

**TIMNATH DEVELOPMENT AUTHORITY
2023 DRAFT BUDGET**

Services Provided

On November 10, 2004, the Town of Timnath (the Town) formed an Urban Renewal Authority to be known as the Timnath Development Authority (TDA). On December 15, 2004, the Town approved the Urban Renewal Plan (the Plan) which was prepared pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Par 1 of Article 25 of Title 31, C.R.S., as amended. The Plan was amended in March 2007. The general objective of the Plan was to facilitate the planning, construction, and funding of public infrastructure necessary to serve the residents of the Town so as to promote development within the Town to ensure the Town's long-term financial viability.

The TDA's budget is prepared using the modified accrual basis of accounting.

Revenues

Tax Increment Financing (TIF)

The Urban Renewal Law allows the Town to include within its Urban Renewal Plan a provision that a portion of the incremental property taxes and sales taxes collected within the Plan Area can be utilized to pay financial obligations of the TDA. Such tax incremental revenues may be used for a period not to exceed the statutory requirement, which is presently twenty-five years after the effective date of the adoption of the Plan.

TIF property taxes represent the portion of property taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation of assessment of taxable property in the Plan Area in excess of the amount certified on or before November 15, 2004. This amount is allocated to and, when collected, paid to the TDA to pay the principal and interest in connection with any loans or bonds of the TDA.

TIF sales taxes represent 82% of the sales taxes collected within the boundaries of the Plan Area that are in excess of the amount collected in the twelve-month period ending on February 28, 2007. Any TIF sales taxes not needed for annual principal and interest payments are transferred to the Town pursuant to Cooperation Agreement between the Town and the TDA which was amended and restated on February 25, 2014.

Net Investment Income

Interest earned on the TDA's available funds has been estimated based on historical rates.

Expenditures

Debt Service

On September 29, 2015, the TDA refinanced its 2014 Loan with Compass Mortgage Corporation (the 2015 Loan). The 2015 Loan had a principal amount of \$50,000,000 with a fixed interest rate of 4.44% paid semi-annually on June 1st and December 1st. The loan was re-financed in April 2022 with no additional borrowing, but a reduced interest rate of 3.9%. The 2015 Loan matures on December 1, 2029. The purposes of the 2015 Loan were as follows: (a) refunding of prior loan; (b) funding of TDA capital projects; (c) funding of Debt Reserve; and (d) paying costs of issuance.

**TIMNATH DEVELOPMENT AUTHORITY
2023 DRAFT BUDGET**

On November 20, 2018 the TDA issued a \$20,000,000 loan with Compass Mortgage Corporation (the 2018 Loan). The 2018 Loan had a fixed interest rate of 4.99% paid semi-annually on June 1st and December 1st. The loan was re-financed in April 2022 with no additional borrowing, but a reduced interest rate of 3.9%. The 2018 Loan matures on December 1, 2029. The purposes of the 2018 Loan were as follows: (a) funding of TDA capital projects; and (b) paying costs of issuance.

Capital Outlay

It is anticipated that the TDA will transfer approximately \$343k to the Town of Timnath for various TDA capital projects that will be constructed by the Town in 2023. The \$343k is the estimated remaining debt issuance of the 2018 TDA loan.

Boxelder – BBRSA IGA

The TDA has entered into various intergovernmental agreements with the Boxelder Basin Regional Stormwater Authority (BBRSA) together with Larimer County, the City of Fort Collins, and the Town of Wellington, for the purpose of collectively participating in the construction of certain regional stormwater improvements. The TDA's financial share of these improvements in 2023 is estimated to total \$400,000.

Transfer to Town - General

TIF property and sales taxes in excess of the amount necessary for the annual payment of principal and interest and other contractually obligated amounts, including but not limited to the replenishment of the reserve funds, are transferred to the Town.

Debt and Leases

Principal and interest payments are provided based on the debt amortization schedule from the 2015 and 2018 Loans.

The TDA has no operating or capital leases.

Reserve Funds

Debt Service Reserve

The TDA is required to maintain a debt service reserve of \$1,500,000 under the 2018 Loan Agreement.

**TIMNATH DEVELOPMENT AUTHORITY
2023 DRAFT BUDGET AS PROJECTED
WITH 2021 ACTUALS and 2022 ESTIMATED**

	2021 ACTUAL	2022 BUDGET	2022 ESTIMATED	2023 PROJECTED
1 BEGINNING FUND BALANCE	\$ 10,820,030	\$ 4,730,083	\$ 6,151,522	\$ 1,868,319
2 REVENUES				
3 TIF - property taxes	7,668,954	8,752,985	8,746,536	8,695,610
4 TIF - sales taxes	7,379,944	8,400,000	8,413,136	9,250,000
5 Net investment income	25,649	5,000	17,943	15,000
6 Total revenues	<u>15,074,547</u>	<u>17,157,985</u>	<u>17,177,615</u>	<u>17,960,610</u>
7 Total funds available	<u>25,894,577</u>	<u>21,888,068</u>	<u>23,329,137</u>	<u>19,828,929</u>
8 EXPENDITURES				
9 Loan interest (2015 Loan)	1,663,816	1,510,084	1,500,924	1,165,766
10 Loan interest (2018 Loan)	976,446	933,442	827,788	933,442
11 Loan principal (2015 Loan)	3,415,000	3,570,000	3,570,000	3,735,000
12 Loan principal (2018 Loan)	850,000	1,450,000	1,450,000	2,045,000
13 Miscellaneous	233,367	295,000	310,000	264,608
14 Capital outlay				
15 Road, Utilities, Other (Transfer to Town)	4,695,651	3,205,083	4,300,000	343,319
16 Boxelder - BBRSA IGA	342,751	950,000	950,000	400,000
17 Transfer to Town - general	7,566,024	8,444,459	8,552,106	9,406,794
18 Total expenditures requiring appropriation	<u>19,743,055</u>	<u>20,358,068</u>	<u>21,460,818</u>	<u>18,293,929</u>
19 ENDING FUND BALANCE	<u>\$ 6,151,522</u>	<u>\$ 1,530,000</u>	<u>\$ 1,868,319</u>	<u>\$ 1,535,000</u>
20 RESERVES				
21 Required debt service reserve and pledged revenue	\$ 1,508,203	\$ 1,530,000	\$ 1,525,000	\$ 1,535,000
22 Restricted for capital projects	\$ 4,643,319	\$ -	\$ 343,319	\$ -
23 Total reserves	<u>\$ 6,151,522</u>	<u>\$ 1,530,000</u>	<u>\$ 1,868,319</u>	<u>\$ 1,535,000</u>