

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (28,840)	\$ 24,827	\$ 186,857
REVENUES			
Interest Income	-	3,500	14,500
Developer advance	78,629	-	-
Operations and maintenance fee	110,123	258,966	574,170
Operations and maintenance fee (Filing 5)	-	15,943	21,780
Operations and maintenance fee (Filing 6)	-	57,924	84,193
Operations and maintenance fee (Filing 8)	-	3,240	3,024
Working capital fees	27,870	54,000	33,900
Design review fees	1,000	5,000	1,500
Intergovernmental revenues	53,044	152,023	181,362
Other Revenue	14	-	-
Total revenues	270,680	550,596	914,429
Total funds available	241,840	575,423	1,101,286
EXPENDITURES			
General Fund	217,013	311,459	445,000
Special Revenue Fund	-	77,107	108,997
Total expenditures	217,013	388,566	553,997
Total expenditures and transfers out requiring appropriation	217,013	388,566	553,997
ENDING FUND BALANCES	\$ 24,827	\$ 186,857	\$ 547,289
EMERGENCY RESERVE	\$ 5,800	\$ 14,300	\$ 24,200
AVAILABLE FOR OPERATIONS	19,027	172,557	523,089
TOTAL RESERVE	\$ 24,827	\$ 186,857	\$ 547,289

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,

1/28/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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ASSESSED VALUATION

Agricultural	\$ 216	\$ -	\$ -
Vacant land	-	140	140
	<hr/>	<hr/>	<hr/>
	216	140	140
Adjustments	(214)	(138)	(139)
Certified Assessed Value	<hr/>	<hr/>	<hr/>
	\$ 2	\$ 2	\$ 1

MILL LEVY

General	1.000	0.000	0.000
	<hr/>	<hr/>	<hr/>
Total mill levy	1.000	0.000	0.000

PROPERTY TAXES

General	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
Levied property taxes	-	-	-
	<hr/>	<hr/>	<hr/>
Budgeted property taxes	\$ -	\$ -	\$ -

BUDGETED PROPERTY TAXES

General	\$ -	\$ -	\$ -
	<hr/>	<hr/>	<hr/>
	\$ -	\$ -	\$ -

TIMNATH LAKES METROPOLITAN DISTRICT NO. 6
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ (28,840)	\$ 24,827	\$ 186,857
REVENUES			
Interest Income	-	3,500	14,500
Developer advance	78,629	-	-
Operations and maintenance fee	110,123	258,966	574,170
Working capital fees	27,870	54,000	33,900
Design review fees	1,000	5,000	1,500
Intergovernmental revenues	53,044	152,023	181,362
Other Revenue	14	-	-
Total revenues	270,680	473,489	805,432
Total funds available	241,840	498,316	992,289
EXPENDITURES			
General and administrative			
Accounting	48,937	60,000	63,000
Auditing	17,200	19,500	21,000
Directors' fees	2,900	1,500	5,400
Billing	-	2,400	6,000
Dues and Membership	1,577	1,943	2,000
Insurance	18,142	18,748	20,000
District management	80,299	80,000	84,000
Legal	38,310	50,000	52,500
Miscellaneous	586	2,000	2,000
Payroll taxes	222	115	413
Election	8,511	-	9,000
Website	-	-	2,000
Contingency	-	-	8,987
Operations and maintenance			
Repairs and maintenance	-	4,500	9,000
Engineering	30	2,653	-
Landscaping	-	45,000	105,000
Snow removal	-	7,500	15,000
Utilities	-	600	1,200
Water	299	15,000	38,500
Total expenditures	217,013	311,459	445,000
Total expenditures and transfers out requiring appropriation	217,013	311,459	445,000
ENDING FUND BALANCES	\$ 24,827	\$ 186,857	\$ 547,289
EMERGENCY RESERVE	\$ 5,800	\$ 14,300	\$ 24,200
AVAILABLE FOR OPERATIONS	19,027	172,557	523,089
TOTAL RESERVE	\$ 24,827	\$ 186,857	\$ 547,289

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,

1/28/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -
REVENUES			
Operations and maintenance fee (Filing 5)	-	15,943	21,780
Operations and maintenance fee (Filing 6)	-	57,924	84,193
Operations and maintenance fee (Filing 8)	-	3,240	3,024
Total revenues	-	77,107	108,997
Total funds available	-	77,107	108,997
EXPENDITURES			
Filing 5			
Landscaping (Filing 5)	-	2,138	2,920
Repairs and maintenance (Filing 5)	-	1,308	1,788
Streets (Filing 5)	-	4,963	6,780
Water (Filing 5)	-	558	762
Snow Removal (Filing 5)	-	5,268	7,197
Contingency (Filing 5)	-	1,708	2,333
Filing 6			
Landscaping (Filing 6)	-	25,243	36,691
Streets (Filing 6)	-	15,614	22,695
Water (Filing 6)	-	5,619	8,167
Snow Removal (Filing 6)	-	5,242	7,619
Contingency (Filing 6)	-	6,206	9,021
Filing 8			
Snow Removal (Filing 8)	-	3,240	3,024
Total expenditures	-	77,107	108,997
Total expenditures and transfers out requiring appropriation	-	77,107	108,997
ENDING FUND BALANCES	\$ -	\$ -	\$ -

**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.