, except for the departures from U.S. GAAP identified above.

The annual budget engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105 and assist management in the presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105.

The Application for Exemption from Audit engagement to be performed is conducted on the basis that management acknowledges and understands that our role is to prepare the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor and assist management in the presentation of the Application for Exemption from Audit in accordance with the requirements prescribed by the Colorado Office of the State Auditor.

We are required by professional standards to identify management's responsibilities in this agreement. Professional standards define management as the persons with executive responsibility for the conduct of the district's operations and may include some or all of those charged with governance. Those standards require that you acknowledge and understand that management has the following overall responsibilities that are fundamental to our undertaking the engagement in accordance with SSARs:

- a)** The selection of the financial reporting framework to be applied in the preparation of the financial statements, the annual budget, and the Application for Exemption from Audit.
- b)** The preparation and fair preparation of the financial statements in accordance with U.S. GAAP, except as identified as above, the preparation and fair presentation of the annual budget in accordance with the requirements prescribed by Colorado Revised Statutes C.R.S. 29.1.105, and the preparation and fair presentation of the Application for Exemption from Audit (if applicable) in accordance with the requirements prescribed by the Colorado Office of the State Auditor.
- c)** The presentation of the supplementary information.
- d)** The design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that are free from material misstatement, whether due to fraud or error.
- e)** The prevention and detection of fraud.

- f) To ensure that the entity complies with the laws and regulations applicable to its activities.
- g) The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare financial statements.
- h) To provide us with the following:
 - i) Access to all information relevant to the preparation and fair presentation of the financial statements, and the annual budget, the Application for Exemption from Audit (if applicable) such as records, documentation, and other matters.
 - ii) Additional information that may be requested for the purpose of the engagement.
 - iii) Unrestricted access to persons within the entity with whom we determine it necessary to communicate.

We understand that you are engaging us to make recommendations and perform services to help you meet your responsibilities relevant to the preparation and fair presentation of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable).

For all accounting services we may provide to you, including the preparation of your financial statements, the annual budget, and the Application for Exemption from Audit (if applicable), management agrees to assume all management responsibilities; oversee the services by designating an individual (i.e., the board treasurer); evaluate the adequacy and results of the services; and accept responsibility for the results of the services.

Fees and terms

Billing rates guaranteed through December 31, 2025:

| Services performed by | Rate per hour |
|------------------------------|----------------------|
| Principal | \$300-\$650 |
| Consulting CFO | \$290-\$400 |
| Consulting Controller | \$240-\$380 |
| Assistant Controller | \$210-\$300 |
| Senior | \$150-\$230 |

| | |
|----------------------|-------------|
| Staff | \$130-\$190 |
| Administrative Staff | \$120-\$170 |

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

Use of financial statements, the annual budget, the Application for Exemption from Audit

The financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) are for management’s use. If you intend to reproduce and publish the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) and our report thereon, they must be reproduced in their entirety. Inclusion of the financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) in a document, such as an annual report or an offering document, should be done only with our prior approval of the document. You are responsible to provide us the opportunity to review such documents before issuance.

With regard to the electronic dissemination of financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) that have been subjected to a compilation engagement, including financial statements, the annual budget, and the Application for Exemption from Audit (if applicable) published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in those sites or to consider the consistency of other information in the electronic site with the original document.

We may issue preliminary draft financial statements to you for your review. Any preliminary draft financial statements should not be relied on or distributed.

Municipal advisors

For the avoidance of doubt, the district is not engaging CLA as a municipal advisor, and CLA is not a municipal advisor as defined in Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act or under Section 158 of the Securities Exchange Act of 1934 (the “Act”). CLA is not recommending an action to you, is not acting as an advisor to you, and does not owe a fiduciary duty to you pursuant to Section 158 of the Act with respect to the information and material contained in the deliverables issued under this engagement. You should discuss any information and material contained in the deliverables with any and all internal and external advisors that you deem appropriate before acting on this information or material.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms

and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Paul Wilson

Signing Director

303-793-1492

paul.wilson@claconnect.com

Response

This SOW correctly sets forth the understanding of Timnath Lakes Metro District No. 6 and is accepted by:

CLA
CLA

Paul Wilson

Paul Wilson, Signing Director

SIGNED 10/3/2024, 8:37:54 AM MDT

Client

Timmath Lakes Metro District No. 6

SIGN:

Janis Emanuel

DATE:



Date: September 27, 2024

Special Districts Payroll Services Statement of Work

This agreement constitutes a statement of work ("SOW") under the master service agreement ("MSA") made by and between CliftonLarsonAllen LLP ("CLA," "we," "us," and "our") and Timnath Lakes Metro District No. 6 ("you," "your," "board of directors" or "the district") dated October 15, 2023 or any superseding MSA. The purpose of this SOW is to outline certain services you wish us to perform through December 31, 2025 in connection with that agreement.

Scope of payroll services

We will provide the following payroll preparation services each pay period based on information you provide:

- Perform payroll calculations within ADP
- Facilitate ADP's preparation of payroll checks and/or pay stubs
- Use ADP to initiate the electronic transfer of funds for employee net pay and payroll tax deposit

We will assist with the preparation of the following government forms, when applicable, for each calendar quarter-end and year-end with the understanding that ADP directly handles filing the payroll tax returns and payments:

- Form 941 – Employers Quarterly Tax Return
- State Employers Quarterly Withholding Return
- State Employers Quarterly Unemployment Return (SUTA)
- Form 940 – Employers Annual Federal Unemployment Tax Return
- All copies of required forms W-2 and W-3 – Transmittal of Tax and Wage Statements (annual)
- All necessary state forms (annual)

Our responsibility to you and limitations of the payroll services

We will prepare your federal and state (when applicable) payroll forms and tax returns.

We will not audit or otherwise verify the accuracy or completeness of the information we receive from you for the preparation of the payroll and related returns, and our engagement cannot be relied upon to uncover errors or irregularities in the underlying information. However, we will inform the appropriate level of management of any material errors and of any evidence or information that comes to our attention during the performance of our payroll preparation services that fraud may have occurred. In addition, we will inform you of any evidence or information that comes to our attention during the performance of our payroll preparation services regarding illegal acts that may have occurred, unless they are clearly inconsequential. We have no responsibility to identify and communicate deficiencies in your internal control as part of this engagement. You agree that we shall not be responsible for any misstatements in the entity's payroll that we may not identify as a result of misrepresentations made to us by you.

If applicable, our payroll preparation services will include electronically transmitting management-approved information to taxing authorities and your financial institution to facilitate the electronic transfer of funds.

If applicable, our payroll preparation services will include transmitting management-approved federal Form W-2, federal Form 1099, and payroll data forms to federal and state taxing authorities on your behalf.

CLA's relationship with you shall be solely that of an independent contractor and nothing in the MSA or a SOW shall be construed to create or imply any relationship of employment, agency, partnership, or any relationship other than an independent contractor.

Your responsibilities

It is your responsibility to provide us with all of the information needed to prepare complete and accurate payrolls and to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to a particular payroll or withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Additionally, it is your responsibility to provide us with all of the information needed to facilitate ADP's preparation of payroll tax returns. We will have no obligations with regards to particular withholding taxes and filing returns in a particular state or local tax jurisdiction until you have provided such information to us.

Specifically, your responsibilities include:

- Accuracy of information used in the preparation of the payrolls and payroll tax returns.
- Review and approval of paychecks or paystubs prior to issuance, and payroll registers for each pay period prior to submission of payroll information to ADP.
- Evaluation of information used in the preparation and filing of all government forms for accuracy.
- Before submission of payroll information to ADP, review and approval of each electronic funds transfer to be initiated on your behalf for employee net pay amounts, payroll tax, withholding

liabilities, and related benefit amounts.

- One-time authorization to your financial institution for it to make transfers and direct deposits in accordance with future instructions from ADP.
- One-time authorization for ADP to submit tax filings and complete electronic fund transfers on your behalf.
- Sign or approve ADP issuance of all physical and/or electronic payroll checks.

If applicable, we will advise you with regard to tax positions taken in the preparation of the payroll forms and tax returns, but the responsibility for the payroll forms and tax returns remains with you.

Even if you have authorized CLA to file your employment tax returns and make your business and/or employment tax payments for you, please be aware that you are responsible for the timely filing of employment tax returns and the timely payment of business and/or employment taxes. Therefore, the Internal Revenue Service recommends that you enroll in the U.S. Department of the Treasury Electronic Federal Tax Payment System (EFTPS) to monitor your account and ensure that timely tax payments are being made for you. You may enroll in the EFTPS online at www.eftps.gov, or call 800-555-4477 for an enrollment form. Individual states have similar programs that allow you to monitor your account. A list of links by state is provided online at <http://www.americanpayroll.org/weblink/statelocal-wider/>.

Fees and terms

The billing rates (guaranteed through one year from 1st payroll live date) for these services are as follows:

| Services performed by | Rate per hour |
|------------------------------|----------------------|
| Payroll Analyst I | \$90-\$95 |
| Payroll Analyst II | \$100-\$110 |
| Senior Payroll Analyst | \$125-\$130 |

Subsequent to the billing rate guarantee date, the rates may be adjusted as agreed between you and CLA through a new SOW.

Our professional fees will be billed based on the degree of responsibility and contribution of the professionals working on the engagement. We will also bill for expenses (including internal and administrative charges) plus a technology and client support fee of five percent (5%) of all professional fees billed.

This agreement will automatically renew for one year from the rate guarantee expiration date unless it is cancelled in writing at least 30 days prior to the expiration date or is changed by the mutual signing of a new SOW. The terms of the applicable MSA shall continue to govern this SOW if the SOW is automatically renewed.

We do not anticipate encountering the need to perform additional services beyond those described in this letter. Below are examples of services considered to be outside the scope of our engagement. We will bill you for additional services you would like us to provide at an hourly fee at periodic dates after the additional service has been performed.

- Reprocessing for corrected information provided to us subsequent to original payroll
- Preparation of non-standard reports
- Calculation of fringe benefit additions
- Processing retirement plan contribution payments
- Preparation of retirement plan and other census information
- Responding to workers compensation insurance audits
- Responding to employment verification requests
- Preparation of additional state tax registrations
- Preparation of amended payroll tax returns
- Responding to tax notices

Tax examinations

All government forms and returns are subject to potential examination by the IRS and state taxing authorities. In the event of an examination, we will be available, at your request, to assist or represent you subject to a separate SOW. Services in connection with tax examinations are not included in our fee for preparation of your payroll returns. Our fee for such services will be billed to you separately, along with any direct costs pursuant to a separate SOW.

Record retention

You are responsible for retaining all documents, records, payroll journals, canceled checks, receipts, or other evidence in support of information and amounts reported in your payroll records and on your quarterly and calendar year-end payroll forms and tax returns. These items may be necessary in the event the taxing authority examines or challenges your returns. These records should be kept for at least seven years. Your copy of the payroll forms and tax returns should be retained indefinitely.

In preparing the payrolls, payroll forms, and tax returns, we rely on your representation that you understand and have complied with these documentation requirements. You are responsible for the proper

recording of transactions in the books of accounts, for the safeguarding of assets, and for the substantial accuracy of your financial records.

All of the records that you provide to us to prepare your payrolls and related forms and tax returns will be returned to you after our use. Our working papers, including any copies of your records that we chose to make, are our property and will be retained by us in accordance with our established records retention policy. This policy states, in general, that we will retain our working papers for a period of seven years. After this period expires, our working papers and files will be destroyed. Furthermore, physical deterioration or catastrophic events may shorten the time our records are available. The working papers and files of our firm are not a substitute for the records of you.

Tax consulting services

This SOW also covers tax consulting services that may arise for which the entity seeks our consultation and advice, both written and oral, that are not the subject of a separate SOW. These additional services are not included in our fees for the preparation of the payroll and related federal and state forms and tax returns.

We will base our tax analysis and conclusions on the facts you provide to us, and will not independently verify those facts. We will review the applicable tax authority rules, all of which are subject to change. At your request, we will provide a memorandum of our conclusions. Written advice provided by us is for the entity's information and use only and is not to be provided to any third party without our express written consent.

Unless we are separately engaged to do so, we will not continuously monitor and update our advice for subsequent changes or modifications to the tax regulations, or to the related judicial and administrative interpretations.

Legal compliance

The entity agrees to assume sole responsibility for full compliance with all applicable federal and state laws, rules or regulations, and reporting obligations that apply to the entity or the entity's business, including the accuracy and lawfulness of any reports the entity submits to any government regulator, authority, or agency. The entity also agrees to be solely responsible for providing legally sufficient substantiation, evidence, or support for any reports or information supplied by the entity to any governmental or regulatory body, or for any insurance reimbursement in the event that the entity is requested to do so by any lawful authority. CLA, its successors, affiliates, officers, and employees do not assume or undertake any duty to perform or to be responsible in any way for any such duties, requirements, or obligations.

Agreement

We appreciate the opportunity to provide the services described in this SOW related to the MSA. All terms and provisions of the MSA shall apply to these services. If you agree with the terms of this SOW, please sign below and return a signed copy to us to indicate your acknowledgment and understanding of, and agreement with, this SOW.

CliftonLarsonAllen LLP

Paul Wilson
Signing Director

303-793-1492
paul.wilson@claconnect.com

Response

This SOW correctly sets forth the understanding of Timnath Lakes Metro District No. 6 and is accepted by:

CLA
CLA

Paul Wilson

Paul Wilson, Signing Director

SIGNED 10/3/2024, 8:35:05 AM MDT

Client

Timmath Lakes Metro District No. 6

SIGN:

Janis Emanuel

DATE:

RESOLUTION NO. 2024-11-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
TIMNATH LAKES METROPOLITAN DISTRICT NO. 2
CALLING A REGULAR ELECTION FOR DIRECTORS
ON MAY 6, 2025**

A. The term of the office of Director Robert Bol shall expire upon the election of his successor at the regular election, to be held on May 6, 2025 (“**Election**”), and upon such successor taking office.

B. The term of the office to which Director Nick Montalbano has previously been appointed expires upon his re-election, or the election of his successor at the Election, and upon such successor taking office.

C. One (1) vacancy currently exists on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 8, 2029.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 2 (the “**District**”) of the Town of Timnath, Larimer County, Colorado:

1. Date and Time of Election. The Election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 8, 2029.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 29, 2025).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228 (phone 303-987-0835), and on the District's website at: timnathlakesmetrodistricts1-6.com.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2025, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS ON MAY 6, 2025]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES METROPOLITAN
DISTRICT NO. 2**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
TIMNATH LAKES METROPOLITAN DISTRICT NO. 3
CALLING A REGULAR ELECTION FOR DIRECTORS
ON MAY 6, 2025**

A. The term of the office of Director Robert Bol shall expire upon the election of his successor at the regular election, to be held on May 6, 2025 (“**Election**”), and upon such successor taking office.

B. The term of the office to which Director Nick Montalbano has previously been appointed expires upon his re-election, or the election of his successor at the Election, and upon such successor taking office.

C. One (1) vacancy currently exists on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect three (3) Directors to serve until the second regular election, to occur May 8, 2029.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 3 (the “**District**”) of the Town of Timnath, Larimer County, Colorado:

1. Date and Time of Election. The Election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, three (3) Directors shall be elected to serve until the second regular election, to occur May 8, 2029.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 29, 2025).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228 (phone 303-987-0835), and on the District's website at: timnathlakesmetrodistricts1-6.com.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2025, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS ON MAY 6, 2025]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES METROPOLITAN
DISTRICT NO. 3**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
TIMNATH LAKES METROPOLITAN DISTRICT NO. 4
CALLING A REGULAR ELECTION FOR DIRECTORS
ON MAY 6, 2025**

A. The terms of the offices of Directors Theodore Antenucci and Janis Emanuel shall expire upon the election of their successors at the regular election, to be held on May 6, 2025 (“**Election**”), and upon such successors taking office.

B. The term of the office to which Director Nick Montalbano has previously been appointed expires upon his re-election, or the election of his successor at the Election, and upon such successor taking office.

C. One (1) vacancy currently exists on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 4, 2027, and two (2) Directors to serve until the second regular election, to occur May 8, 2029.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 4 (the “**District**”) of the Town of Timnath, Larimer County, Colorado:

1. Date and Time of Election. The Election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 4, 2027, and two (2) Directors shall be elected to serve until the second regular election, to occur May 8, 2029.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 29, 2025).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228 (phone 303-987-0835), and on the District's website at: timnathlakesmetrodistricts1-6.com.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2025, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS ON MAY 6, 2025]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES METROPOLITAN
DISTRICT NO. 4**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
TIMNATH LAKES METROPOLITAN DISTRICT NO. 5
CALLING A REGULAR ELECTION FOR DIRECTORS
ON MAY 6, 2025**

A. The terms of the offices of Directors Theodore Antenucci and Janis Emanuel shall expire upon the election of their successors at the regular election, to be held on May 6, 2025 (“**Election**”), and upon such successors taking office.

B. The term of the office to which Director Nick Montalbano has previously been appointed expires upon his re-election, or the election of his successor at the Election, and upon such successor taking office.

C. One (1) vacancy currently exists on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 4, 2027, and two (2) Directors to serve until the second regular election, to occur May 8, 2029.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 5 (the “**District**”) of the Town of Timnath, Larimer County, Colorado:

1. Date and Time of Election. The Election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 4, 2027, and two (2) Directors shall be elected to serve until the second regular election, to occur May 8, 2029.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

6. Absentee Ballot Applications. NOTICE IS FURTHER GIVEN, pursuant to Section 1-13.5-1002, C.R.S., that applications for and return of absentee ballots may be filed with David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228, between the hours of 8:00 a.m. and 5:00 p.m., until the close of business on the Tuesday immediately preceding the Election (April 29, 2025).

7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228 (phone 303-987-0835), and on the District's website at: timnathlakesmetrodistricts1-6.com.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2025, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

9. Severability. If any part or provision of this Resolution is adjudged to be unenforceable or invalid, such judgment shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Board of Director's intention that the various provisions hereof are severable.

10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS ON MAY 6, 2025]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES METROPOLITAN
DISTRICT NO. 5**

By: _____
President

Attest:

Secretary

RESOLUTION NO. 2024-11-____

**A RESOLUTION OF THE BOARD OF DIRECTORS OF
TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
CALLING A REGULAR ELECTION FOR DIRECTORS
ON MAY 6, 2025**

A. The terms of the offices of Directors Theodore Antenucci and Janis Emanuel shall expire upon the election of their successors at the regular election, to be held on May 6, 2025 (“**Election**”), and upon such successors taking office.

B. The term of the office to which Director Nick Montalbano has previously been appointed expires upon his re-election, or the election of his successor at the Election, and upon such successor taking office.

C. One (1) vacancy currently exists on the Board of Directors of the District.

D. In accordance with the provisions of the Special District Act (“**Act**”) and the Uniform Election Code (“**Code**”), the Election must be conducted to elect two (2) Directors to serve until the next regular election, to occur May 4, 2027, and two (2) Directors to serve until the second regular election, to occur May 8, 2029.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Timnath Lakes Metropolitan District No. 6 (the “**District**”) of the Town of Timnath, Larimer County, Colorado:

1. Date and Time of Election. The Election shall be held on May 6, 2025, between the hours of 7:00 A.M. and 7:00 P.M. pursuant to and in accordance with the Act, Code, and other applicable laws. At that time, two (2) Directors shall be elected to serve until the next regular election, to occur May 4, 2027, and two (2) Directors shall be elected to serve until the second regular election, to occur May 8, 2029.

2. Precinct. The District shall consist of one (1) election precinct for the convenience of the eligible electors of the District.

3. Conduct of Election. The Election shall be conducted as an independent mail ballot election in accordance with all relevant provisions of the Code. The Designated Election Official shall have on file, no later than fifty-five (55) days prior to the Election, a plan for conducting the independent mail ballot Election.

4. Designated Election Official. David Solin shall be the Designated Election Official and is hereby authorized and directed to proceed with any action necessary or appropriate to effectuate the provisions of this Resolution and of the Act, Code or other applicable laws. The Election shall be conducted in accordance with the Act, Code and other applicable laws. Among other matters, the Designated Election Official shall appoint election judges as necessary, arrange for the required notices of election (either by mail or publication) and printing of ballots, and direct that all other appropriate actions be accomplished.

5. Call for Nominations. The Designated Election Official shall provide Call for Nominations as required under Section 1-13.5-501, C.R.S., as applicable.

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7. Self-Nomination and Acceptance Forms. Self-Nomination and Acceptance Forms are available and can be obtained from David Solin, the Designated Election Official of the District, c/o Special District Management Services, Inc., 141 Union Blvd., Suite 150, Lakewood, CO 80228 (phone 303-987-0835), and on the District's website at: timnathlakesmetrodistricts1-6.com.

8. Cancellation of Election. If the only matter before the electors is the election of Directors of the District and if, at 5:00 P.M. on March 4, 2025, the sixty-third day prior to the regular election, there are not more candidates than offices to be filled at the Election, including candidates timely filing affidavits of intent, the Designated Election Official shall cancel the Election and declare the candidates elected. Notice of such cancellation shall be published and posted in accordance with law.

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10. Repealer. All acts, orders and resolutions, or parts thereof, of the Board of Directors which are inconsistent or in conflict with this Resolution are hereby repealed to the extent only of such inconsistency or conflict.

11. Effective Date. The provisions of this Resolution shall take effect as of the date adopted and approved by the Board of Directors of the District.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION
CALLING A REGULAR ELECTION FOR DIRECTORS ON MAY 6, 2025]**

RESOLUTION APPROVED AND ADOPTED on November 6, 2024.

**TIMNATH LAKES METROPOLITAN
DISTRICT NO. 6**

By: _____
President

Attest:

Secretary



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

November 6, 2023

Attn: Travis Hunsaker

Assistant Community Manager - Timnath Lakes Metropolitan District #6

RE: TIMNATH LAKES FILINGS 1, 2 & 5 - LANDSCAPE PLANS - GENERAL LANDSCAPE INSPECTION ITEMS

Travis,

At the request of CAC Timnath LLC, PCS Group Inc., as the Project Landscape Architect for Timnath Lakes, inspected the landscape depicted on the landscape construction drawings (named TIMNATH LANDING FILING 1 - LANDSCAPE PLANS_2017-11-18 / TIMNATH LANDING FILING 2 - LANDSCAPE PLANS_2020-05-08 / TIMNATH LANDING FILING 5 - LANDSCAPE PLANS_2021-06-30) within Timnath Lakes Phase 1.

PCS Group assumes no liability for the work performed or materials installed by the Landscape Contractor or any Subcontractors. The intent of these landscape inspections is to help ensure general conformance with the design intent of the approved landscape plans. Inspection approval by PCS Group shall not relieve the landscape contractor or his work from conforming to county codes, industry standards, or the requirements set forth in the approved landscape plans. Fine grading was inspected from an aesthetic standpoint only. Spot elevations, slopes, drainage patterns, structural design, installation of walls, stairs, pavement, footings and irrigation were also not inspected by PCS Group.

Landscape Acceptance Report:

This Landscape inspection for Timnath Lakes Metro District #6 occurred on October 25, 2023 with a representative from Special District Management Services (Travis Hunsaker - Assistant Community Manager), and myself. Punch list items were addressed on November 1, 2023.

At this time PCS Group is recommending acceptance of the Landscape Improvements within Timnath Landing Filing 1, Filing 2 & Filing 5. The landscape improvements installed were found to be to be in conformance with the approved construction plans and in good condition.

Sincerely,

Jeff Norberg

PCS Group, Inc. - Senior Associate

(720) 443-6222 - jeff@pcsgroupco.com



pcs group inc. www.pcsgroupco.com

community design | entitlement | site design | landscape architecture | community imaging

November 6, 2023

Attn: Travis Hunsaker

Assistant Community Manager - Timnath Lakes Metropolitan District #6

RE: TIMNATH LAKES FILING 6 - LANDSCAPE PLANS - GENERAL LANDSCAPE INSPECTION ITEMS

Travis,

At the request of CAC Timnath LLC, PCS Group Inc., as the Project Landscape Architect for Timnath Lakes, inspected the landscape depicted on the landscape construction drawings (named TIMNATH LANDING FILING NO. 6 - LANDSCAPE PLANS_2021-12-03) within Timnath Lakes Phase 1. Please note, this letter only applies to the landscaping within the area highlighted green on the attached Exhibit A. All other landscaping will be installed by Lennar Homes.

PCS Group assumes no liability for the work performed or materials installed by the Landscape Contractor or any Subcontractors. The intent of these landscape inspections is to help ensure general conformance with the design intent of the approved landscape plans. Inspection approval by PCS Group shall not relieve the landscape contractor or his work from conforming to county codes, industry standards, or the requirements set forth in the approved landscape plans. Fine grading was inspected from an aesthetic standpoint only. Spot elevations, slopes, drainage patterns, structural design, installation of walls, stairs, pavement, footings and irrigation were also not inspected by PCS Group.

Landscape Acceptance Report:

This Landscape inspection for Timnath Lakes Metro District #6 occurred on October 25, 2023 with a representative from Special District Management Services (Travis Hunsaker - Assistant Community Manager), and myself. Punch list items were addressed on November 1, 2023.

At this time PCS Group is recommending acceptance of the Landscape Improvements within Timnath Landing Filing 1, Filing 2 & Filing 5. The landscape improvements installed were found to be in conformance with the approved construction plans and in good condition.

Sincerely,

Jeff Norberg

PCS Group, Inc. - Senior Associate

Exhibit A





March 14, 2024

Ms. Paula Williams
 District Counsel, Timnath Lakes Metropolitan District No. 6

PROJECT: Timnath Lakes Metropolitan District No. 1 Landscaping
 PURPOSE: Verification of Paid Landscaping Costs for Conveyance

Ranger Engineering, LLC (“Ranger”) was retained by Timnath Metropolitan District No. 6 (“District”) as an Independent Consulting Engineer to review costs associated with the landscaping tracts within Filings 1,2, and 5, which are all considered part of Phase 1, and verify that they have been paid.

Per the Timnath Lakes Metropolitan District No. 6 Rules and Regulations Regarding Dedication and Acceptance of Public Improvements, Section 2.2 Form of Dedication states:

All dedications of Public Improvements to District No. 6 shall be made free and clear of all monetary liens or encumbrances...

Ranger reviewed payment details for all vendors that had associated work with the landscaping completed within Phase 1 to verify proof of payment details through the current billing. Many of these vendors had additional work outside of the landscaping as well, but scope of landscaping work being complete was verified by the Landscape Architect, PCS Group Inc. (“PCS”). The following is the scope of vendors and costs verified as paid:

| Table I | |
|--|------------------------------|
| Review of Landscaping Costs Timnath Lakes Metropolitan District No. 6 | |
| Contractor | Lien Release Amount Verified |
| EMK Consultants | \$1,926,721.00 |
| Groundworks | \$647,721.48 |
| CTL Thompson | \$192,939.00 |
| Pase | \$269,820.15 |
| RE Monks | \$513,076.55 |
| Roberts Excavating | \$2,708,289.10 |
| Alpine Civil | \$905,229.85 |
| Dean Construction | \$43,037.00 |
| Mill Brothers | \$991,876.94 |
| EMK Consultants | \$111,460.00 |
| Page Specialty | \$15,163.20 |
| Roberts Excavating | \$559,829.61 |
| CTL Thompson | \$25,575.00 |
| Hall Irwin | \$914,924.66 |
| Three Sons | \$68,621.50 |
| Totals | \$9,894,285.04 |



Additionally, PCS provided a letter TIMNATH LAKES FILINGS 1, 2 & 5 - LANDSCAPE PLANS - GENERAL LANDSCAPE INSPECTION ITEMS dated November 6, 2023, recommending the acceptance of the landscape improvements withing Filings 1, 2, and 5 by the District.

Based on the review of the payment details and PCS's review of the completed improvements, Ranger recommends that District continue with the acceptance of the landscaping improvements within Filings 1, 2, and 5.

Please feel free to call or e-mail with questions.

Sincerely,

Ranger Engineering, LLC

A handwritten signature in blue ink, appearing to read "Collin Koranda".

Collin Koranda, P.E.

SERVICE AGREEMENT FOR LANDSCAPING SERVICES

THIS SERVICE AGREEMENT FOR LANDSCAPING SERVICES (“Agreement”) is entered into and effective as of the 18th day of April, 2024, by and between **TIMNATH LAKES METROPOLITAN DISTRICT NO. 6**, a quasi-municipal corporation and political subdivision of the State of Colorado (the “District”), and **MILL BROTHERS LANDSCAPE & NURSERY, INC. D/B/A MILL BROTHERS LANDSCAPE GROUP**, a Colorado corporation (the “Consultant”) (each a “Party” and, collectively, the “Parties”).

RECITALS

A. The District was organized pursuant to the laws of the State of Colorado in order to construct, operate and maintain certain public facilities and improvements in accordance with its service plan.

B. Pursuant to Section 32-1-1001(1)(d)(I), C.R.S., the District is permitted to enter into contracts and agreements affecting the affairs of the District.

C. The Consultant has experience in providing the services, as set forth in **Exhibit A** hereto, attached and incorporated herein (the “Services”), and is willing to provide such Services to the District for reasonable consideration.

D. The Parties desire to enter into this Agreement to establish the terms by which the Consultant will provide the Services to the District.

NOW, THEREFORE, in consideration of the mutual covenants and promises set forth herein, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

I. CONSULTANT DUTIES AND AUTHORITY

1.1 Duties of Consultant. The Consultant shall:

(a) Perform the Services, safely and in accordance with the highest standard of care, skill, and diligence provided by a professional consultant in performance of work similar to the Services.

(b) Be properly qualified to perform the Services. The Consultant does hereby warrant that the quality of the Services shall be as specified in this Agreement, shall conform in all respects to the requirements of this Agreement and shall be free of defects and deficiencies.

(c) Take all precautions necessary for safely and prudently conducting the Services required by this Agreement, including maintaining insurance as required under Section 4.2 hereof.

(d) Advise the District of the status of the Services required by this Agreement on a regular basis and work in coordination with the District's consultants to assure that the District has the most complete information available for the exercise of the District's powers and discretionary authority.

(e) Refrain from entering into any contract, oral or written, in the name of the District, and from incurring any debt, liability or obligation for or on behalf of the District. All obligations incurred by the Consultant shall be obligations of the Consultant and the Consultant shall hold the District harmless therefrom.

1.2 Limitations on Authority.

(a) The Consultant shall have no right or authority, expressed or implied, to take any action, expend any sum, incur any obligation, or otherwise obligate the District in any manner whatsoever, except to the extent specifically provided in this Agreement or specifically authorized or ratified by the board of directors of the District as reflected in the minutes of the District board meetings. The Consultant shall at all times conform to the stated policies established and approved by the District.

(b) Independent Contractor Status. The Consultant is an independent contractor, as provided in Section 8-40-202(2)(b)(I)-(IV), C.R.S., as amended, and nothing herein contained shall constitute or designate the Consultant or any of its employees, agents, subcontractors or suppliers as employees of the District. The Services to be performed by the Consultant shall be at its sole cost, risk and expense, and no part of the cost thereof shall be charged to the District, except the payments to be made by the District to the Consultant for the Services performed as provided herein. The District shall not be responsible for the Consultant's means, methods, techniques, sequences or procedures of work or for safety precautions incident thereto. **The Consultant is not entitled to workers' compensation benefits and the Consultant is obligated to pay federal and state income taxes on moneys earned pursuant to this Agreement.**

1.3 Compliance with Applicable Law. The Consultant shall provide the Services set forth herein in full compliance with all applicable laws, rules, and regulations of any federal, state, county, or municipal body or agency thereof having jurisdiction over the activities of the District.

1.4 No Right or Interest in District Assets. The Consultant shall have no right or interest in any of the District's assets, nor any claim or lien with respect thereto, arising out of this Agreement or the performance of the Services contemplated herein.

1.5 Work Product. "**Work Product**" shall consist of all written materials maintained by the Consultant in connection with performance of this Agreement, including, but not limited to, all test results, logs, surveys, maps, plans, drawings, specifications, reports, PDF formatted electronic files and other documents, in whatever form. The Consultant shall maintain reproducible copies of any test results and logs which it obtains and shall make them available for the District's use, and shall provide such copies to the District upon request at reasonable commercial printing rates. Consultant agrees all right, title and interest in the Work Product is

and shall remain the property of the District. If requested by the District, Consultant shall execute and deliver such documents as shall be necessary in the District's sole discretion, to assign, transfer and convey all rights in the Work Product to the District or its assignee. If Consultant fails to execute any documents required under this Section 1.5, then Consultant hereby irrevocably appoints the District its attorney-in-fact for the purpose of executing any required transfers of ownership or interests and any other documents necessary to effectuate this Section 1.5. Further, all Work Product, whether in paper or electronic form, reproductions thereof, or any information or instruments derived therefrom, shall be provided to the District immediately upon termination of this Agreement.

II. COMPENSATION

2.1 Compensation. The Consultant shall be paid as set forth in **Exhibit B** attached hereto, unless otherwise approved in advance by the District through a written change order in form substantially as attached hereto as **Exhibit C** ("Change Order").

2.2 Monthly Invoices and Payments. The Consultant shall submit to the District a monthly invoice, in a form acceptable to the District. Invoices shall be submitted and paid no more frequently than once a month.

2.3 Expenses. The Consultant is responsible for all expenses it incurs in performance of this Agreement and shall not be entitled to any reimbursement or compensation except as set forth in **Exhibit B**, unless otherwise approved in advance by the District in writing.

2.4 Subject to Annual Budget and Appropriation; District Debt. The District does not intend hereby to create a multiple-fiscal year direct or indirect debt or other financial obligation whatsoever. The performance of those obligations of the District hereunder requiring budgeting and appropriation of funds is subject to annual budgeting and appropriation. Nothing herein constitutes or creates an indebtedness or debt of the District within the meaning of any Colorado constitutional provision or statutory limitation.

III. TERM AND TERMINATION

3.1 Term. The term of this Agreement **shall begin on May 1, 2024 and shall expire on December 31, 2024.** Extensions of this Agreement must be pursuant to a Change Order executed by both Parties.

3.2 Termination.

(a) The District may terminate this Agreement for convenience or for cause, in whole or in part, by written notice of termination given to the Consultant at least thirty (30) days prior to the effective date of such termination. The Consultant may terminate this Agreement for convenience or for cause, in whole or in part, by written notice of termination given to the District at least thirty (30) days prior to the effective date of such termination. Any termination notice provided pursuant to this Section 3.2 shall specify the extent of termination and the effective date of the same.

(b) Notwithstanding any provision herein to the contrary, the Agreement shall terminate automatically and be of no further force or effect upon the occurrence of (a) the Consultant's voluntary dissolution, liquidation, winding up, or cessation to carry on business activities as a going concern; or (b) administrative dissolution (or other legal process not initiated by the Consultant dissolving the Consultant as a legal entity) that is not remedied or cured within sixty (60) days of the effective date of such dissolution or other process.

The District shall pay the Consultant for all Services satisfactorily performed through the termination date.

IV. INDEMNIFICATION AND INSURANCE

4.1 Indemnification. The Consultant hereby agrees to indemnify, defend and hold the District and its affiliated entities or other persons or entities designated by the District, and their respective directors, trustees, officers, members, managers, agents and employees (collectively, the "**Indemnitees**"), harmless from any and all liability for damage, including, but not limited to, the reimbursement of attorneys' fees and costs, arising out of death or bodily injury to persons or damage to property, in such amount that is represented by the degree or percentage of negligence or fault attributable to the Consultant and/or its agents, representatives, subcontractors, or suppliers.

4.2 Insurance Requirements. The Consultant shall procure, at its sole cost and expense, the insurance coverages set forth below, which insurance shall be placed with insurance companies rated at least "A:XIII" by A.M. Best Company. The Consultant shall give notice to the District at least thirty (30) days prior to the cancellation or nonrenewal of such policies. The Consultant shall give notice to the District within five (5) business days, or as soon as practicable, of any modification of any such policies. Consultant's cost of maintaining the insurances required hereunder shall not be considered a reimbursable expense of the Consultant. The Consultant shall, upon request, promptly furnish the District with copies of policies obtained pursuant to this Section 4.2. Prior to commencing the Services, the Consultant shall furnish the District with certificates evidencing such insurance and provided further, however, with respect to the Workers' Compensation Insurance required below, the Consultant must furnish to the District, prior to the commencement of any Services, duly executed and validated forms as prescribed by the state authority having jurisdiction evidencing that such insurance is in full force and effect. The District shall not pay any invoices until Consultant provides the certificates evidencing such insurance and Workers' Compensation coverage.

(a) Liability Insurance Coverage.

(i) Workers' Compensation Insurance. A Workers' Compensation Insurance Policy in form and substance reasonably acceptable to the District and in an amount not less than the statutory benefits, including Employer's Liability Insurance with limits of liability of not less than (i) \$500,000 for bodily injury by accident, each accident; (ii) \$500,000 for bodily injury by disease, each employee; and (iii) \$500,000 aggregate liability for disease. The Workers' Compensation Insurance Policy, or an endorsement to such policy, must include a waiver of subrogation in favor of the District.

(ii) Commercial General Liability Insurance. A Commercial General Liability Insurance Policy written on an occurrence basis, in form and substance reasonably acceptable to the District, which policy shall include, without limitation, the District as an additional insured, a waiver of subrogation endorsement in favor of the District, cross liability and severability of interest endorsements, endorsements providing that the coverage afforded by the insurance policy or policies is primary and non-contributing with any other insurance maintained by or available to the District, and appropriate language providing the following coverages: Premises and Operations Liability; Personal Injury Liability; Broad Form Property Damage Liability; Contractual Liability supporting the Consultant's indemnification agreements in favor of the District; Completed Operations and Products Liability; and Independent Contractor's Protective Liability. The Commercial General Liability Insurance Policy must be written with a combined single limit of liability of not less than \$1,000,000 for each occurrence of bodily injury and/or property damage and an annual aggregate of liability of not less than \$2,000,000 for bodily injury and/or property damage, and an annual aggregate of liability of not less than \$2,000,000 for Completed Operations and Products Liability.

(iii) Automobile Liability Insurance. An Automobile Liability Insurance Policy written on a per accident basis, in form and substance reasonably acceptable to the District. The Automobile Liability Insurance Policy must provide coverage for all owned, hired, rented and nonowned automobiles, and must include uninsured motorist coverages. The Automobile Liability Insurance Policy must be written with a combined single limit of liability of not less than \$1,000,000 for each accident for bodily injury and/or property damage.

(iv) Excess Liability Insurance. An Excess Liability Insurance Policy written in excess of the coverages provided by the insurance policies described in the preceding Subsections 4.2(a)(i) - (iii), in form and substance reasonably acceptable to the District, which policy will include the District as additional insured. The Excess Liability Insurance Policy must be written with a combined single limit of not less than \$1,000,000 for each occurrence of bodily injury/or property damage and annual aggregate.

(b) Failure to Obtain and Obligation to Maintain Insurance. If the Consultant fails to furnish and maintain insurance as required by this Section 4.2, the District may purchase such insurance on behalf of the Consultant and deduct the cost of such insurance premium(s) from the compensation otherwise owed to the Consultant, and the Consultant shall furnish to the District any information needed to obtain such insurance. Except as otherwise expressly provided herein, all insurance policies required by the terms of this section shall be kept in full force and effect until the date of final payment to the Consultant for the Services specified in this Agreement. Notwithstanding anything to the contrary contained in this Agreement, the foregoing insurance requirements are in no way intended to, and will not in any manner, limit or qualify the liabilities and/or indemnities assumed by the Consultant under or pursuant to this Agreement.

(c) Effect of Approval or Acceptance of Insurance. District acceptance and/or approval of any or all of the insurances required hereunder does not and shall not be construed to relieve Consultant from any obligations, responsibilities or liabilities under this Agreement.

V. MISCELLANEOUS

5.1 Assignment. The Consultant shall not assign any of its rights or delegate any of its duties hereunder to any person or entity. Any purported assignment or delegation in violation of the provisions hereof shall be void and of no effect.

5.2 Modification; Amendment. This Agreement may be amended from time to time by agreement between the Parties hereto; provided, however, that no amendment, modification, or alteration of the terms or provisions hereof shall be binding upon the District or the Consultant unless the same is in writing and duly executed by the Parties.

5.3 Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

5.4 Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

5.5 Governing Law and Jurisdiction. This Agreement shall be governed and construed under the laws of the State of Colorado. Venue for any legal action relating to this Agreement shall be exclusive to the State District Court in and for the County of Larimer, Colorado.

5.6 Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

5.7 Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the District and the Consultant shall be for the sole and exclusive benefit of the District and the Consultant.

5.8 Notices. All notices, demands, requests or other communications to be sent by one Party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the addressee or by courier delivery via FedEx or other nationally recognized overnight air courier service, by electronically-confirmed email transmission, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To District:

To District: Timnath Lakes Metropolitan District No. 6
c/o Special District Management Services, Inc.
141 Union Boulevard, Suite 150
Lakewood, CO 80228
Phone: (303) 987-0835
Email: dsolin@sdmsi.com
Attn: David Solin

With a Copy To: McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203
Phone: (303) 592-4380
Email: legalnotices@specialdistrictlaw.com

To Consultant: Mill Brothers Landscape & Nursery, Inc. d/b/a Mill
Brothers Landscape Group
4760 Three Bell Parkway
Timnath, CO 80547
Phone: (970) 567-1533
Email: jobssuth@millbrothers.com
Attn: Jason Obsuth

All notices, demands, requests or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with FedEx or other nationally recognized overnight air courier service, upon electronic confirmation of email transmission, or three (3) business days after deposit in the United States mail. By giving the other Party hereto at least ten (10) days' written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

5.9 Default/Remedies. If either Party fails to perform any of its responsibilities, obligations or agreements to be performed in accordance with the provisions of this Agreement, and if such failure of performance continues for a period of thirty (30) days following written notice of default from the other Party (or such additional period of time as may reasonably be required to cure such default; provided that the curative action is commenced within such thirty (30) day period and is diligently and continuously pursued to completion), then the non-defaulting Party, at its option, may elect (i) to treat this Agreement as remaining in full force and effect; or (ii) terminate this Agreement as of any specified date. The non-defaulting Party shall additionally be entitled to exercise all remedies available at law or in equity. In the event of any litigation or other proceeding to enforce the terms, covenants or conditions hereof, the non-defaulting Party in any such litigation or other proceeding shall obtain as part of its judgment or award its reasonable attorneys' fees.

5.10 Instruments of Further Assurance. Each Party covenants it will do, execute, acknowledge, and deliver or cause to be done, executed, acknowledged, and delivered, such acts, instruments, and transfers as may reasonably be required for the performance of their obligations hereunder.

5.11 Compliance with Law. This Agreement is intended to be performed in accordance with and only to the extent permitted by all applicable laws, ordinances, rules, and regulations of the jurisdiction in which the Agreement is performed. The Consultant declares it has complied and will comply with all federal, state and local laws regarding business permits, certificates and licenses required to perform the Services.

5.12 Non-Waiver. No waiver of any of the provisions of this Agreement shall be deemed to constitute a waiver of any other provision of this Agreement, nor shall such waiver constitute a continuing waiver unless otherwise expressly provided herein, nor shall the waiver of any default hereunder be deemed to be a waiver of any subsequent default hereunder. Notwithstanding any provision to the contrary in this Agreement, no term or condition of this Agreement shall be construed or interpreted as a waiver, either expressed or implied, of any of the immunities, rights, benefits or protection provided to the District under the Colorado Governmental Immunity Act.

5.13 Inurement. This Agreement shall inure to and be binding on the heirs, executors, administrator, successors, and permitted assigns of the Parties hereto.

5.14 Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

5.15 Conflicts. If any term or provision(s) in any Exhibit attached as part of this Agreement conflicts with any term or provision(s) in the body of this Agreement, the term or provision(s) contained in the body of this Agreement shall control.

[SIGNATURE PAGES FOLLOW]

[SIGNATURE PAGE 1 OF 2 TO SERVICE AGREEMENT
FOR LANDSCAPING SERVICES]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and
year first above written.

Consultant:
**MILL BROTHERS LANDSCAPE &
NURSERY, INC. D/B/A MILL
BROTHERS LANDSCAPE GROUP, a
Colorado corporation**

By: Jason Obsuth

Its: LANDSCAPE DIVISION MANAGER



STATE OF COLORADO)

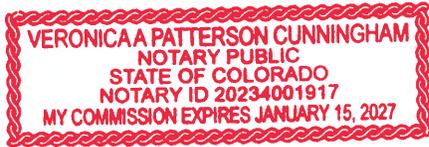
COUNTY OF Lasimer)

)
) ss.
)

The foregoing instrument was acknowledged before me this 29th day of April, 2024, by
Jason Obsuth, as L.D.M. of Mill Brothers Landscape & Nursery, Inc. D/B/A Mill Brothers
Landscape Group.

Witness my hand and official seal.

My commission expires: 01-15-2027





Notary Public

EXHIBIT A
SCOPE OF SERVICES



Service Proposal

SPECIAL DISTRICT MANAGEMENT SERVICES, INC. (SDMS)
141 UNION BOULEVARD
LAKEWOOD, COLORADO 80228

Sales: Jason Obsuth

Timnath Landing Filing 1

Timnath, Colorado 80547

Est ID: EST2466545 2024

Email: dsolin@sdmsi.com

Date: Feb-29-2024

Phone:

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| SPRING AND FALL CLEANUP | Per Season | \$1,152.99 |
| <ul style="list-style-type: none"> 1. BEDS: <ul style="list-style-type: none"> a. Landscape beds will be blown free of leaves and other accumulated debris. This will be completed once during both the spring and fall. b. Herbaceous perennials and ornamental grasses will be cut back during the fall and spring cleanup (respectively). 2. TURF AREAS: <ul style="list-style-type: none"> a. As needed, irrigated turf areas may be mowed as needed during both the spring and fall cleanup, at the Contractor's discretion. | | |
| AERATION | Per Season | \$794.81 |
| <ul style="list-style-type: none"> 1. All irrigated turf areas will be core aerated once per growing season. | | |
| WEEKLY SERVICE | Per Season | \$10,622.48 |
| <ul style="list-style-type: none"> 1. All turf areas will be mowed weekly during the growing from May through September, and biweekly during April and October. 2. When necessary, turf areas may also be mowed during the spring and fall cleanups, at the Contractor's discretion. 3. Mowing height will vary between 2.5 and 3.5 inches, depending on weather and growing conditions. 4. Clippings will be blown from all hard surfaces and landscaped areas. 5. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor. 6. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable. 7. Grass areas not accessible to mowing equipment will be trimmed as needed to maintain a well- | | |

| CONTRACT SERVICES | Billing Type | Season Price |
|--|---------------------|---------------------|
| groomed appearance. | | |
| a. Where practical, growth regulators or non-selective herbicides may be used around fences, trees, and other obstacles that may be damaged by repeated use of trimmers. | | |
| 8. Concrete surfaces, such as sidewalks and driveways will be edged monthly during the growing season. | | |
| a. Edging is limited to concrete surfaces as damage may result from edging asphalt, brick, decks, etc. | | |
| b. Drain/trickle pans will not be edged unless otherwise specified. | | |
| c. Debris from edging will be collected and removed from site. | | |
| 9. All landscape areas will be inspected during mowing operations for loose trash, debris, and weeds. | | |
| 10. Detail will include removal of trash from lawn areas during mowing activities. | | |
| 11. Where applicable, pet waste stations will be emptied, and bags replenished throughout the contract period. | | |
| 12. Pet waste in landscaped areas is not the responsibility of the contractor. | | |
| 13. Items considered in excess of normal policing, such as construction trash, furniture, etc., will be removed on a time and materials basis. (NOTE: disposal fees may apply) | | |

BED CARE:

1. Beds will be kept free of weeds via chemical and mechanical means.
2. A preemergence herbicide will be applied in the late winter/early spring to minimize weed growth during the growing season.
3. Postemergent weeds will be controlled with non-selective herbicide.
4. Insect and disease control are not included in this contract; however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| NATIVE MOWING | Per Season | \$172.27 |
|----------------------|-------------------|-----------------|
|----------------------|-------------------|-----------------|

1. All dryland grass areas will be mowed once in late winter/early spring, and once at the end of the growing season.
2. Additional dryland mowing visits are available, by request. Please see below for pricing.
3. Mowing height will vary between 3.5 and 6.0 inches to promote healthy growth.
4. Dryland weed control is not included in the base contract; however spot and broadcast applications are available, by request. Please see below for pricing.
5. Excess clippings will be blown from all hard surfaces, but not bagged and removed from site.
6. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor.
7. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable.

DRYLAND/NATIVE GRASS: ADDITIONAL SERVICE PRICING

1. Dryland/Native Mowing Visit (2 included in base contract) **\$86.00/visit**
2. Dryland/Native Broadleaf Weed Control (Spot Application) **\$85.00/hour**
3. Dryland/Native Broadleaf Weed Control (Broad Application) **\$175.00/acre**

| SHRUB AND TREE CARE | Per Season | \$2,882.46 |
|----------------------------|-------------------|-------------------|
|----------------------------|-------------------|-------------------|

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| <ol style="list-style-type: none"> 1. SHRUB CARE <ol style="list-style-type: none"> a. Shrubs will be pruned selectively throughout the year. Timing and best practices are at the discretion of the Contractor. b. Rejuvenative pruning practices may be used when indicated to promote healthy growth. c. Plants in bloom will not be pruned unless it is necessary for clearance. Said plants will be pruned once they are no longer in bloom. 2. TREE CARE <ol style="list-style-type: none"> a. Tree branches under 10' will be pruned for clearance purposes. This excludes structural and hazard pruning. b. To prevent mechanical damage to trees planted in turf areas, a grass-free ring will be provided and maintained with non-selective herbicide. c. Insect and disease control are not included in this contract. However, when insect or disease infestations exist, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis. | | |

| TURF CARE | Per Season | \$4,023.65 |
|------------------|-------------------|-------------------|
|------------------|-------------------|-------------------|

1. FERTILIZATION: All irrigated turf areas will be fertilized 3 times per growing season as follows:
 - a. ROUND 1: A quick release fertilizer product with preemergence herbicide will be applied in early spring
 - b. ROUND 2: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in mid summer
 - c. ROUND 3: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in late summer/early fall
2. WEED CONTROL: In addition to the spring preemergence application, postemergence turf weeds will be treated on a curative basis during fertilizer applications. Products and treatment strategies will vary depending on the target weed, weather, and other factors. Such strategies are determined using an Integrated Pest Management (IPM) approach to maximize results while minimizing product applied.
3. INSECT and DISEASE CONTROL: These treatments are not included within this contract, however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| IRRIGATION ACTIVATION | Per Season | \$493.98 |
|------------------------------|-------------------|-----------------|
|------------------------------|-------------------|-----------------|

1. The irrigation system will be activated and tested between March and May.
2. Repairs identified during activation will be completed on a time and materials basis.
3. Irrigation repair rates are as follows: Irrigation Technician \$75.00/hour, Irrigation Technician Assistant (when used) \$60.00.

| IRRIGATION MANAGEMENT | Per Season | \$2,076.03 |
|------------------------------|-------------------|-------------------|
|------------------------------|-------------------|-------------------|

1. The irrigation system will be inspected monthly during the growing season. Monthly inspections include:
 - a. Running each zone to check for proper function.
 - b. Visually inspecting heads for proper coverage, making adjustments as needed.
 - c. Adjusting irrigation controllers for prevailing weather conditions.
2. Repairs identified during inspection will be completed on a time and materials basis.
3. Irrigation repair rates are as follows: Irrigation Technician \$75.00/hour, Irrigation Technician Assistant (when used) \$60.00.

| CONTRACT SERVICES | Billing Type | Season Price |
|--------------------------|--------------|--------------|
| IRRIGATION WINTERIZATION | Per Season | \$793.15 |

1. The irrigation system will be winterized with compressed air between October and November.
2. At the Contractor's discretion, above-ground devices may be wrapped with insulation to prevent freeze damage prior to final winterization.

Total (All Contract Services) \$23,011.82

The total price of all seasonal services is \$23,011.82 collected in 7 payments of \$3,287.40 per payment .

CONTRACT TERMS AND CONDITIONS:

- A. SCOPE OF WORK: The Contractor and/or its appointed subcontractors will furnish all labor, materials, and equipment necessary to provide the services stated within this contract.
- B. DEFINITIONS: The term "Contractor" where used in this agreement refers to Mill Brothers Landscape and Nursery, Inc. dba Mill Brothers Landscape Group. The term "Client" where used in this agreement refers to individual or entity to whom this contract is addressed.
- C. INSURANCE: The Contractor will carry Workers' Compensation, Automobile, and Public Liability insurance of not less than \$2,000,000.00. Upon request, a Certificate of Insurance may be provided to the Client.
- D. DAMAGES: Damages caused by the Contractor in the execution of this contract, with the exception of snow removal, will be rectified by the Contractor at no cost to the Client.
- E. ACT OF GOD: The Contractor shall not be liable for events beyond their control which may interfere with the execution of this contract, including but not limited to acts of God, acts of governmental agencies, weather events, or equipment failure.
- F. EMERGENCIES: The Contractor will be available to respond to irrigation emergencies. Irrigation emergencies herein are defined as matters likely to cause property damage such as, but not limited to, broken pipes, stuck valves, damaged/missing backflow devices, and broken sprinkler heads - when the damage to the sprinkler head causes an eminent threat to property.
- G. PERSONNEL: Employees of the Contractor will conduct themselves in a professional manner. The Contractor will provide staff and supervision, as necessary, to complete the tasks within this contract.
- H. LICENSES and PERMITS: The Contractor will obtain all licenses and permits required by federal, state, and local laws as needed to complete the tasks agreed to within this contract.
- I. MODIFICATION: This contract, and its attachments constitute the entire agreement between the contracting parties. No variance or modifications may be made unless agreed to by both parties.
- J. ELECTRONIC COMMUNICAITON: Notices and other communications between the Contractor and Client may be delivered by electronic communication. Such communications shall be accepted by both parties in lieu of communications delivered in writing.
- K. TERM: This contract shall remain in effect from **May 1, 2024** through **December 31, 2024** unless otherwise stated herein or terminated prior to expiration.
- L. PAYMENT: Terms due within thirty (30) days. Past due balances shall be assessed a 1.5% per month late fee.
- M. TERMINATION: Either party may terminate this contract prior to its date of expiration, with or without cause by providing at least thirty (30) days notice to the other party.

Estimate authorized by: _____
Jason Obsuth

Estimate approved by: _____

Signature Date: _____
04/18/2024

Signature Date: _____



Service Proposal

SPECIAL DISTRICT MANAGEMENT SERVICES, INC. (SDMS)
141 UNION BOULEVARD
LAKEWOOD, COLORADO 80228

Sales: Jason Obsuth

Timnath Landing Filing 2

Timnath, Colorado 80547

Est ID: EST2466592 2024

Email: dsolin@sdmsi.com

Date: Feb-29-2024

Phone:

| CONTRACT SERVICES | Billing Type | Season Price |
|--------------------------------|-------------------|-----------------|
| SPRING AND FALL CLEANUP | Per Season | \$852.80 |

1. BEDS:
 - a. Landscape beds will be blown free of leaves and other accumulated debris. This will be completed once during both the spring and fall.
 - b. Herbaceous perennials and ornamental grasses will be cut back during the fall and spring cleanup (respectively).
2. TURF AREAS:
 - a. As needed, irrigated turf areas may be mowed as needed during both the spring and fall cleanup, at the Contractor's discretion.

| | | |
|-----------------|-------------------|-----------------|
| AERATION | Per Season | \$229.40 |
|-----------------|-------------------|-----------------|

1. All irrigated turf areas will be core aerated once per growing season.

| | | |
|-----------------------|-------------------|-------------------|
| WEEKLY SERVICE | Per Season | \$5,341.94 |
|-----------------------|-------------------|-------------------|

1. All turf areas will be mowed weekly during the growing from May through September, and biweekly during April and October.
2. When necessary, turf areas may also be mowed during the spring and fall cleanups, at the Contractor's discretion.
3. Mowing height will vary between 2.5 and 3.5 inches, depending on weather and growing conditions.
4. Clippings will be blown from all hard surfaces and landscaped areas.
5. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor.
6. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable.
7. Grass areas not accessible to mowing equipment will be trimmed as needed to maintain a well-

| CONTRACT SERVICES | Billing Type | Season Price |
|--|---------------------|---------------------|
| groomed appearance. | | |
| a. Where practical, growth regulators or non-selective herbicides may be used around fences, trees, and other obstacles that may be damaged by repeated use of trimmers. | | |
| 8. Concrete surfaces, such as sidewalks and driveways will be edged monthly during the growing season. | | |
| a. Edging is limited to concrete surfaces as damage may result from edging asphalt, brick, decks, etc. | | |
| b. Drain/trickle pans will not be edged unless otherwise specified. | | |
| c. Debris from edging will be collected and removed from site. | | |
| 9. All landscape areas will be inspected during mowing operations for loose trash, debris, and weeds. | | |
| 10. Detail will include removal of trash from lawn areas during mowing activities. | | |
| 11. Where applicable, pet waste stations will be emptied, and bags replenished throughout the contract period. | | |
| 12. Pet waste in landscaped areas is not the responsibility of the contractor. | | |
| 13. Items considered in excess of normal policing, such as construction trash, furniture, etc., will be removed on a time and materials basis. (NOTE: disposal fees may apply) | | |

BED CARE:

1. Beds will be kept free of weeds via chemical and mechanical means.
2. A preemergence herbicide will be applied in the late winter/early spring to minimize weed growth during the growing season.
3. Postemergent weeds will be controlled with non-selective herbicide.
4. Insect and disease control are not included in this contract; however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| NATIVE MOWING | Per Season | \$818.69 |
|---|-------------------|-----------------|
| 1. All dryland grass areas will be mowed once in late winter/early spring, and once at the end of the growing season. | | |
| 2. Additional dryland mowing visits are available, by request. Please see below for pricing. | | |
| 3. Mowing height will vary between 3.5 and 6.0 inches to promote healthy growth. | | |
| 4. Dryland weed control is not included in the base contract; however spot and broadcast applications are available, by request. Please see below for pricing. | | |
| 5. Excess clippings will be blown from all hard surfaces, but not bagged and removed from site. | | |
| 6. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor. | | |
| 7. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable. | | |

DRYLAND/NATIVE GRASS: ADDITIONAL SERVICE PRICING

1. Dryland/Native Mowing Visit (2 included in base contract) **\$409.00/visit**
2. Dryland/Native Broadleaf Weed Control (Spot Application) **\$85.00/hour**
3. Dryland/Native Broadleaf Weed Control (Broad Application) **\$175.00/acre**

| SHRUB AND TREE CARE | Per Season | \$2,132.00 |
|----------------------------|-------------------|-------------------|
|----------------------------|-------------------|-------------------|

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| <ol style="list-style-type: none"> 1. SHRUB CARE <ol style="list-style-type: none"> a. Shrubs will be pruned selectively throughout the year. Timing and best practices are at the discretion of the Contractor. b. Rejuvenative pruning practices may be used when indicated to promote healthy growth. c. Plants in bloom will not be pruned unless it is necessary for clearance. Said plants will be pruned once they are no longer in bloom. 2. TREE CARE <ol style="list-style-type: none"> a. Tree branches under 10' will be pruned for clearance purposes. This excludes structural and hazard pruning. b. To prevent mechanical damage to trees planted in turf areas, a grass-free ring will be provided and maintained with non-selective herbicide. c. Insect and disease control are not included in this contract. However, when insect or disease infestations exist, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis. | | |

| TURF CARE | Per Season | \$2,450.68 |
|------------------|-------------------|-------------------|
|------------------|-------------------|-------------------|

1. FERTILIZATION: All irrigated turf areas will be fertilized 3 times per growing season as follows:
 - a. ROUND 1: A quick release fertilizer product with preemergence herbicide will be applied in early spring
 - b. ROUND 2: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in mid summer
 - c. ROUND 3: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in late summer/early fall
2. WEED CONTROL: In addition to the spring preemergence application, postemergence turf weeds will be treated on a curative basis during fertilizer applications. Products and treatment strategies will vary depending on the target weed, weather, and other factors. Such strategies are determined using an Integrated Pest Management (IPM) approach to maximize results while minimizing product applied.
3. INSECT and DISEASE CONTROL: These treatments are not included within this contract, however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| IRRIGATION ACTIVATION | Per Season | \$370.72 |
|------------------------------|-------------------|-----------------|
|------------------------------|-------------------|-----------------|

1. The irrigation system will be activated and tested between March and May.
2. Repairs identified during activation will be completed on a time and materials basis.
3. Irrigation repair rates are as follows: Irrigation Technician \$75.00/hour, Irrigation Technician Assistant (when used) \$60.00.

| IRRIGATION MANAGEMENT | Per Season | \$1,557.02 |
|------------------------------|-------------------|-------------------|
|------------------------------|-------------------|-------------------|

1. The irrigation system will be inspected monthly during the growing season. Monthly inspections include:
 - a. Running each zone to check for proper function.
 - b. Visually inspecting heads for proper coverage, making adjustments as needed.
 - c. Adjusting irrigation controllers for prevailing weather conditions.
2. Repairs identified during inspection will be completed on a time and materials basis.
3. Irrigation repair rates are as follows: Irrigation Technician \$75.00/hour, Irrigation Technician Assistant (when used) \$60.00.

| CONTRACT SERVICES | Billing Type | Season Price |
|--------------------------|--------------|--------------|
| IRRIGATION WINTERIZATION | Per Season | \$594.86 |

1. The irrigation system will be winterized with compressed air between October and November.
2. At the Contractor's discretion, above-ground devices may be wrapped with insulation to prevent freeze damage prior to final winterization.

Total (All Contract Services) \$14,348.12

The total price of all seasonal services is \$14,348.12 collected in 7 payments of \$2,049.73 per payment .

CONTRACT TERMS AND CONDITIONS:

- A. SCOPE OF WORK: The Contractor and/or its appointed subcontractors will furnish all labor, materials, and equipment necessary to provide the services stated within this contract.
- B. DEFINITIONS: The term "Contractor" where used in this agreement refers to Mill Brothers Landscape and Nursery, Inc. dba Mill Brothers Landscape Group. The term "Client" where used in this agreement refers to individual or entity to whom this contract is addressed.
- C. INSURANCE: The Contractor will carry Workers' Compensation, Automobile, and Public Liability insurance of not less than \$2,000,000.00. Upon request, a Certificate of Insurance may be provided to the Client.
- D. DAMAGES: Damages caused by the Contractor in the execution of this contract, with the exception of snow removal, will be rectified by the Contractor at no cost to the Client.
- E. ACT OF GOD: The Contractor shall not be liable for events beyond their control which may interfere with the execution of this contract, including but not limited to acts of God, acts of governmental agencies, weather events, or equipment failure.
- F. EMERGENCIES: The Contractor will be available to respond to irrigation emergencies. Irrigation emergencies herein are defined as matters likely to cause property damage such as, but not limited to, broken pipes, stuck valves, damaged/missing backflow devices, and broken sprinkler heads - when the damage to the sprinkler head causes an eminent threat to property.
- G. PERSONNEL: Employees of the Contractor will conduct themselves in a professional manner. The Contractor will provide staff and supervision, as necessary, to complete the tasks within this contract.
- H. LICENSES and PERMITS: The Contractor will obtain all licenses and permits required by federal, state, and local laws as needed to complete the tasks agreed to within this contract.
- I. MODIFICATION: This contract, and its attachments constitute the entire agreement between the contracting parties. No variance or modifications may be made unless agreed to by both parties.
- J. ELECTRONIC COMMUNICAITON: Notices and other communications between the Contractor and Client may be delivered by electronic communication. Such communications shall be accepted by both parties in lieu of communications delivered in writing.
- K. TERM: This contract shall remain in effect from **May 1, 2024** through **December 31, 2024** unless otherwise stated herein or terminated prior to expiration.
- L. PAYMENT: Terms due within thirty (30) days. Past due balances shall be assessed a 1.5% per month late fee.
- M. TERMINATION: Either party may terminate this contract prior to its date of expiration, with or without cause by providing at least thirty (30) days notice to the other party.

Estimate authorized by: _____
Jason Obsuth

Estimate approved by: _____

Signature Date: _____
04/18/2024

Signature Date: _____



Service Proposal

SPECIAL DISTRICT MANAGEMENT SERVICES, INC. (SDMS)
141 UNION BOULEVARD
LAKEWOOD, COLORADO 80228

Sales: Jason Obsuth

Timnath Landing Filing 5

Timnath, Colorado 80547

Est ID: EST2466604 2024

Email: dsolin@sdmsi.com

Date: Feb-29-2024

Phone:

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| SPRING AND FALL CLEANUP | Per Season | \$349.88 |
| <ul style="list-style-type: none"> 1. BEDS: <ul style="list-style-type: none"> a. Landscape beds will be blown free of leaves and other accumulated debris. This will be completed once during both the spring and fall. b. Herbaceous perennials and ornamental grasses will be cut back during the fall and spring cleanup (respectively). 2. TURF AREAS: <ul style="list-style-type: none"> a. As needed, irrigated turf areas may be mowed as needed during both the spring and fall cleanup, at the Contractor's discretion. | | |
| AERATION | Per Season | \$106.71 |
| <ul style="list-style-type: none"> 1. All irrigated turf areas will be core aerated once per growing season. | | |
| WEEKLY SERVICE | Per Season | \$2,414.17 |
| <ul style="list-style-type: none"> 1. All turf areas will be mowed weekly during the growing from May through September, and biweekly during April and October. 2. When necessary, turf areas may also be mowed during the spring and fall cleanups, at the Contractor's discretion. 3. Mowing height will vary between 2.5 and 3.5 inches, depending on weather and growing conditions. 4. Clippings will be blown from all hard surfaces and landscaped areas. 5. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor. 6. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable. 7. Grass areas not accessible to mowing equipment will be trimmed as needed to maintain a well- | | |

| CONTRACT SERVICES | Billing Type | Season Price |
|--------------------------|---------------------|---------------------|
|--------------------------|---------------------|---------------------|

- groomed appearance.
 - a. Where practical, growth regulators or non-selective herbicides may be used around fences, trees, and other obstacles that may be damaged by repeated use of trimmers.
- 8. Concrete surfaces, such as sidewalks and driveways will be edged monthly during the growing season.
 - a. Edging is limited to concrete surfaces as damage may result from edging asphalt, brick, decks, etc.
 - b. Drain/trickle pans will not be edged unless otherwise specified.
 - c. Debris from edging will be collected and removed from site.
- 9. All landscape areas will be inspected during mowing operations for loose trash, debris, and weeds.
- 10. Detail will include removal of trash from lawn areas during mowing activities.
- 11. Where applicable, pet waste stations will be emptied, and bags replenished throughout the contract period.
- 12. Pet waste in landscaped areas is not the responsibility of the contractor.
- 13. Items considered in excess of normal policing, such as construction trash, furniture, etc., will be removed on a time and materials basis. (NOTE: disposal fees may apply)

BED CARE:

- 1. Beds will be kept free of weeds via chemical and mechanical means.
- 2. A preemergence herbicide will be applied in the late winter/early spring to minimize weed growth during the growing season.
- 3. Postemergent weeds will be controlled with non-selective herbicide.
- 4. Insect and disease control are not included in this contract; however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| SHRUB AND TREE CARE | Per Season | \$510.82 |
|----------------------------|-------------------|-----------------|
|----------------------------|-------------------|-----------------|

- 1. SHRUB CARE
 - a. Shrubs will be pruned selectively throughout the year. Timing and best practices are at the discretion of the Contractor.
 - b. Rejuvenative pruning practices may be used when indicated to promote healthy growth.
 - c. Plants in bloom will not be pruned unless it is necessary for clearance. Said plants will be pruned once they are no longer in bloom.
- 2. TREE CARE
 - a. Tree branches under 10' will be pruned for clearance purposes. This excludes structural and hazard pruning.
 - b. To prevent mechanical damage to trees planted in turf areas, a grass-free ring will be provided and maintained with non-selective herbicide.
 - c. Insect and disease control are not included in this contract. However, when insect or disease infestations exist, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

| TURF CARE | Per Season | \$498.93 |
|------------------|-------------------|-----------------|
|------------------|-------------------|-----------------|

- 1. FERTILIZATION: All irrigated turf areas will be fertilized 3 times per growing season as follows:
 - a. ROUND 1: A quick release fertilizer product with preemergence herbicide will be applied in early spring
 - b. ROUND 2: A fertilizer with a mix of fast and slow release fertilizer with iron and other

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| <ul style="list-style-type: none"> micronutrients - applied in mid summer c. ROUND 3: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in late summer/early fall | | |
| 2. WEED CONTROL: In addition to the spring preemergence application, postemergence turf weeds will be treated on a curative basis during fertilizer applications. Products and treatment strategies will vary depending on the target weed, weather, and other factors. Such strategies are determined using an Integrated Pest Management (IPM) approach to maximize results while minimizing product applied. | | |
| 3. INSECT and DISEASE CONTROL: These treatments are not included within this contract, however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM, recommendations will be made accordingly and treated on a time and materials basis. | | |

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| IRRIGATION ACTIVATION | Per Season | \$95.06 |
|---|-------------------|----------------|
| <ul style="list-style-type: none"> 1. The irrigation system will be activated and tested between March and May. 2. Repairs identified during activation will be completed on a time and materials basis. 3. Irrigation repair rates are as follows: Irrigation Technician \$75.00/hour, Irrigation Technician Assistant (when used) \$60.00. | | |

| IRRIGATION MANAGEMENT | Per Season | \$399.25 |
|--|-------------------|-----------------|
| <ul style="list-style-type: none"> 1. The irrigation system will be inspected monthly during the growing season. Monthly inspections include: <ul style="list-style-type: none"> a. Running each zone to check for proper function. b. Visually inspecting heads for proper coverage, making adjustments as needed. c. Adjusting irrigation controllers for prevailing weather conditions. 2. Repairs identified during inspection will be completed on a time and materials basis. 3. Irrigation repair rates are as follows: Irrigation Technician \$75.00/hour, Irrigation Technician Assistant (when used) \$60.00. | | |

| IRRIGATION WINTERIZATION | Per Season | \$152.53 |
|--|-------------------|-----------------|
| <ul style="list-style-type: none"> 1. The irrigation system will be winterized with compressed air between October and November. 2. At the Contractor's discretion, above-ground devices may be wrapped with insulation to prevent freeze damage prior to final winterization. | | |

Total (All Contract Services) \$4,527.37

The total price of all seasonal services is \$4,527.37 collected in 7 payments of \$646.77 per payment .

CONTRACT TERMS AND CONDITIONS:

- A. SCOPE OF WORK: The Contractor and/or its appointed subcontractors will furnish all labor, materials, and equipment necessary to provide the services stated within this contract.
- B. DEFINITIONS: The term "Contractor" where used in this agreement refers to Mill Brothers Landscape and Nursery, Inc. dba Mill Brothers Landscape Group. The term "Client" where used in this agreement refers to individual or entity to whom this contract is addressed.
- C. INSURANCE: The Contractor will carry Workers' Compensation, Automobile, and Public Liability insurance of not less than \$2,000,000.00. Upon request, a Certificate of Insurance may be provided to the Client.
- D. DAMAGES: Damages caused by the Contractor in the execution of this contract, with the exception of snow removal, will be rectified by the Contractor at no cost to the Client.
- E. ACT OF GOD: The Contractor shall not be liable for events beyond their control which may interfere with the execution of this contract, including but not limited to acts of God, acts of governmental agencies, weather events, or equipment failure.
- F. EMERGENCIES: The Contractor will be available to respond to irrigation emergencies. Irrigation emergencies herein are defined as matters likely to cause property damage such as, but not limited to, broken pipes, stuck valves, damaged/missing backflow devices, and broken sprinkler heads - when the damage to the sprinkler head causes an eminent threat to property.
- G. PERSONNEL: Employees of the Contractor will conduct themselves in a professional manner. The Contractor will provide staff and supervision, as necessary, to complete the tasks within this contract.
- H. LICENSES and PERMITS: The Contractor will obtain all licenses and permits required by federal, state, and local laws as needed to complete the tasks agreed to within this contract.
- I. MODIFICATION: This contract, and its attachments constitute the entire agreement between the contracting parties. No variance or modifications may be made unless agreed to by both parties.
- J. ELECTRONIC COMMUNICAITON: Notices and other communications between the Contractor and Client may be delivered by electronic communication. Such communications shall be accepted by both parties in lieu of communications delivered in writing.
- K. TERM: This contract shall remain in effect from **May 1, 2024** through **December 31, 2024** unless otherwise stated herein or terminated prior to expiration.
- L. PAYMENT: Terms due within thirty (30) days. Past due balances shall be assessed a 1.5% per month late fee.
- M. TERMINATION: Either party may terminate this contract prior to its date of expiration, with or without cause by providing at least thirty (30) days notice to the other party.

Estimate authorized by: _____
Jason Obsuth

Estimate approved by: _____

Signature Date: _____
04/18/2024

Signature Date: _____

**EXHIBIT B
COMPENSATION**

Filing 1: \$23,011.82 over 7 payments = \$3,287.40
Filing 2: \$14,348.12 over 7 payments = \$2,049.73
Filing 5: \$ 4,527.37 over 7 payments = \$ 646.77

| FILING: | PHASE: | MONTHLY SERVICE: |
|----------------|---------------|-------------------------|
| FILING 1 | ALL | \$3,287.40 |
| FILING 2 | ALL | \$2,049.73 |
| FILING 5 | ALL | \$646.77 |

EXHIBIT C
FORM OF CHANGE ORDER

| | |
|-----------------------------|---------------------|
| Change Order No: | Date Issued: |
| Name of Agreement: | |
| Date of Agreement: | District(s): |
| Other Party/Parties: | |

CHANGE IN SCOPE OF SERVICES (describe):

| CHANGE IN AGREEMENT PRICE: | CHANGE IN TERM OF AGREEMENT: |
|--|---|
| Original Price: \$ _____ | Original Term: Expires _____, 20__ |
| Increase of this Change Order: \$ _____ | New Term: Expires _____, 20__ |
| Price with all Approved Change Orders: \$ _____ | Agreement Time with all Approved Change Orders: |

| | |
|------------------|-----------------|
| APPROVED: | |
| By: | |
| | District |

| | |
|------------------|-------------------|
| APPROVED: | |
| By: | |
| | Consultant |



SNOW REMOVAL RATES

2024-25 Snow Season:

- Truck plowing \$159.00/hr
- Skid Steer Plowing \$159.00/hr
- Wheel Loader/Case MX Tractor \$222.60/hr
- Small Tractor w/48" blade \$106.00/hr
- Walk behind snow blower \$ 95.40/hr
- Hand clearance by shovel \$ 74.20/hr
- Ice melt application plus materials \$ 74.20/hr
- Ice melt material \$ 1.10/lb
- Parking Lot Deicing (materials included) \$328.60/hr



Service Proposal

SPECIAL DISTRICT MANAGEMENT SERVICES, INC. (SDMS)
141 UNION BOULEVARD
LAKEWOOD, COLORADO 80228

Sales: Scott Steadman

Timnath Landing - Filing 2

Timnath, Colorado 80547

Est ID: EST2790679 2025

Email: dsolin@sdmsi.com

Date: Oct-29-2024

Phone:

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| SPRING AND FALL CLEANUP | Per Season | \$879.30 |
| <ul style="list-style-type: none"> 1. BEDS: <ul style="list-style-type: none"> a. Landscape beds will be blown free of leaves and other accumulated debris. This will be completed once during both the spring and fall. b. Herbaceous perennials and ornamental grasses will be cut back during the fall and spring cleanup (respectively). 2. TURF AREAS: <ul style="list-style-type: none"> a. As needed, irrigated turf areas may be mowed as needed during both the spring and fall cleanup, at the Contractor's discretion. | | |
| AERATION | Per Season | \$236.53 |
| <ul style="list-style-type: none"> 1. All irrigated turf areas will be core aerated once per growing season. | | |
| WEEKLY SERVICE | Per Season | \$5,507.94 |
| <ul style="list-style-type: none"> 1. All turf areas will be mowed weekly during the growing from May through September, and biweekly during April and October. 2. When necessary, turf areas may also be mowed during the spring and fall cleanups, at the Contractor's discretion. 3. Mowing height will vary between 2.5 and 3.5 inches, depending on weather and growing conditions. 4. Clippings will be blown from all hard surfaces and landscaped areas. 5. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor. 6. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable. 7. Grass areas not accessible to mowing equipment will be trimmed as needed to maintain a well- | | |

| CONTRACT SERVICES | Billing Type | Season Price |
|--|---------------------|---------------------|
| groomed appearance. | | |
| a. Where practical, growth regulators or non-selective herbicides may be used around fences, trees, and other obstacles that may be damaged by repeated use of trimmers. | | |
| 8. Concrete surfaces, such as sidewalks and driveways will be edged monthly during the growing season. | | |
| a. Edging is limited to concrete surfaces as damage may result from edging asphalt, brick, decks, etc. | | |
| b. Drain/trickle pans will not be edged unless otherwise specified. | | |
| c. Debris from edging will be collected and removed from site. | | |
| 9. All landscape areas will be inspected during mowing operations for loose trash, debris, and weeds. | | |
| 10. Detail will include removal of trash from lawn areas during mowing activities. | | |
| 11. Where applicable, pet waste stations will be emptied, and bags replenished throughout the contract period. | | |
| 12. Pet waste in landscaped areas is not the responsibility of the contractor. | | |
| 13. Items considered in excess of normal policing, such as construction trash, furniture, etc., will be removed on a time and materials basis. (NOTE: disposal fees may apply) | | |

BED CARE:

1. Beds will be kept free of weeds via chemical and mechanical means.
2. A preemergence herbicide will be applied in the late winter/early spring to minimize weed growth during the growing season.
3. Postemergent weeds will be controlled with non-selective herbicide.
4. Insect and disease control are not included in this contract; however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| NATIVE MOWING | Per Season | \$844.13 |
|----------------------|-------------------|-----------------|
|----------------------|-------------------|-----------------|

1. All dryland grass areas will be mowed once in late winter/early spring, and once at the end of the growing season.
2. Additional dryland mowing visits are available, by request. Please see below for pricing.
3. Mowing height will vary between 3.5 and 6.0 inches to promote healthy growth.
4. Dryland weed control is not included in the base contract; however spot and broadcast applications are available, by request. Please see below for pricing.
5. Excess clippings will be blown from all hard surfaces, but not bagged and removed from site.
6. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor.
7. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable.

DRYLAND/NATIVE GRASS: ADDITIONAL SERVICE PRICING

1. Dryland/Native Mowing Visit (2 included in base contract) **\$422.06/visit**
2. Dryland/Native Broadleaf Weed Control (Spot Application) **\$85.00/hour**
3. Dryland/Native Broadleaf Weed Control (Broad Application) **\$175.00/acre**

| SHRUB AND TREE CARE | Per Season | \$2,198.25 |
|----------------------------|-------------------|-------------------|
|----------------------------|-------------------|-------------------|

| CONTRACT SERVICES | Billing Type | Season Price |
|--------------------------|---------------------|---------------------|
|--------------------------|---------------------|---------------------|

1. SHRUB CARE
 - a. Shrubs will be pruned selectively throughout the year. Timing and best practices are at the discretion of the Contractor.
 - b. Rejuvenative pruning practices may be used when indicated to promote healthy growth.
 - c. Plants in bloom will not be pruned unless it is necessary for clearance. Said plants will be pruned once they are no longer in bloom.
2. TREE CARE
 - a. Tree branches under 10' will be pruned for clearance purposes. This excludes structural and hazard pruning.
 - b. To prevent mechanical damage to trees planted in turf areas, a grass-free ring will be provided and maintained with non-selective herbicide.
 - c. Insect and disease control are not included in this contract. However, when insect or disease infestations exist, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

| TURF CARE | Per Season | \$2,085.58 |
|------------------|-------------------|-------------------|
|------------------|-------------------|-------------------|

1. FERTILIZATION: All irrigated turf areas will be fertilized 3 times per growing season as follows:
 - a. ROUND 1: A quick release fertilizer product with preemergence herbicide will be applied in early spring
 - b. ROUND 2: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in mid summer
 - c. ROUND 3: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in late summer/early fall
2. WEED CONTROL: In addition to the spring preemergence application, postemergence turf weeds will be treated on a curative basis during fertilizer applications. Products and treatment strategies will vary depending on the target weed, weather, and other factors. Such strategies are determined using an Integrated Pest Management (IPM) approach to maximize results while minimizing product applied.
3. INSECT and DISEASE CONTROL: These treatments are not included within this contract, however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| IRRIGATION ACTIVATION | Per Season | \$466.68 |
|------------------------------|-------------------|-----------------|
|------------------------------|-------------------|-----------------|

1. The irrigation system will be activated and tested between March and May.
2. Repairs identified during activation will be completed on a time and materials basis.
3. Irrigation repair rates are as follows: Irrigation Technician \$85.20/hour, Irrigation Technician Assistant (when used) \$66.80.

| IRRIGATION MANAGEMENT | Per Season | \$1,960.06 |
|------------------------------|-------------------|-------------------|
|------------------------------|-------------------|-------------------|

1. The irrigation system will be inspected monthly during the growing season. Monthly inspections include:
 - a. Running each zone to check for proper function.
 - b. Visually inspecting heads for proper coverage, making adjustments as needed.
 - c. Adjusting irrigation controllers for prevailing weather conditions.
2. Repairs identified during inspection will be completed on a time and materials basis.
3. Irrigation repair rates are as follows: Irrigation Technician \$85.20/hour, Irrigation Technician Assistant (when used) \$66.80.

| CONTRACT SERVICES | Billing Type | Season Price |
|---------------------------------|---------------------|---------------------|
| IRRIGATION WINTERIZATION | Per Season | \$814.80 |

1. The irrigation system will be winterized with compressed air between October and November.
2. At the Contractor's discretion, above-ground devices may be wrapped with insulation to prevent freeze damage prior to final winterization.

Total (All Contract Services) \$14,993.26

The total price of all seasonal services is \$14,993.26 collected in 10 payments of \$1,499.33 per payment .

CONTRACT TERMS AND CONDITIONS:

- A. **SCOPE OF WORK:** The Contractor and/or its appointed subcontractors will furnish all labor, materials, and equipment necessary to provide the services stated within this contract.
- B. **DEFINITIONS:** The term "Contractor" where used in this agreement refers to Mill Brothers Landscape and Nursery, Inc. dba Mill Brothers Landscape Group. The term "Client" where used in this agreement refers to individual or entity to whom this contract is addressed.
- C. **INSURANCE:** The Contractor will carry Workers' Compensation, Automobile, and Public Liability insurance of not less than \$2,000,000.00. Upon request, a Certificate of Insurance may be provided to the Client.
- D. **DAMAGES:** Damages caused by the Contractor in the execution of this contract, with the exception of snow removal, will be rectified by the Contractor at no cost to the Client.
- E. **ACT OF GOD:** The Contractor shall not be liable for events beyond their control which may interfere with the execution of this contract, including but not limited to acts of God, acts of governmental agencies, weather events, or equipment failure.
- F. **EMERGENCIES:** The Contractor will be available to respond to irrigation emergencies. Irrigation emergencies herein are defined as matters likely to cause property damage such as, but not limited to, broken pipes, stuck valves, damaged/missing backflow devices, and broken sprinkler heads - when the damage to the sprinkler head causes an eminent threat to property.
- G. **PERSONNEL:** Employees of the Contractor will conduct themselves in a professional manner. The Contractor will provide staff and supervision, as necessary, to complete the tasks within this contract.
- H. **LICENSES and PERMITS:** The Contractor will obtain all licenses and permits required by federal, state, and local laws as needed to complete the tasks agreed to within this contract.
- I. **MODIFICATION:** This contract, and its attachments constitute the entire agreement between the contracting parties. No variance or modifications may be made unless agreed to by both parties.
- J. **ELECTRONIC COMMUNICAITON:** Notices and other communications between the Contractor and Client may be delivered by electronic communication. Such communications shall be accepted by both parties in lieu of communications delivered in writing.
- K. **TERM:** This contract shall remain in effect from **January 1, 2025** through **December 31, 2025** unless otherwise stated herein or terminated prior to expiration.
- L. **PAYMENT:** Terms due within thirty (30) days. Past due balances shall be assessed a 1.5% per month late fee.
- M. **TERMINATION:** Either party may terminate this contract prior to its date of expiration, with or without cause by providing at least thirty (30) days notice to the other party.

Estimate authorized by: _____

Scott Steadman

Estimate approved by: _____

Signature Date: _____

10/29/2024

Signature Date: _____

Email: Ssteadman@Millbrothers.com



Service Proposal

SPECIAL DISTRICT MANAGEMENT SERVICES, INC. (SDMS)
141 UNION BOULEVARD
LAKEWOOD, COLORADO 80228

Sales: Scott Steadman

Timnath Landing - Filing 5

Timnath, Colorado 80547

Est ID: EST2790704 2025

Email: dsolin@sdmsi.com

Date: Oct-29-2024

Phone:

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| SPRING AND FALL CLEANUP | Per Season | \$364.12 |
| <ul style="list-style-type: none"> 1. BEDS: <ul style="list-style-type: none"> a. Landscape beds will be blown free of leaves and other accumulated debris. This will be completed once during both the spring and fall. b. Herbaceous perennials and ornamental grasses will be cut back during the fall and spring cleanup (respectively). 2. TURF AREAS: <ul style="list-style-type: none"> a. As needed, irrigated turf areas may be mowed as needed during both the spring and fall cleanup, at the Contractor's discretion. | | |
| AERATION | Per Season | \$111.06 |
| <ul style="list-style-type: none"> 1. All irrigated turf areas will be core aerated once per growing season. | | |
| WEEKLY SERVICE | Per Season | \$2,512.43 |
| <ul style="list-style-type: none"> 1. All turf areas will be mowed weekly during the growing from May through September, and biweekly during April and October. 2. When necessary, turf areas may also be mowed during the spring and fall cleanups, at the Contractor's discretion. 3. Mowing height will vary between 2.5 and 3.5 inches, depending on weather and growing conditions. 4. Clippings will be blown from all hard surfaces and landscaped areas. 5. Reasonable effort will be made to avoid mowing when wet conditions persist beyond the control of the Contractor. 6. Areas determined to be unsafe for mowing will not be mowed. Such conditions may include, but are not limited to: large gatherings, excessive pet waste, wet areas, or areas under construction. The Contractor will return to service said areas when conditions become favorable. 7. Grass areas not accessible to mowing equipment will be trimmed as needed to maintain a well- | | |

| CONTRACT SERVICES | Billing Type | Season Price |
|--------------------------|---------------------|---------------------|
|--------------------------|---------------------|---------------------|

- groomed appearance.
 - a. Where practical, growth regulators or non-selective herbicides may be used around fences, trees, and other obstacles that may be damaged by repeated use of trimmers.
- 8. Concrete surfaces, such as sidewalks and driveways will be edged monthly during the growing season.
 - a. Edging is limited to concrete surfaces as damage may result from edging asphalt, brick, decks, etc.
 - b. Drain/trickle pans will not be edged unless otherwise specified.
 - c. Debris from edging will be collected and removed from site.
- 9. All landscape areas will be inspected during mowing operations for loose trash, debris, and weeds.
- 10. Detail will include removal of trash from lawn areas during mowing activities.
- 11. Where applicable, pet waste stations will be emptied, and bags replenished throughout the contract period.
- 12. Pet waste in landscaped areas is not the responsibility of the contractor.
- 13. Items considered in excess of normal policing, such as construction trash, furniture, etc., will be removed on a time and materials basis. (NOTE: disposal fees may apply)

BED CARE:

- 1. Beds will be kept free of weeds via chemical and mechanical means.
- 2. A preemergence herbicide will be applied in the late winter/early spring to minimize weed growth during the growing season.
- 3. Postemergent weeds will be controlled with non-selective herbicide.
- 4. Insect and disease control are not included in this contract; however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| SHRUB AND TREE CARE | Per Season | \$531.62 |
|----------------------------|-------------------|-----------------|
|----------------------------|-------------------|-----------------|

- 1. SHRUB CARE
 - a. Shrubs will be pruned selectively throughout the year. Timing and best practices are at the discretion of the Contractor.
 - b. Rejuvenative pruning practices may be used when indicated to promote healthy growth.
 - c. Plants in bloom will not be pruned unless it is necessary for clearance. Said plants will be pruned once they are no longer in bloom.
- 2. TREE CARE
 - a. Tree branches under 10' will be pruned for clearance purposes. This excludes structural and hazard pruning.
 - b. To prevent mechanical damage to trees planted in turf areas, a grass-free ring will be provided and maintained with non-selective herbicide.
 - c. Insect and disease control are not included in this contract. However, when insect or disease infestations exist, and meet treatment thresholds as dictated by IPM practices, recommendations will be made accordingly and treated on a time and materials basis.

| TURF CARE | Per Season | \$451.32 |
|------------------|-------------------|-----------------|
|------------------|-------------------|-----------------|

- 1. FERTILIZATION: All irrigated turf areas will be fertilized 3 times per growing season as follows:
 - a. ROUND 1: A quick release fertilizer product with preemergence herbicide will be applied in early spring
 - b. ROUND 2: A fertilizer with a mix of fast and slow release fertilizer with iron and other

| CONTRACT SERVICES | Billing Type | Season Price |
|---|---------------------|---------------------|
| <ul style="list-style-type: none"> micronutrients - applied in mid summer c. ROUND 3: A fertilizer with a mix of fast and slow release fertilizer with iron and other micronutrients - applied in late summer/early fall | | |
| 2. WEED CONTROL: In addition to the spring preemergence application, postemergence turf weeds will be treated on a curative basis during fertilizer applications. Products and treatment strategies will vary depending on the target weed, weather, and other factors. Such strategies are determined using an Integrated Pest Management (IPM) approach to maximize results while minimizing product applied. | | |
| 3. INSECT and DISEASE CONTROL: These treatments are not included within this contract, however when insect or disease infestations are present, and meet treatment thresholds as dictated by IPM, recommendations will be made accordingly and treated on a time and materials basis. | | |

NOTE: Commercial applicators are licensed by the Colorado Department of Agriculture.

| IRRIGATION ACTIVATION | Per Season | \$120.79 |
|---|-------------------|-----------------|
| <ul style="list-style-type: none"> 1. The irrigation system will be activated and tested between March and May. 2. Repairs identified during activation will be completed on a time and materials basis. 3. Irrigation repair rates are as follows: Irrigation Technician \$85.20/hour, Irrigation Technician Assistant (when used) \$66.80. | | |

| IRRIGATION MANAGEMENT | Per Season | \$507.32 |
|--|-------------------|-----------------|
| <ul style="list-style-type: none"> 1. The irrigation system will be inspected monthly during the growing season. Monthly inspections include: <ul style="list-style-type: none"> a. Running each zone to check for proper function. b. Visually inspecting heads for proper coverage, making adjustments as needed. c. Adjusting irrigation controllers for prevailing weather conditions. 2. Repairs identified during inspection will be completed on a time and materials basis. 3. Irrigation repair rates are as follows: Irrigation Technician \$85.20/hour, Irrigation Technician Assistant (when used) \$66.80. | | |

| IRRIGATION WINTERIZATION | Per Season | \$210.89 |
|--|-------------------|-----------------|
| <ul style="list-style-type: none"> 1. The irrigation system will be winterized with compressed air between October and November. 2. At the Contractor's discretion, above-ground devices may be wrapped with insulation to prevent freeze damage prior to final winterization. | | |

Total (All Contract Services) \$4,809.53

The total price of all seasonal services is \$4,809.53 collected in 10 payments of \$480.95 per payment .

CONTRACT TERMS AND CONDITIONS:

- A. SCOPE OF WORK: The Contractor and/or its appointed subcontractors will furnish all labor, materials, and equipment necessary to provide the services stated within this contract.
- B. DEFINITIONS: The term "Contractor" where used in this agreement refers to Mill Brothers Landscape and Nursery, Inc. dba Mill Brothers Landscape Group. The term "Client" where used in this agreement refers to individual or entity to whom this contract is addressed.
- C. INSURANCE: The Contractor will carry Workers' Compensation, Automobile, and Public Liability insurance of not less than \$2,000,000.00. Upon request, a Certificate of Insurance may be provided to the Client.
- D. DAMAGES: Damages caused by the Contractor in the execution of this contract, with the exception of snow removal, will be rectified by the Contractor at no cost to the Client.
- E. ACT OF GOD: The Contractor shall not be liable for events beyond their control which may interfere with the execution of this contract, including but not limited to acts of God, acts of governmental agencies, weather events, or equipment failure.
- F. EMERGENCIES: The Contractor will be available to respond to irrigation emergencies. Irrigation emergencies herein are defined as matters likely to cause property damage such as, but not limited to, broken pipes, stuck valves, damaged/missing backflow devices, and broken sprinkler heads - when the damage to the sprinkler head causes an eminent threat to property.
- G. PERSONNEL: Employees of the Contractor will conduct themselves in a professional manner. The Contractor will provide staff and supervision, as necessary, to complete the tasks within this contract.
- H. LICENSES and PERMITS: The Contractor will obtain all licenses and permits required by federal, state, and local laws as needed to complete the tasks agreed to within this contract.
- I. MODIFICATION: This contract, and its attachments constitute the entire agreement between the contracting parties. No variance or modifications may be made unless agreed to by both parties.
- J. ELECTRONIC COMMUNICAITON: Notices and other communications between the Contractor and Client may be delivered by electronic communication. Such communications shall be accepted by both parties in lieu of communications delivered in writing.
- K. TERM: This contract shall remain in effect from **January 1, 2025** through **December 31, 2025** unless otherwise stated herein or terminated prior to expiration.
- L. PAYMENT: Terms due within thirty (30) days. Past due balances shall be assessed a 1.5% per month late fee.
- M. TERMINATION: Either party may terminate this contract prior to its date of expiration, with or without cause by providing at least thirty (30) days notice to the other party.

Estimate authorized by: _____
Scott Steadman

Estimate approved by: _____

Signature Date: _____
10/29/2024

Signature Date: _____

Email: Ssteadman@Millbrothers.com



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: September 23, 2024

RE: Notice of 2025 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (2.5%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.



2025 NOTICE OF LEGAL SERVICES AND FEE SUMMARY

The following is a summary of fees and charges for legal services being offered by Altitude Community Law P.C. for 2025. For more details, contact your Primary Attorney or email us today at hoalaw@altitude.law.

No signature is required at this time, as this is a notice only.

Existing clients will be billed at our new 2025 rates effective with their January billing.

Please note: We do not accept credit card payments for legal services.

Clients remain on their current billing structure (retainer/non-retainer, etc.) until we are notified otherwise.

Our retainer programs reduce your association's legal expenditures and simplify the budgeting process by establishing a fixed monthly fee. This fee purchases the essential legal services your association requires, making us available to you as needed. We offer three retainer packages to better fit your needs.

RETAINER SERVICES AND BENEFITS

For a monthly fee of \$275, retainer clients receive the following legal services and benefits without further charges:

Phone Calls. We will engage in unlimited telephone consultations with a designated board member or association manager regarding legal and other questions and status of ongoing work we are performing for you, exclusive of litigation, foreclosure, covenant enforcement, and document amendments. Written consultations/communications such as emails, written correspondence, and calls with multiple board members at the same time will be billed at our reduced hourly rates, as will our time to review governing documents, correspondence, etc., if necessary to answer a question.

Reduced Hourly Rates. For legal services billed hourly beyond what is included in the retainer, we will provide those services at \$20 per hour less than our non-retainer rates for attorneys, \$10 per hour less than our non-retainer rates for paralegals, and \$5 per hour less than our non-retainer rates for legal assistants.

In-Office Consultation. We will meet with a designated board member and/or the association's manager in our office or virtually for 30 minutes on any new matter. If the meeting extends beyond the 30 minutes, you will be billed at our reduced hourly rates.

Attendance at Board Meeting. At your request, we will attend one board meeting per twelve-month period for up to one hour. While our attendance at said board meeting is provided at no charge to retainer clients, we will bill at our reduced hourly rate for travel time to and from the

Altitude office location that is closest to the meeting/court appearance. As a retainer client, we will prioritize attending the board meeting of your choosing. If our attendance exceeds one hour, you will be billed at our reduced hourly rates.

Audit Response Letter. We will prepare a letter to your financial auditor in connection with your annual audit indicating pending or threatened litigation. We will also review your annual financial audit upon completion.

Periodic Report. We will prepare and file your periodic report with the Secretary of State if you have designated us as your registered agent.

DORA Renewal. We will prepare and file your renewal report with DORA if requested.

Credit Card Payments. For Retainer clients, we will accept homeowner payments via credit card.

RETAINER PLUS SERVICES AND BENEFITS

For a monthly fee of \$350, we will provide the following legal services and benefits without further charges:

In addition to the services provided to Retainer clients, Retainer Plus clients will receive the following additional services:

Email Consultations. We will engage in 30 minutes of email consultations every month with a designated board member and the association's manager regarding legal and other questions and the status of ongoing work that we are performing on your behalf, exclusive of litigation, foreclosure, covenant enforcement, and document amendment matters. Additional written consultations and communications will be billed at our reduced hourly rates. If it is necessary to review governing documents, correspondence, etc. to answer a question, you will be billed at our reduced hourly rates.

PREMIUM RETAINER SERVICES AND BENEFITS

For a monthly fee of \$600, we will provide the following legal services and benefits without further charges:

In addition to the services provided to Retainer and Retainer Plus clients, Premium Retainer clients will receive the following additional services:

Email Exchanges. We will engage in 90 minutes of email consultations every month with a designated board member and the association's manager regarding legal and other questions and the status of ongoing work that we are performing on your behalf, exclusive of litigation, foreclosure, covenant enforcement, and document amendment matters. Additional written consultations and communications will be billed at our reduced hourly rates. If it is necessary to review governing documents, correspondence, etc. to answer a question, you will be billed at our reduced hourly rates.

Attendance at One Additional Board Meeting per Year. At your request, we will attend a total of two board meetings per twelve-month period for up to one hour each. While our attendance

at said board meetings is provided at no charge to retainer clients, we will bill at our reduced hourly rate for travel time to and from the Altitude office location that is closest to the meeting/court appearance if in-person attendance is requested instead of virtually. If our attendance exceeds one hour, you will be billed at our reduced hourly rates.

RETAINER SERVICES GENERALLY

Clients on retainer will remain on their chosen level of retainer until we are notified otherwise in writing.

FIXED FEE SERVICES

Altitude Community Law offers fixed fee services. The association will pay Altitude Community Law (the Firm) for performance of the services as outlined in a proposal for services, plus costs. The association understands that it is not entering into an hourly fee agreement for that specified service, except as otherwise set forth. This means the Firm will devote such time to the matter as is necessary, but the Firm's fee will not be increased or decreased based upon the number of hours spent.

NON-RETAINER SERVICES AND BILLING TERMS

If you desire representation on a non-retainer basis, you will be billed hourly for all work performed unless a fixed fee (such as collection matters or amendment of documents) has been agreed to in advance. Our hourly rates for 2025 non-retainer clients are \$120 - \$160 for legal assistants/paralegals, \$350 - \$380 for attorneys. Non-retainer clients are billed hourly for all phone calls. Our attendance at meetings will be billed hourly. Our travel time to and from the attorney's primary office location will also be billed hourly if in-person attendance is requested instead of remote or virtual attendance.

TERMINATION OF REPRESENTATION

You may terminate our representation at any time by notifying us in writing and we may resign from representation by notifying you in writing. In either case, you understand that court or administrative rules may require us to obtain a judicial or administrative order to permit our withdrawal. We agree that upon receipt of your termination notice, we will take such action as is necessary to withdraw from representing you, including requesting any necessary judicial or administrative order for withdrawal. However, whether you terminate our representation, we cease performing further work and/or withdraw from representing you, as allowed under the Colorado Rules of Professional Conduct or for your failure to comply with the terms of this Agreement, you understand and agree that you continue to be responsible to us for the payment of all fees and expenses due and owing and incurred in withdrawing from representing you, including any fees and expenses we incur to obtain, and/or during the time we are seeking to obtain, any necessary judicial or administrative order to approve our withdrawal.

If you so request, we will send to you your files in an electronic format as soon as a particular matter is concluded. If you do not request your files, the firm will keep the files for a minimum of 10 years, after which it may retain, destroy or otherwise dispose of them.

PRIVACY POLICY

Attorneys, like other professionals who provide certain financial services, are now required by federal and state laws to inform their clients of their policies regarding privacy of client information. Attorneys have been and continue to be bound by professional standards of

confidentiality that are even more stringent than those required by this new law. Thus, we have always protected the privacy of your confidential information.

In the course of providing legal services, we sometimes receive significant nonpublic personal information from our clients. As a client of Altitude Community Law, you should know that all such information we receive from you is held in confidence. We do not disclose such information to anyone outside the firm except when required or authorized by applicable law or the applicable rules of professional conduct governing lawyers, or when authorized by you in writing.

We retain records relating to professional services that we provide so that we are better able to assist you with your professional needs and, in some cases, to comply with professional guidelines. In order to guard your nonpublic personal information, we maintain, physical, electronic and procedural safeguards that comply with our professional standards.

If you have any questions or would like more information about our privacy policies and practices, please let us know.

GENERAL TERMS FOR ALL CLIENTS

We represent the association as a corporate entity. We will take our direction for work as instructed by the board or by the manager on behalf of the board. We do not represent any individual board members or homeowners.

Clients are required to reimburse us for cost advances and other out-of-pocket expenses. Reimbursement is made at actual cost for outside charges such as court recording fees, filing fees, service of process charges, computerized legal research, expert witness fees, title searches, deposition reporting and transcription fees, outside photocopying, etc. Typically, we do not charge for internal photocopies, faxes, postage and long-distance telephone calls unless these charges are extraordinary. We provide monthly statements for services and expenses incurred. Unless other arrangements are made and agreed upon in writing, all charges are due and payable upon your receipt of the statement. A finance charge of 12% per annum may be imposed upon any amount not paid within 30 days of becoming due. Fees may be modified upon 30 days prior written notice. If it becomes necessary to file suit to recover unpaid attorney fees, the prevailing party shall be entitled to receive its attorney fees.

In the event we have not been provided with, or our files do not contain, all of the recorded documents of the association, we retain the right to obtain any such recorded documents to supplement our file without association approval and at the association's cost. The association's cost will include, but not be limited to, hourly charges for procuring the documents and copying or downloading costs. In order to provide you with the most efficient and effective service we will unless otherwise directed, work through your manager if appropriate.

Please see Exhibit A to Legal Services and Fee Summary Agreement for 2025 Legal Collection Services.

Should you have any questions, please do not hesitate to call any of our attorneys. We are happy to answer any of your questions or meet with you at no charge to discuss our services and fees in greater detail

EXHIBIT A TO LEGAL SERVICES AND FEE SUMMARY AGREEMENT
FOR 2025 LEGAL COLLECTION SERVICES

Fee Structure

This is a flat fee agreement for collection services. The Association will pay Altitude Community Law (the Firm) for performance of the services described below, plus costs. The Association understands that it is not entering into an hourly fee agreement for collection services, except as otherwise set forth below. This means the Firm will devote such time to the representation as is necessary, but the Firm's fee will not be increased or decreased based upon the number of hours spent.

The Association has the right to terminate the representation at any time and for any reason, and the Firm may terminate the representation in accordance with Rule 1.16 of the Colorado Rules of Professional Conduct. In the event that the Association terminates the representation without wrongful conduct by the Firm that would cause the Firm to forfeit any fee, or the Firm justifiably withdraws in accordance with Rule 1.16 from representing the Association, the Association shall pay, and the Firm shall be entitled to, the fee or part of the fee earned by the Firm as described in paragraph 1 above, up to the time of termination. If the representation is terminated between the completion of increments (if any), the Association shall pay a fee based on our standard hourly rate set forth in our standard fee agreement. However, such fees shall not exceed the amount that would have been earned had the representation continued until the completion of the increment, and in any event all fees shall be reasonable. Once the work is performed, the Fee will be deemed earned and is due upon receipt of an invoice.

Case Intake, Review and Assessment - No charge

We do not charge you to review new collection cases and make recommendations. However, if we receive open collection files from another attorney, there will be a \$100 set-up and review fee per file

At the rates set here in, upon receiving a new turnover, we will perform the following work for due diligence and to put the Association in the best possible collection position: Assessment Lien Package (if a lien has not already been recorded), Demand Letter, Public Trustee Search, and Bankruptcy Search. Next steps after this work depends on the homeowner's response, balance due, history, information acquired, and other factors.

Demand Letter - \$195

Preparation of a demand letter includes reviewing the ledger or equivalent record to ascertain the amounts owed including interest, late charges, fines and charge backs, if relevant, and review prior notice given to owner to meet statutory requirements; drafting and mailing the demand letter to the homeowner; follow-up, including telephone calls with the management company and homeowner, negotiation of an acceptable payment plan; follow up letter (as needed) to confirm payment arrangements. All correspondence other than the initial demand and payment plan letter is \$50 per letter (e.g., follow up demand letter, breach of payment plan letter).

Super Lien Demand Letter - \$110

Preparation of a demand letter post foreclosure includes reviewing ledger to ascertain amounts owed; verifying party to whom demand should be sent; drafting and mailing demand letter: or if

request is received from a lender for the super lien amount, drafting a response. All discussions with the owner or lender after the letter are billed hourly.

Assessment Lien Package - \$110

This charge includes preparing both the lien and the lien release. It also includes verification of ownership with either the assessor's office or title company.

Lien Review - \$70

If your management company prepares and files liens, we will, on your behalf, review the lien to verify validity, compliance with law, and handle the recording and release of the lien in order to protect your association from liability.

Lawsuit: - \$455 plus costs

This charge includes preparing the summons and complaint, filing these papers with the court, appearing at the return date and obtaining default judgment. It also includes all negotiations and telephone conferences with the owners prior to an answer being filed with the court.

Lawsuit: Trial - Hourly rates apply

All preparation for trial and appearances in court are billed on an hourly basis. If the association prevails at trial, it can recover its attorney fees and costs from the delinquent owner.

Lawsuit: Eviction - Hourly rates apply

All preparation of eviction lawsuits, trials, and all appearances in court are billed on an hourly basis. If client requests assistance with drafting or posting notices, the services will also be billed hourly, or will be billed the actual costs thereof.

Interrogatories - \$130

We prepare and file a motion with the court to request the court to order an owner to answer a series of questions from us about the owner's assets. We will use the answer to help satisfy any judgment obtained by the association. We will also arrange for service of the order on the client and monitor and evaluate answers received from the owner.

Contempt Citation - \$155

If an owner fails to answer the interrogatories as ordered by the court, we will prepare and file all the necessary paperwork to require the owner to appear before the judge to explain why the questions were not answered. Appearances at court, including the Contempt Citation hearing and any continuances thereof, as well as bond return hearings will be billed on an hourly basis.

Garnishments - \$205 (each)

We will identify entities (usually banks, employers or tenants) which owe or have money of the owner and prepare documentation to be filed with the court to order the entity to release all or a portion of the money they hold for or are obligated to pay the owner to the association. We will arrange for service of the necessary documentation and will monitor for responses. Appearances at Court, including any hearings regarding the garnishment, will be billed on an hourly basis.

Payment Plans - \$135 - \$225 (each)

We will charge a fee depending upon the length of the payment plan to prepare the necessary documentation, monitor and process payments and close the file. Unless we are instructed

otherwise, we may agree to payment plans of up to 24 months with any homeowner. We request that interest and late fees not be added to the ledger during payment plans, as long as the homeowner pays as agreed. Monthly payments amounts are calculated based on no additional interest or late fees being incurred during the payment plan.

Motions and Responses - Hourly rates apply

Occasionally, certain motions may be necessary in a case in order to get the court to issue a ruling without further legal action. These will be prepared, filed, monitored and argued before the court, if necessary.

Outbound Phone Calls - \$55

Once we obtain a phone number for an owner, we will make up to 3 outbound calls to an owner to secure payment. All other calls with an owner will be at no charge.

Payoff Calculations - \$130

It is important for your management company or treasurer to confirm all payoff amounts with us prior to issuing status letters or advising owners of balances so that all legal costs and fees can be included. We will also insure that all fees necessary to close or dismiss a file are included. Rush charges do apply.

Monitoring Lender Foreclosure - \$220 (one-time charge)

It is important to monitor lender foreclosure through the sale and redemption period. We obtain periodic ownership and encumbrance reports, if needed, and routinely verify the status of the foreclosure action. We advise you of the association's rights and options throughout the process. Once a sale is completed, we advise the association of the new owner and the association's rights.

Monitoring Bankruptcy - \$230 Chapter 7; \$495 Chapter 13 (one-time charge)

We prepare and file a Proof of Claim, if necessary, monitoring the bankruptcy through discharge. Our services include reviewing the plan (if Chapter 13) to make sure it includes provisions for payment of pre- and post-petition assessments, and checking with the trustee and debtor's attorney to determine if property has been abandoned. If it becomes necessary to file any motion with the court, we charge fixed fees as follows:

Additional Proof of Claim: \$160

Motion to Dismiss: \$595

Motion for Relief from Stay: \$795

Objection to Plan: \$395

Objections to Confirmation: \$205 for Motion, then hourly if we proceed to an evidentiary hearing

Post-Petition Demand Letters to the bankruptcy attorney and owners: \$50

Motion for Late Filed Claim: \$395

Post-Petition Fees Notice: \$395

All preparation for and appearances in court are charged on an hourly basis.

Assessment Increase Notice - \$395

We prepare notice to bankruptcy court of any increase in ongoing debt owed to the association upon receipt of notice from you, including filing proof of claim and letter to bankruptcy attorney or debtor.

Public Trustee/Bankruptcy Search - \$30 (each)

Verifying whether a property is in foreclosure or subject to a bankruptcy before filing a lawsuit can save the association hundreds of dollars. So, we will search both the public trustee and bankruptcy records and then advise the association if different action is necessary.

Receiverships (County Court) - \$450 initial, then hourly. Costs are approximately \$250

We will prepare pleadings and appear in court to obtain appointment of a receiver to collect rents where the property is abandoned or being rented by the owner. Once appointed, we supervise disbursement of the monies collected by the receiver at an hourly rate.

Lien/Judicial Foreclosures (District Court) - Hourly rates apply

We recommend foreclosure be considered a viable collection remedy in all problem cases. Our fee is based on complexity of circumstances and should reflect value you will receive from monetary results of the foreclosure.

Lien Sales - \$1,000

We list all liens that are potentially available for sale on our website at <https://Altitude.Law/general-topics/liens-for-sale/> at no cost. In the event a lien is sold we collect our fee from the purchaser of the lien. In order to handle quickly, within the legal time limits, we reserve the right to sell liens, without prior approval if the purchase price is equal to or more than the balance due.

Intent to Redeem - \$1,500 plus costs

We prepare all documents necessary to file and execute an Intent to Redeem with Public Trustee.

Status Report - \$75/month (if not accessed electronically)

We provide online access to each association's collection status report. For more information please contact us. If your association chooses to have us prepare your status report, there will be a monthly fee.

Asset/Person Locations - \$25 - \$100

From time to time we must locate debtors and/or their assets in order to secure payment for you. We will use various databases for which there is a cost to us, to secure possible leads. This information is then reviewed and analyzed to develop the best strategy for quickly and efficiently securing payments.

Entry of Judgment - \$150 each

We will prepare Motion and Affidavit to obtain judgment on a stipulation if owner fails to complete it successfully.