

ANNUAL REPORT FOR THE CALENDAR YEAR 2025

TIMBERLEAF METROPOLITAN DISTRICT

City Clerk
Thornton, Colorado
via Email

County Clerk and Recorder
Adams County, Colorado
via Email

Office of the State Auditor
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
via E-Filing Portal

Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203
via E-Filing Portal

Pursuant to Section 32-1-207(3)(c)(I), C.R.S., and Section VII of the Service Plan for the Timberleaf Metropolitan District (the “**District**”), an annual report for the preceding calendar year (the “**Report**”) is required to be filed no later than June 30th of each year with the City Clerk for Thornton, Colorado (the “**City**”), the Colorado Division of Local Government, the Colorado State Auditor, and the County Clerk and Recorder for Adams County, Colorado. The following Report is submitted on behalf of the District.

For the year ending December 31, 2025, the District makes the following report:

1. **Boundary changes made or proposed to the District’s boundaries:**

As of December 31, 2025, there were no changes made to the District’s boundaries.

2. **Intergovernmental agreements entered into, terminated or proposed:**

As of December 31, 2025, there were no intergovernmental agreements entered into, terminated or proposed.

3. **Access information to obtain a copy of the Rules and Regulations:**

The District has not yet adopted any rules and regulations; however, the District does enforce the Declaration of Covenants, Conditions, Restrictions and Easements for Timberleaf Subdivision and the District has adopted Policies and Procedures Governing the Enforcement of the Declaration of Covenants, Conditions, Restrictions and Easements for Timberleaf Subdivision, which can be found on the District’s website: <https://www.timberleafmd.org/>

4. **A summary of any litigation involving public improvements by the District:**

The District is not aware of any litigation involving public improvements.

5. **Status of the District's construction of public improvements:**

The District accepted costs related to public improvements in 2021 and reported those in its 2021 Annual Report. The District did not construct or finance any public improvements during fiscal year 2025.

6. **List of facilities or improvements constructed by the District that were conveyed to the City:**

See #5 above.

7. **Final Assessed Value of Taxable Property within the District's boundaries as of December 31, 2025:**

The 2025 total assessed value of taxable property within the boundaries of the District is \$10,285,470.

8. **Current annual budget of the District, including a description of public improvements to be constructed in such year:**

Attached as **Exhibit A** is a copy of the District's Budget for the current fiscal year of 2026.

9. **Most recently filed audited financial statements of the District. To the extent audited financial statements are required by state law or most recently filed audit exemption:**

Audited financial statements for 2025 will be filed with the City Clerk upon completion.

10. **Notice of any uncured defaults existing for more than 90 days under any debt instrument, of the District:**

No notices of any uncured default were issued during fiscal year 2025.

11. **The District's inability to pay any financial obligations as they come due under any obligation which continues beyond a ninety-day period:**

To the best of our actual knowledge, the District was able to pay its obligations as they came due during fiscal year 2025.

Respectfully submitted this 11th day of May, 2026.

EXHIBIT A
2026 BUDGET

TIMBERLEAF METROPOLITAN DISTRICT
2026
BUDGET MESSAGE

Attached please find a copy of the adopted 2026 budget for the Timberleaf Metropolitan District.

The Timberleaf Metropolitan District has adopted a budget for two separate funds, a General Fund to provide for operating and maintenance expenditures; and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications, and public hearing.

The primary sources of revenue for the district in 2026 will be operations fees, interest income, and property taxes from the imposition of a 73.776 mill levy on property within the district for 2026, of which 11.830 mills will be dedicated to the General Fund and the balance of 61.946 mills will be allocated to the Debt Service Fund.

Timberleaf Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 219,412	<u>228,618</u>	\$ 167,707	\$ 175,207	<u>96,687</u>
Revenues:					
Property taxes	95,857	103,193	102,882	103,000	121,677
Specific ownership taxes	4,478	5,159	2,545	3,700	6,083
Operations fee \$95/month	198,406	124,260	113,163	260,000	260,000
New Member Fees	41,000	25,000	21,000	30,000	-
Design review fee	2,450	1,500	1,450	2,500	2,500
Miscellaneous Income	5,451	-	3,972	4,500	-
Interest	<u>22,926</u>	<u>1,000</u>	<u>3,409</u>	<u>4,000</u>	<u>1,000</u>
Total revenues	<u>370,568</u>	<u>260,112</u>	<u>248,421</u>	<u>407,700</u>	<u>391,260</u>
Total funds available	<u>589,980</u>	<u>488,730</u>	<u>416,128</u>	<u>582,907</u>	<u>487,947</u>
Expenditures:					
Accounting	10,143	11,000	3,523	14,500	15,000
Audit	6,500	6,500	-	6,000	6,500
Election	-	5,000	-	-	-
Insurance/ SDA Dues	3,119	4,000	3,276	3,300	4,000
Legal	10,002	15,000	3,763	18,000	15,000
Legal collections	-	-	-	-	5,000
Miscellaneous	623	2,000	-	1,000	2,000
Management	26,759	30,000	16,379	37,000	30,000
Landscape contract/maintenance	135,832	115,000	78,711	145,320	145,320
Landscape repairs/maintenance	49,688	10,000	12,159	120,000	15,000
Playground maintenance	-	8,000	-	8,000	8,000
Water	162,412	90,000	10,491	90,000	90,000
Utilities	3,220	3,600	1,207	3,900	3,600
Snow removal	3,662	30,000	-	30,000	30,000
Holiday lights	1,375	5,000	-	5,000	5,000
Fence maintenance	-	1,000	-	-	1,000
Amenity maintenance	-	500	-	-	500
Social events	-	2,500	-	2,500	2,500
Treasurer's Fees	1,438	1,548	1,543	1,700	1,825
Equipment replacement reserve	-	30,000	-	-	30,000
Landscape replacement reserve	-	30,000	-	-	30,000
Contingency	-	77,863	-	-	36,295
Emergency Reserve	<u>-</u>	<u>10,219</u>	<u>-</u>	<u>-</u>	<u>11,407</u>
Total expenditures	<u>414,773</u>	<u>488,730</u>	<u>131,052</u>	<u>486,220</u>	<u>487,947</u>
Ending fund balance	<u>\$ 175,207</u>	<u>-</u>	<u>\$ 285,076</u>	<u>\$ 96,687</u>	<u>-</u>
Assessed valuation		<u>9,318,430</u>			<u>10,285,470</u>
New Growth					1,180,160
Mill Levy		<u>11.074</u>			<u>11.830</u>

Timberleaf Metropolitan District
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2026

	Actual <u>2024</u>	Adopted Budget <u>2025</u>	Actual <u>6/30/2025</u>	Estimate <u>2025</u>	Adopted Budget <u>2026</u>
Beginning fund balance	\$ 783,536	951,607	\$ 968,360	\$ 968,360	602,134
Revenues:					
Property taxes	533,644	574,481	572,752	585,000	637,144
Specific ownership taxes	24,927	45,958	14,171	20,000	50,972
Bond Proceeds	-	-	11,829,449	11,829,449	-
Interest income	35,115	25,000	19,845	25,000	25,000
Total revenues	<u>593,686</u>	<u>645,439</u>	<u>12,436,217</u>	<u>12,459,449</u>	<u>713,116</u>
Total funds available	<u>1,377,222</u>	<u>1,597,046</u>	<u>13,404,577</u>	<u>13,427,809</u>	<u>1,315,250</u>
Expenditures:					
Bond interest expense	397,900	397,900	-	397,900	488,725
Bond principal	-	-	-	-	40,000
Bond interest expesne B bonds	-	-	-	-	12,218
Cost of issuance	-	-	453,398	453,398	-
Bond surety and insurance	-	-	208,445	208,445	-
Payment to Escrow Agent	-	-	8,507,115	8,507,115	-
Repay Developer Advances	-	-	3,250,042	3,250,042	-
Treasurer's fees	7,962	8,617	8,592	8,775	9,557
Trustee / paying agent fees	3,000	14,000	-	-	14,000
Total expenditures	<u>408,862</u>	<u>420,517</u>	<u>12,427,592</u>	<u>12,825,675</u>	<u>564,500</u>
Ending fund balance	<u>\$ 968,360</u>	<u>1,176,529</u>	<u>\$ 976,985</u>	<u>\$ 602,134</u>	<u>750,750</u>
Assessed valuation		<u>9,318,430</u>			<u>10,285,470</u>
Mill Levy		<u>61.650</u>			<u>61.946</u>
Total Mill Levy		<u>72.724</u>			<u>73.776</u>