

# **Town of Timnath 2025 Budget**



**Final Version - 12/10/2024**

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# INTRODUCTION

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## Transmittal Letter

Town of Timnath

December 10, 2024

TO: Mayor Axmacher and Members of Town Council

SUBJECT: 2025 Adopted Budget

The budget for fiscal year 2025 is submitted to you for final consideration and adoption. This submittal culminates a process spanning several months. The budget process is comprehensive and includes multiple Department Head meetings, a public work session with Council, and public review. The proposed budget was developed with the strategic plan as a guide for developing priorities.

Per local government budget law and the town charter, the Council must adopt a budget and certify a mill levy by December 15th. Overall, the town utilizes a conservative approach in its fiscal policies and allocation of resources, while still expanding programs and services, maintaining existing assets, maintaining competitiveness within the labor market, and increasing capacity for infrastructure as needed. The town operates within a structurally balanced budget, and the five-year cash projections meet the town's working reserve policy. Given these two benchmarks, the town's financial position is fiscally sound.

The 2025 budget presents a new chart of accounts structure that includes new funds and departments, which will provide for strong transparency and consistency. As a result, the town's general fund shows transfers out to establish balances within these new funds. For reporting purposes, the town includes two blended component units; The Timnath Development Authority and the Timnath Landings General Improvement District. For budgetary purposes, these entities set their own appropriations.

We hope you will find the 2025 budget with accompanying documents a good reflection of the fiscal policy and considerations that have been carefully formulated by the Council and this organization.

Respectfully,

Aaron Adams, Town Manager

Lisa Gagliardi, Finance Director

## **Timnath Colorado**

**Timnath is a welcoming, connected and thriving community.**

### **MISSION**

Creating a secure and engaged community through thoughtful design, focused services and inviting events.

### **CORE VALUES**

Integrity - Collaborative - Professional - Innovative

### **TOWN BOARD**

Robert Axmacher, Mayor  
Luke Wagner, Mayor Pro-Tem  
Lisa Laake, Council Member  
Jeramie Holt, Council Member  
Bill Jenkins, Council Member

### **TOWN LEADERSHIP**

Aaron Adams, Town Manager  
Terry Jones, Chief of Police  
Lisa Gagliardi, Finance Director  
Justin Stone, Public Works Director  
Tom Casal, Parks and Recreation Director  
Scott Robinson, Community Development Director  
Milissa Peters Garcia, Town Clerk  
Hope Bernstein, Human Resources Generalist

### **FINANCE DEPARTMENT STAFF**

Bonnie Dennis, Accounting Manager  
Debbie Kuhn, Accountant  
Dezire Sanchez, Accountant  
Lauren Thomson, Procurement Specialist

# Population Overview



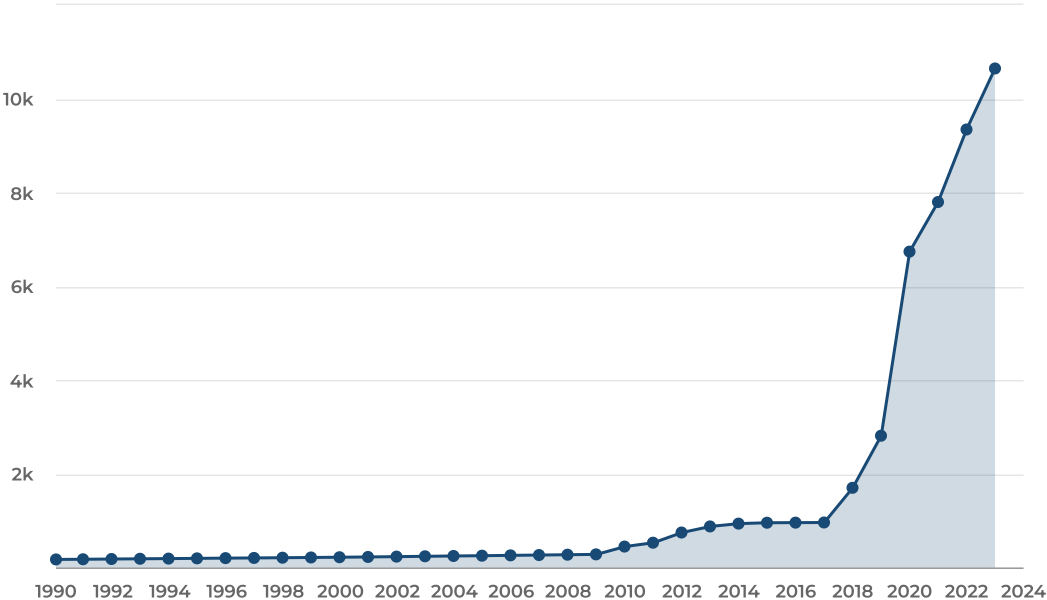
TOTAL POPULATION

10,646

▲ 13.9%  
vs. 2022

GROWTH RANK

1 out of 363  
Municipalities in Colorado



\* Data Source: Client entered data for year 2023



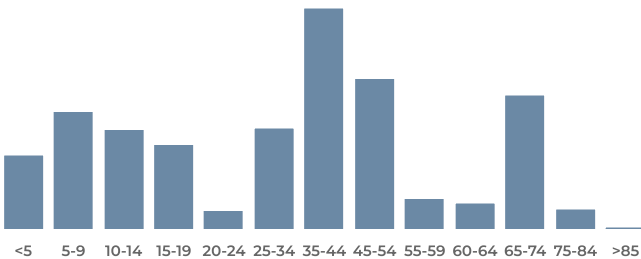
DAYTIME POPULATION

5,835

Daytime population represents the effect of persons coming into or leaving a community for work, entertainment, shopping, etc. during the typical workday. An increased daytime population puts greater demand on host community services which directly impacts operational costs.

\* Data Source: American Community Survey 5-year estimates

## POPULATION BY AGE GROUP



Aging affects the needs and lifestyle choices of residents. Municipalities must adjust and plan services accordingly.

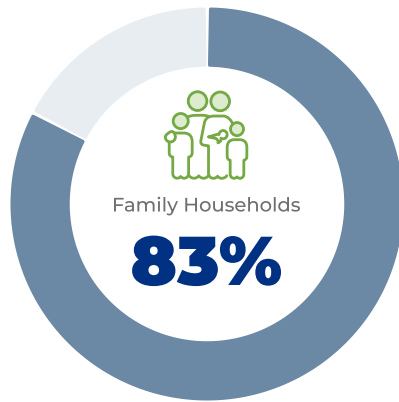
\* Data Source: American Community Survey 5-year estimates

## Household Analysis

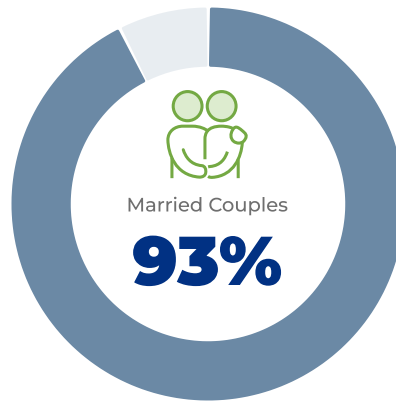
TOTAL HOUSEHOLDS

**2,393**

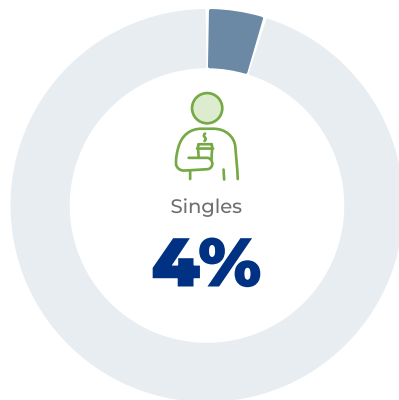
Municipalities must consider the dynamics of household types to plan for and provide services effectively. Household type also has a general correlation to income levels which affect the municipal tax base.



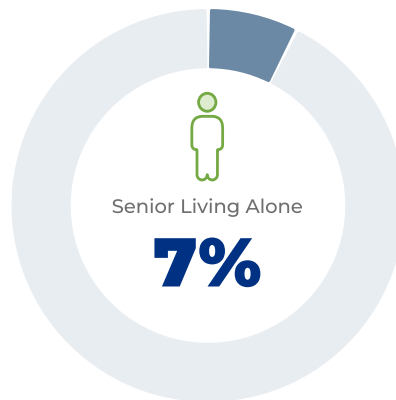
▲ **69%**  
higher than state average



▲ **87%**  
higher than state average



▼ **84%**  
lower than state average

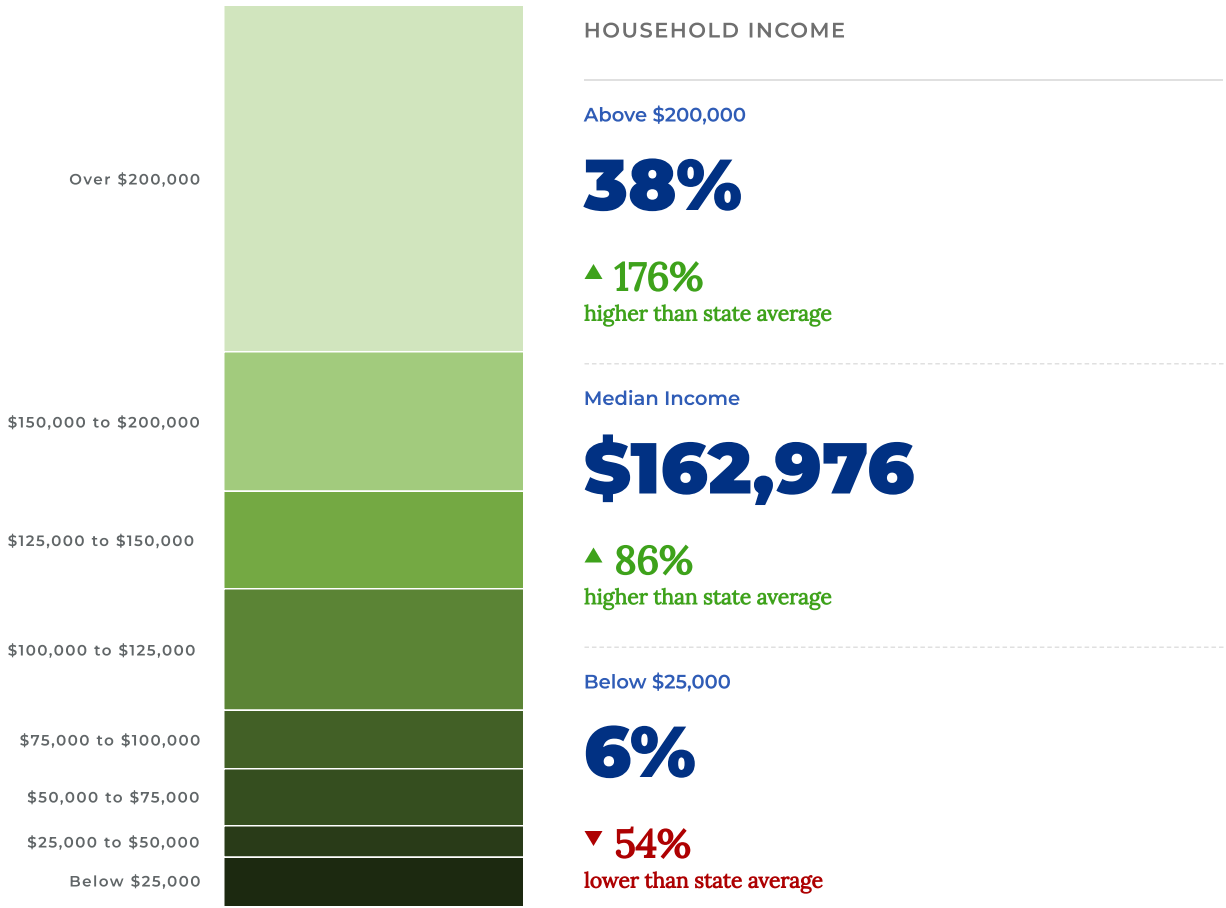


▼ **52%**  
lower than state average

*\* Data Source: American Community Survey 5-year estimates*

# Economic Analysis

Household income is a key data point in evaluating a community's wealth and spending power. Pay levels and earnings typically vary by geographic regions and should be looked at in context of the overall cost of living.



\* Data Source: American Community Survey 5-year estimates

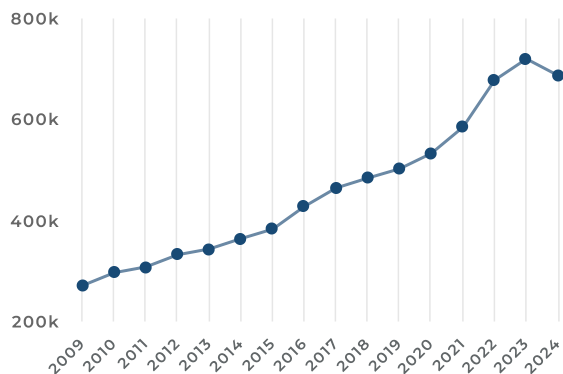


# Housing Overview



2024 MEDIAN HOME VALUE

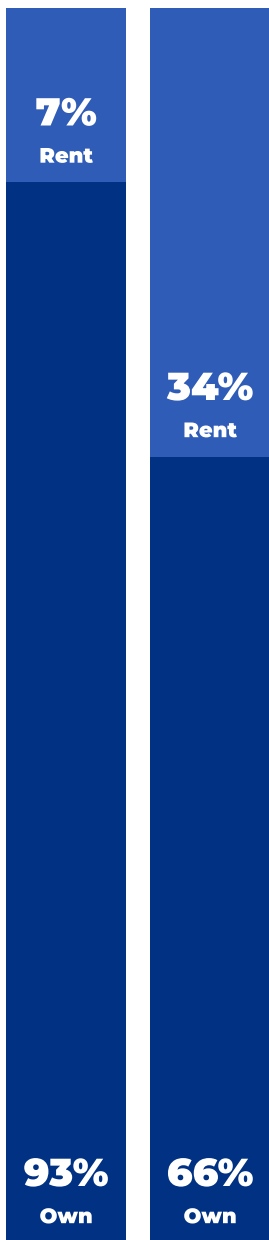
**\$687,100**



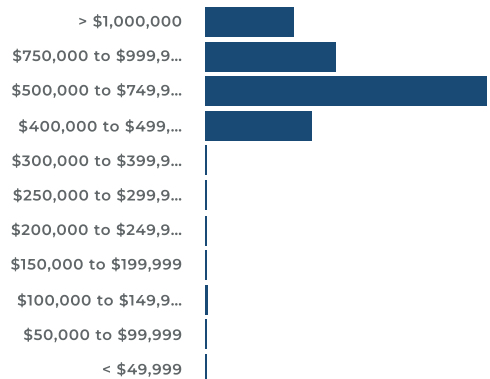
\* Data Source: Timnath, CO 2024

## HOME OWNERS VS RENTERS

Timnath State Avg.



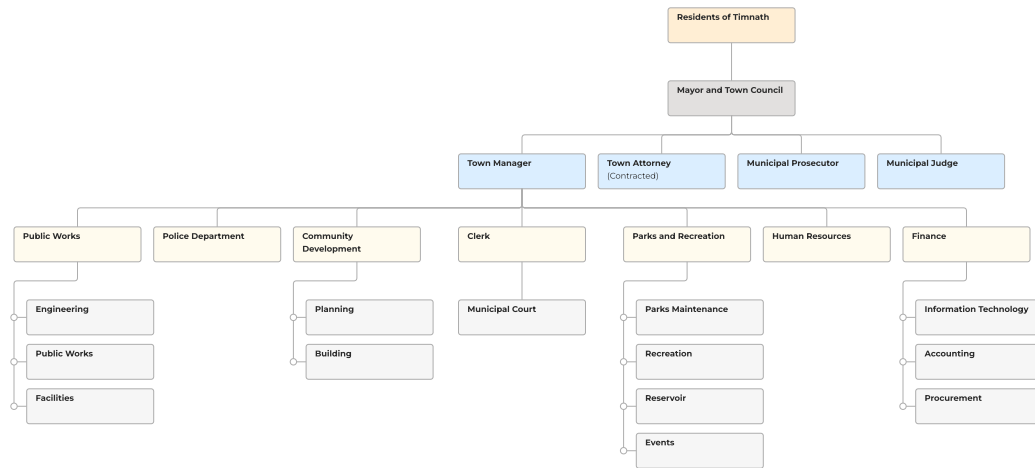
## HOME VALUE DISTRIBUTION



\* Data Source: 2022 US Census Bureau (<http://www.census.gov/data/developers/data-sets.html>), American Community Survey. Home value data includes all types of owner-occupied housing.

\* Data Source: 2022 US Census Bureau (<http://www.census.gov/data/developers/data-sets.html>), American Community Survey. Home value data includes all types of owner-occupied housing.

# Organizational Chart



## Fund Structure

The following town funds are budgeted and audited in the annual financial statements.

### GOVERNMENTAL FUNDS

Governmental Funds are those through which most governmental functions of the town are financed.

#### Major Funds

Major funds represent the significant activities of the Town and include any fund that shows revenues or expenditures (excluding other financing sources and uses) constituting more than 10% of the revenues or expenditures of the appropriated budget. All funds are subject to appropriation.

- The **General Fund** accounts for all revenues and expenditures for the town which are not accounted for in other funds. Revenues are primarily derived from sales tax, use tax, building permit fees, and property taxes. General fund revenues are used to maintain and operate the general government. The following departments are accounted for in the General Fund: Administration, Legal, Community Development, Finance, Human Resources, Information Technology, Municipal Court, Town Clerk, Facilities, Events, Public Safety, and Public Works.
- The **Capital Improvement Fund** accounts for capital expansion resources and expenditures for capital projects associated with Buildings and Facilities, Parks and Recreation, Roads and Utilities and Stormwater.
- The **Timnath Development Authority Fund (TDA)** accounts for tax increment revenues received within the TDA boundaries to be used for urban renewal projects and related project indebtedness.

#### NonMajor Funds

- The **Debt Service Fund** accounts for revenues, other financing sources and uses, and the related expenditures for long-term debt.
- The **Capital Expansion Fund** accumulates resources that are restricted for future capital expansion projects.
- The **Parks and Recreation Fund** is a special revenue fund that accounts for all revenue and expenditures for the town's parks maintenance and recreational programming. Revenues are primarily serviced from the Conservation Trust Fund, county sales tax, and fees for services. These departmental budgets are accounted for in the Parks and Recreation Fund: Administration, Recreation, and Reservoir.
- The **Timnath Landings General Improvement District Fund (TLGID)** accounts for the financial resources to be used for the general operations and construction of improvements required by the GID.

The Town does not have any proprietary or fiduciary funds.

# Financial Structure and Policies

## Balanced Budget

The Town Charter requires that proposed expenditures and provision for contingencies shall not exceed the total of estimated revenues and reserves. The Council may make additional appropriations by ordinance during the fiscal year for unanticipated expenditures. If, at any time during the fiscal year, the Town Manager determines that available revenues will likely be insufficient to meet appropriated amounts, they shall promptly provide a report to the Council, including an estimated amount of deficit and recommended steps to address it. The Council shall then take such further action as it deems necessary to prevent or minimize the deficit, which may include reducing one or more appropriations or taking other prudent measures.

## Basis of Budgeting

The Town prepares its budget on the modified accrual basis of accounting, which recognizes the fiscal impact of debt issuance, sale of assets, debt repayments, and capital outlay in addition to operations, non-operating revenue, and contributions. Capital contributions and depreciation are excluded from the budget because they do not affect "funds available". Revenues are considered available when measurable and collectible within 60 days. Expenditures, excluding interest on long-term obligations, are generally recorded when the liability is incurred.

## Budgetary Control

- Fund - The Town appropriates expenditures at the fund level. No fund shall exceed its appropriated expenditures. Any increase to expenditures by fund would require a supplemental appropriation via ordinance.
- Department - The department has budgetary responsibility for an activity, program, or fund budget.
- Line-item - The Town maintains a line item budget, which is a detailed expenditure account for each department.

## Fund Balance Policy

The Town will maintain a minimum working reserve balance in its General Fund of at least three months, or 25% of the current year's budgeted operating expenditures. Irrespective of this required minimum level, it will be the Town's goal to annually strive to maintain at least a 50% working fund balance as part of its annual budget process.

The following circumstances are permissible instances where it may elect to use the required minimum level (or 25%) of funds:

- An economic downturn in which revenues are under budget.
- Unexpected and unappropriated price increases for service and maintain essential town operations.
- Non-budgeted and unexpected emergencies, natural disaster costs, or litigation.
- Early retirement of debt.
- Grant matching and public/private partnership matching.
- Providing coverage for other funds due to shortfalls in budgeted revenues.
- Capital asset acquisition, construction and improvement projects

If the Town Council approves the above by affirmative vote, the Town will establish a formal plan to replenish the working reserve balance to its minimal level of 25%.

The working reserve policy exceeds the requirements of the emergency reserve as required by Article X, Section 20 of Colorado Constitution Amendment One (TABOR).

## Investment Policy

Colorado Statutes specify the types of investment instruments that local governments may use. Allowable investments include:

- Obligations of the United States, certain US government agency securities, and securities of the World Bank
- General Obligation and revenue bonds of US 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 Town invests idle public funds in a manner to meet cash flow demands, following this priority order:

- 1) Safety of principal - Ensures capital preservation in the overall investment portfolio by mitigating risks:

- Credit Risk - Relies on nationally recognized credit rating agencies for evaluating securities not issued by the U.S. government. Diversification limits exposure to any one issuer or security type.
- Interest Rate Risk - Structures investments to meet cash flow needs, reducing the need to liquidate securities prematurely.
- Concentration Risk - Diversifies the portfolio to minimize losses from a single issuer. It excludes U.S. government-backed investments and pooled securities from this restriction.

2) Liquidity - Ensures sufficient funds are available to meet anticipated cash flow needs. At least 10% of the portfolio is invested in overnight instruments, money market funds, or securities that can be liquidated within one day.

3) Return on Investments - Aims to achieve a market rate of return, prioritizing safety and liquidity over maximizing returns. Investments are generally limited to low-risk securities for stable, predictable outcomes.

#### Debt Policy

The Town's debt policy limits long-term debt to financing capital assets, including but not limited to buildings, infrastructure, land acquisition, and significant equipment purchases. The Town will not issue debt or borrow funds to finance ongoing operations or services. The Town prioritizes a pay-as-you-go approach for capital expenditures, but will consider debt financing when revenues and cash reserves are insufficient to meet funding needs for projects within the necessary timeframe.

Allowable debt instruments include:

- General Obligation Bonds
- Revenue Bonds
- Short-term Notes
- Special or Local Improvement Bonds
- Tax Increment Securities
- Any other legally recognized security approved by Town Council and deemed advantageous to the Town.

The Town prioritizes fixed rate debt, but will consider variable rate debt when favorable. Credit enhancements will be used only in instances when savings in interest expense exceed their cost.

The Town strives to keep its general obligation debt below 15% of the Town's total assessed valuation, as determined by the County Assessor's latest assessment. Additionally, annual general obligation debt service costs (principal and interest) should not exceed 15% of governmental expenditures. Non-general obligation debt will be evaluated on a case-by-case basis wherein other revenue sources serve as security on the debt and ensure conservative revenue projections for repayment.

The repayment period for all debt will not exceed the useful life of the financed asset. The Town aims for level or declining debt repayment schedules and avoids balloon payments. Wherever possible, redemption terms will allow for early debt repayment without penalties.

## Budget Process

The Town's budget process is collaborative and involves multiple iterations before the proposed budget being presented to Council. Departments are responsible for projecting personnel, operating, and capital expenditures. The Town requires forecasting for the current year, budget year, and an additional four years to ensure adequate planning for the Town's needs. The budget process begins in May and culminates with the Council's final adoption in December. After the budget is adopted, the Finance Department certifies mill levies with the County, submits the budget to the State of Colorado, and enters the budget into the financial system to enable expenditures for the budget year.

The town has several adopted plans that guide the budget priorities, incorporating input from both the Council and the public. These guiding documents include the Council Strategic Plan, Comprehensive Plan, Transportation Master Plan, Parks Recreation and Open Space Master Plan, as well as other plans and studies. Additional factors and considerations in the planning process include; capital replacement plans, agreements and contracts, compensation studies, information technology, and the overall growth of the Town.



# Budget Ordinance

## TOWN OF TIMNATH, COLORADO ORDINANCE NO. 16, SERIES 2024

AN ORDINANCE SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, ADOPTING A BUDGET AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS AND SPENDING AGENCIES, IN THE AMOUNT AND FOR THE PURPOSE AS SET FORTH BELOW FOR THE TOWN OF TIMNATH, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2025 AND ENDING ON THE LAST DAY OF DECEMBER, 2025.

**WHEREAS**, The Town of Timnath (the "Town") is a home rule municipality operating under the Timnath Home Rule Charter (the "Charter") adopted on November 7, 2006 and the Town's Municipal Code (the "Code"). Pursuant to the Charter, the Code and the authmity given home rule municipalities, the Town may adopt and amend ordinances; and

**WHEREAS**, The Town Council has considered all relevant factors concerning the 2025 Budget and is required by state law to adopt an annual budget on or prior to December 15, 2024; and

**WHEREAS**, The Town Council hereby finds, detennines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of public health, welfare, peace, safety and property and that this Ordinance is necessary for the protection of public convenience and welfare.

**NOW, THEREFORE, THE COUNCIL OF THE TOWN OF TIMNATH, COLORADO, ORDAINS:**

ARTICLE 1 - The Town Council hereby approves the 2025 Budget attached hereto, for the fiscal year beginning January 1, 2025, and ending December 31, 2025 and approves the following sums are hereby appropriated from the revenue and the beginning fund balances of each fund, to each fund for the purposes stated:

General Fund	\$50,540,212
Debt Service Fund	971 ,296
Parks and Recreation Fund	2,433,321
Capital Improvements Fund	21,057,725
Capital Expansion Fund	<u>10,057,923</u>
TOTAL EXPENDITURES REQUIRING APPROPRIATION	\$85,060,477

### ARTICLE 2 - SEVERABILITY

If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

### ARTICLE 3 -EFFECTIVE DATE

This Ordinance shall take effect upon adoption, as provided by Section 3 .5 .5 of the Charter.

INTRODUCED, MOVED, AND ADOPTED AND ORDERED PUBLISHED BY TITLE BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON NOVEMBER 12, 2024, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON DECEMBER 10, 2024, AT THE TIMNATH ADMINISTRATION BUILDING, 4750 SIGNAL TREE DRIVE, TIMNATH COLORADO.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING THE PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON DECEMBER 10, 2024.

**TOWN OF TIMNATH, COLORADO**



Robert Axmacher, Mayor

**ATTEST:**



Milissa Peters-Garcia, CMC  
Town Clerk





# Mill Levy Resolution

TOWN OF TIMNATH, COLORADO  
RESOLUTION NO. 76, SERIES 2024

A RESOLUTION APPROVING LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE TOWN OF TIMNATH, COLORADO, FOR THE 2025 BUDGET YEAR.

**WHEREAS**, the Town Council of the Town of Timnath ("Town") pursuant to C.R.S. § 31-15-103, has the power to pass resolutions; and

**WHEREAS**, the Town Council adopted the 2025 annual budget in accordance with the Local Government Budget Law (set forth at Title 29, Article 1 of the Colorado Revised Statutes), on December 10, 2024; and

**WHEREAS**, the 2024 final valuation of assessment (net of TIF increment) for the Town of Timnath, using the certification provided by the Larimer County Assessor totals \$108,643,642; and the 2024 final valuation of assessment for the Town of Timnath as certified by Weld County Assessor, totals \$114,580; and

**WHEREAS**, the property tax revenue calculated under the mill levy set in Section 1 below is \$726,609 and \$766 for general operating expenditures for Larimer County and Weld County respectively; and

**WHEREAS**, the Town Council is familiar with Colorado Budget Law and finds it to be in the best interest of the Town, its residents, and the general public.

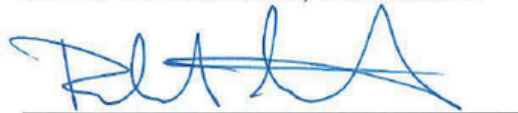
**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, COLORADO AS FOLLOWS:**

## Section 1. Approval

That for the purpose of meeting all general operating expenditures of the Town of Timnath during the 2025 budget year, there is hereby levied a tax of 6.688 mills for general government and the mill levy certified to the Larimer County Commissioners and the mill levy certified to the Weld County Commissioners for the Town of Timnath shall include 6.688 mills for collection year 2025. Final calculation of property tax using final certification of assessed values to be filed with each County shall be made by the Finance Director no later than December 15, 2024.

**INTRODUCED, MOVED, AND ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH, ON DECEMBER 10, 2024.**

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

**ATTEST:**



Milissa Peters-Garcia, CMC  
Town Clerk



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## BUDGET OVERVIEW

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## Overview

### Reporting Structure

With the implementation of Tyler for financial reporting in 2025. The Town conducted a comprehensive restructuring of the chart of accounts to improve transparency, oversight of budgets, and alignment with more common fund structure reporting. As part of the 2025 budget, the Town will create the following new funds:

- Parks and Recreation - A special revenue fund that tracks all parks and recreation activities, fee revenue and any current and future dedicated revenue streams.
- Debt Service - Manages debt service payments and any dedicated pledged revenue.
- Capital Improvements - A capital project fund to track expenditure of all capital improvement projects, including buildings, parks, roads and utilities, and stormwater.
- Capital Expansion Fund - A capital projects fund to track impact fee revenue, fund balances, and the use of funds on capital projects

The Grants Fund will be discontinued and grants will be tracked in the appropriate fund based on the expenditure of funds.

The General Fund, Timnath Development Authority Fund, and Timnath Landings GID Fund will all remain active.

To establish the new funds, restricted funds previously associated with capital projects, parks and recreation, and capital expansion held in the general fund will be transferred to the respective new funds as of January 1, 2025.

### Revenue Assumptions

- **Sales Tax:** Sales Tax remains the largest source of revenue at 36% of the total revenue. Current trends indicate a reduction or slower growth in retail stores offset by growth in remote sellers (home delivery). The forecast does not assume any new retail businesses. As new businesses open, future projections will be updated accordingly.
- **Property Tax:** The Town's property tax mill of 6.688 is projected to earn \$1.7 million between the Town and the TDA. The mill levy has not increased since 2006.
- **Building-Related Revenue:** Building permit revenue, building materials use tax, impact fees and associated administrative fees are all projected based on estimated building schedules provided by the Planning Department. For 2025, we project 178 single family and 78 multifamily building permits with 34,000 square feet of commercial construction.
- **Investment Earnings:** Investment earnings are projected at a smaller rate of return and reduced reserve balances
- **Grants:** For 2025, we assume recognition of \$220,000 in federal grant funding to support the development of a Safety Action Plan policy.

### Expenditure Assumptions

Along with the fund reporting changes outlined above, the Town has created several new departments to better track expenditures for services. The changes are summarized below. Note that the 2024-2025 comparisons may be less precise due to the new chart of accounts structure.

2024	2025
General Government	Administration
	Events
	Finance
	Human Resources
	Legal
	Information Technology
	Facilities
	Town Clerk
Public Works	Public Works
Public Safety	Public Safety
Community Development	Community Development
Parks and Recreation	Parks Administration
	Reservoir
	Recreation

### Key Expenditure Highlights:

- The Town is experiencing rising costs for services and materials accross most aspects of the budget.
- Contracted costs for general engineering, planning, information technology and events are reduced as positions transition in-house.

- Personnel costs are projected to increase by \$1.2 million, offset by a \$250,000 reduction in contract costs.
  - New full-time equivalent positions (FTE) positions will increase by 11, addressing transistions from contracted services and growth in Parks and Recreation, Public Safety, Public Works, Finance, and Human Resources.
  - A compensation study completed in 2024 informs the budgeted market and merit increases for staff.
  - Health insurance premiums are budgeted to increase by 13.5%
- The Town continues plans to complete the following master and planning studies in 2025; Comprehensive Plan Update, Parks Recreation and Open Space Master Plan, Recreation Center Feasibility Study, Safety Action Plan, Water Resources & Conservation Plan, ADA Transition Plan, Non-Potable Irrigation Feasibility Study, and Intelligent Transportation System Study..
- Funding is allocated for the following events; Fall Festival, Fourth of July, Holiday Event, Citizen Academy, Council Chats, State of the Town, Ice Cream Social, Safety Fair, Town Clean Up Days, Movies in the Park (3), and various park grand openinings and school engagements
- Parks maintenance will expand to include the new WildWing Park.
- Recreation offerings will increase to include year-round youth sports and additional programming.
- Economic Development incentives remain funded at \$100,000 per the Council's adoption of the incentive policy. In addition, a \$50,000 consulting budget is included to support economic development as specific goals or projects are identified.

#### **Available Fund Balance**

During each budget cycle, the Town projects revenues, expenditures, and available fund balance to ensure compliance with the working reserve policy, maintaining a minimum 25% working capital reserve . Based on the 2025 projections, the Town anticipates meeting this objective, with a 39% working capital balance for both the General Fund and Parks and Recreation Fund.

#### **Long-term Impacts**

As master plans and studies are finalized, and transportation capital projects complete their design phases, the 5-year capital budget could increase significantly. Consequently, in future years, the Town will likely need to consider alternative revenue sources and debt to meet its capital needs.

## STRATEGIC PLAN

OUR GOALS	OUR STRATEGY		
<b>Deliver Exceptional Parks Facilities and Recreation Programming</b>	<ul style="list-style-type: none"> <li>Continue to develop parks near our existing and new population centers</li> </ul>	<ul style="list-style-type: none"> <li>Create trail connections that fill in gaps in the community trail network, specifically that connect to larger trail systems or key destinations.</li> </ul>	<ul style="list-style-type: none"> <li>Create an appropriate Recreation Department for the Town</li> <li>Create open space land acquisition plan</li> </ul>
<b>Upgrade Essential Infrastructure</b>	<ul style="list-style-type: none"> <li>Keep an updated transportation master plan</li> <li>Work with regional partners</li> <li>Focus on how development impacts traffic</li> </ul>	<ul style="list-style-type: none"> <li>Continue to identify problem areas</li> <li>Continue to make traffic solutions a budget priority</li> <li>Collaborate with regional partners on water resources for the Town</li> </ul>	<ul style="list-style-type: none"> <li>Evaluate non-potable water systems</li> <li>Develop responsible systems to water our parks and open space</li> <li>Evaluate internet and cellular service opportunities</li> </ul>
<b>Strengthen Community Safety</b>	<ul style="list-style-type: none"> <li>Provide 24/7 police operations</li> <li>Adhere to professional law enforcement standards</li> </ul>	<ul style="list-style-type: none"> <li>Provide data driven service</li> <li>Promote community policing policies and programs</li> </ul>	<ul style="list-style-type: none"> <li>Provide School Resource Officer services for school district</li> <li>Continue Police Department outreach programs</li> </ul>
<b>Provide Responsible Governance</b>	<ul style="list-style-type: none"> <li>Develop succession plan for organization</li> </ul>	<ul style="list-style-type: none"> <li>Implement plan to move elections to November</li> </ul>	<ul style="list-style-type: none"> <li>Work with regional partners</li> </ul>
<b>Ensure Fiscal Responsibility</b>	<ul style="list-style-type: none"> <li>Align resources to meet the Town's service levels and priorities</li> </ul>	<ul style="list-style-type: none"> <li>Analyze long-term revenue and expense trends</li> <li>Ensure best value for Town expenditures</li> </ul>	<ul style="list-style-type: none"> <li>Maintain strong financial reporting and internal controls</li> </ul>
<b>Create Meaningful Engagement</b>	<ul style="list-style-type: none"> <li>Continue our current outreach to the community</li> </ul>	<ul style="list-style-type: none"> <li>Continue to explore useful public input approaches</li> <li>Provide opportunities for citizen input</li> </ul>	<ul style="list-style-type: none"> <li>Focus on creating inviting events to engage citizens</li> </ul>
<b>Responsibility Guide Community Growth</b>	<ul style="list-style-type: none"> <li>Develop a comprehensive economic development program</li> </ul>	<ul style="list-style-type: none"> <li>Continually update and evaluate the comprehensive plan</li> </ul>	<ul style="list-style-type: none"> <li>Better educate the community on development programs and processes</li> </ul>

## Performance Measures

STRATEGY	ACTION	PROGRESS (AS OF JUNE 2024)
GOAL: Deliver Exceptional Parks Facilities and Recreation Programming		
Continue to develop parks near our existing and new population centers	<ul style="list-style-type: none"> <li>Identify areas of significant growth and align planning and construction projects to align with those areas</li> <li>Partner with developers to front load park amenities in new neighborhoods</li> <li>Establish a well-organized, accessible, and developed Wild Wing</li> </ul>	<ul style="list-style-type: none"> <li>Construction at Wild Wing Park is underway.</li> <li>The PROST Master Plan is underway.</li> </ul>
Create trail connections that fill in gaps in the community trail network, specifically, that connect to larger trail systems or key destinations	<ul style="list-style-type: none"> <li>Complete Poudre River trail in partnership with Larimer County, Windsor and Fort Collins</li> <li>Complete TROC trail to the Reservoir</li> <li>Continue to fill gaps in connectivity through the General Trail Development Program</li> <li>Continue development of the Reservoir Trail System</li> </ul>	<ul style="list-style-type: none"> <li>No Update</li> </ul>
Create an appropriate Recreation Department for the Town	<ul style="list-style-type: none"> <li>Conduct a survey of the Town to gauge interest in recreation programing</li> <li>Create a department with Town staff to implement recreation programs</li> <li>Responsibly grow department based on community desires</li> <li>Start our own programming/sports leagues</li> <li>Review staffing to provide services</li> </ul>	<ul style="list-style-type: none"> <li>This summer, we introduced Soccer Camps, Tennis Camps, Pickleball, and Adult Fitness in the Park. The classes have been well received.</li> <li>This fall, we will introduce our youth fall soccer league as well as some additional leagues.</li> </ul>
Create open space land acquisition and maintenance plan	<ul style="list-style-type: none"> <li>Acquire appropriate open space properties</li> <li>Establish a reserve to acquire open space</li> <li>Develop a policy and criteria for open space acquisition</li> </ul>	<ul style="list-style-type: none"> <li>No Update</li> </ul>

GOAL: Upgrade Essential Infrastructure		
Keep an updated transportation master plan	<ul style="list-style-type: none"> <li>Facilitate development and periodic updates of Transportation Master Plan through third-party contractor</li> <li>Continue to focus on how development impacts traffic</li> </ul>	<ul style="list-style-type: none"> <li>Staff is using recommendations from the newly adopted Transportation Master Plan to guide the prioritization of projects budgeted in the CIP.</li> </ul>
Work with regional partners	<ul style="list-style-type: none"> <li>Continue participation in North Front Range Metropolitan Planning Organization</li> <li>regional water district meetings, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Meetings with neighboring communities to identify opportunities to partner on regional goals.</li> <li>Attendance and participation at recurring meetings on North Front Range MPO, NOCO Bike Ped, and FCLWD/SFCSD.</li> <li>Attendance at regional meetings with CDOT and North Front Range Passenger Rail.</li> </ul>
Continue to identify problem areas	<ul style="list-style-type: none"> <li>Monitor Main and Prospect street-traffic study</li> </ul>	<ul style="list-style-type: none"> <li>No update.</li> </ul>
Continue to make traffic solutions a budget priority	<ul style="list-style-type: none"> <li>Develop strategy to address Walmart parking lot</li> <li>Continue with projects in Capital Improvement Plan</li> </ul>	<ul style="list-style-type: none"> <li>Timnath Parkway is under construction from Cornhusk to Buss Grove Road. Pending railroad approval of a construction and maintenance agreement, this project is expected to be completed in spring 2025.</li> <li>The CR 5 Bridge and Widening Project, which was identified on the CIP, will begin alternative analysis and design in July 2024.</li> </ul>
Collaborate with regional partners on water resources for the Town	<ul style="list-style-type: none"> <li>Strengthen relationships with Northern Colorado water providers</li> <li>Evaluate participation in regional water supply projects</li> </ul>	<ul style="list-style-type: none"> <li>We have contacted the Box Elder Sanitation District, ELCO Water District, and the NWCWD to establish regular, ongoing coordination meetings.</li> <li>We presented information to the Town Council on the state of water and sewer districts in Timnath.</li> <li>Timnath is participating with the NOCO Water Alliance and regional water partners in discussions about water solutions.</li> </ul>
Evaluate non-potable water systems	<ul style="list-style-type: none"> <li>Build a water portfolio of raw water rights to supply water to existing and future non-potable systems</li> <li>Discuss the potential of developing a Town nonpotable system to serve Town facilities and possibly other developments that are not currently served by a non-pot system</li> </ul>	<ul style="list-style-type: none"> <li>As we enhance our relationships with the various water districts we will pursue additional opportunities in the form of policies and tangible projects.</li> </ul>
Develop responsible systems to water our parks and open space	<ul style="list-style-type: none"> <li>Educate the Town on the current methods of irrigation for existing and proposed parks</li> <li>Partner with development where appropriate to utilize existing and proposed non-potable water sources</li> </ul>	<ul style="list-style-type: none"> <li>Continue to work with the design consultant and the contractor to value engineer a viable non-potable irrigation system at the Reservoir.</li> </ul>
Evaluate internet and cellular service opportunities	<ul style="list-style-type: none"> <li>Explore grant opportunities</li> <li>Develop master plan for implementation for broadband</li> <li>Work with partners to enhance cellular coverage in Town</li> </ul>	<ul style="list-style-type: none"> <li>Funding Authorization No. 2 was approved by the Town Council.</li> <li>The first few work orders associated with FA #2 have been approved, and construction of Core Routes 1 and 2 is scheduled to begin in early summer.</li> </ul>

GOAL: Strengthen Community Safety		
Provide 24/7 police operations	<ul style="list-style-type: none"> <li>○ Hire and train staff for 24/7 police operations</li> <li>○ Complete police station</li> </ul>	<ul style="list-style-type: none"> <li>○ The goal of achieving 24/7 operations will be accomplished on June 30.</li> <li>○ This goal has been difficult to obtain due to the limited number of police applicants to fill vacant positions. We will continue to garner qualified applicants to fill the remaining FTE vacancies.</li> </ul>
Adhere to professional law enforcement standards	<ul style="list-style-type: none"> <li>○ Provide comprehensive training</li> <li>○ Evaluate a possible Citizen Review Board</li> </ul>	<ul style="list-style-type: none"> <li>○ Officers have been assigned the required POST-mandated classes.</li> <li>○ Arrest control tactics are well underway.</li> <li>○ Vehicle operations were completed during the first quarter.</li> <li>○ Firearm qualifications have been partially completed as our first half of the year has been accomplished.</li> <li>○ Fall and Winter qualifications will be completed prior to the end of the year.</li> </ul>
Provide data driven service	<ul style="list-style-type: none"> <li>○ Analyze crime data with regional partners</li> <li>○ Provide enhanced reporting to the community</li> </ul>	<ul style="list-style-type: none"> <li>○ All officers contribute to the Tour of Duty reports, which are distributed to all surrounding agencies and read daily by all officers. Individual officers also read Intel reports and state-wide alerts, which are mentioned at daily briefings.</li> <li>○ All officers attend our "all hands" meeting each Wednesday.</li> </ul>
Promote community policing policies and programs	<ul style="list-style-type: none"> <li>○ Establish personal connections with business community and developers</li> <li>○ Work in conjunction with the school district to</li> <li>○ provide School Resource Officer services</li> </ul>	<ul style="list-style-type: none"> <li>○ No change in this goal. We routinely reach out to retail outlets and construction companies to reduce theft/burglary and various elements of criminal activity.</li> <li>○ The SRO has been active with not only Timnath Middle High School, but also Bethke and Timnath Elementary Schools.</li> <li>○ This spring, we participated in the Bethke Bike to School Day.</li> </ul>
Continue Police Department outreach programs	<ul style="list-style-type: none"> <li>○ Shop with a cop, coffee with a cop, pop with a cop, Ride along Program, Safety Fair, Fall Festival, 4th of July, Town Citizen Academy</li> </ul>	<ul style="list-style-type: none"> <li>○ The police department is fully engaged with Community Outreach. Some events are Bethke Bike to School, Safety Fair, the RideAlong program, and the Timnath Citizens Academy. The Fourth of July event is on the near horizon.</li> <li>○ We also held a catalytic converter outreach in conjunction with LesSchwab and the Theft Prevention Authority (CAPTA) in an effort to curb theft and help quickly identify owners if a theft does occur.</li> <li>○ Later on in the year, we anticipate a successful Shop with a Cop.</li> </ul>
Work with regional partners	<ul style="list-style-type: none"> <li>○ Continue participation in public safety collaboration</li> </ul>	<ul style="list-style-type: none"> <li>○ Monthly meetings continue throughout the year with other law enforcement agencies.</li> </ul>



GOAL: Provide Responsible Governance		
Develop succession plan for organization	<ul style="list-style-type: none"> <li>◦ Evaluate organizational needs and gaps</li> <li>◦ Create processes for knowledge transfer</li> <li>◦ Determine resources needed for continuity of services</li> <li>◦ Determine retention needs and policies</li> </ul>	<ul style="list-style-type: none"> <li>◦ Ongoing</li> </ul>
Implement plan to move elections to November from April	<ul style="list-style-type: none"> <li>◦ Provide data and cost analysis in Work Session</li> </ul>	<ul style="list-style-type: none"> <li>◦ Completed</li> </ul>
Work with regional partners	<ul style="list-style-type: none"> <li>◦ Continue participation in Northern Colorado</li> <li>◦ Mayor's meetings</li> </ul>	<ul style="list-style-type: none"> <li>◦ Ongoing</li> </ul>
GOAL: Ensure Fiscal Responsibility		
Align resources to meet the Town's service levels and priorities	<ul style="list-style-type: none"> <li>◦ Implement budget software</li> <li>◦ Establish performance metrics for meeting the goals and objectives</li> <li>◦ Continue to provide meaningful financial information on website</li> </ul>	<ul style="list-style-type: none"> <li>◦ Cleargov budget software was implemented. It allows for online requests of capital items with justification tied to the strategic goals. Requests will be scored using the criteria of the system and make budget tracking and requests more simplified and tied to the strategic plan.</li> </ul>
Analyze long-term revenue and expense trends	<ul style="list-style-type: none"> <li>◦ Forecast implications for expiration of Timnath Development Authority</li> <li>◦ Forecast for new and/or expiring tax and other revenue streams</li> </ul>	<ul style="list-style-type: none"> <li>◦ Staff prepared a new chart of accounts that is more consistent amongst Departments. It allows for better categorization of revenue and expenses and changes to the fund structure. Staff is utilizing the new chart of accounts for 2025 budgets and 5-year projections.</li> </ul>
Ensure best value for Town expenditures	<ul style="list-style-type: none"> <li>◦ Centralize procurement</li> <li>◦ Implement encumbrance accounting</li> <li>◦ Monitor contract compliance</li> <li>◦ Streamline requisition to payment process</li> </ul>	<ul style="list-style-type: none"> <li>◦ Staff hired a temporary employee to assist with ongoing finance responsibilities during the Tyler conversion.</li> <li>◦ The Town has issued RFPs and awarded contracts for services for engineering traffic on-call, capital project design, town survey, and facilities master plan.</li> </ul>
Maintain strong financial reporting and internal controls	<ul style="list-style-type: none"> <li>◦ Continually review and adopt financial policies and procedures</li> <li>◦ Enhance financial analysis and statistics in monthly financials</li> <li>◦ Maintain compliance with Governmental Accounting Standards Board pronouncements and other financial controls</li> </ul>	<ul style="list-style-type: none"> <li>◦ The 2023 Audit is complete with an unqualified "clean" audit opinion.</li> <li>◦ Staff completed an Annual Comprehensive Financial Report for the first year, Staff will submit it to Certificate of Excellence in Financial Reporting program.</li> </ul>

GOAL: Create Meaningful Engagement		
Continue our current outreach to the community	<ul style="list-style-type: none"> <li>◦ This Week in Timnath Newsletter</li> <li>◦ Website updates</li> <li>◦ Social media updates</li> <li>◦ Development updates</li> </ul>	<ul style="list-style-type: none"> <li>◦ Ongoing: weekly "This Week in Timnath" Newsletters</li> <li>◦ Ongoing: Daily website updates</li> <li>◦ Ongoing: 3-5 weekly social media posts for current community updates</li> <li>◦ Ongoing: Twice monthly development update community-wide emails sent</li> </ul>
Continue to explore useful public input approaches	<ul style="list-style-type: none"> <li>◦ Explore implementation of organization-provide public engagement framework such as IAP2 (International Association of Public Participation)</li> <li>◦ Research and potentially implement new technologies to facilitate more broadbased engagement</li> </ul>	<ul style="list-style-type: none"> <li>◦ Continue to utilize YourTimnath.org, Timnath's Engagement HQ site, to deepen community conversation and input on projects and the future of Timnath.</li> </ul>
Provide opportunities for citizen input	<ul style="list-style-type: none"> <li>◦ Citizen Academy</li> <li>◦ Advisory committees</li> <li>◦ Council chats</li> <li>◦ Public comment</li> <li>◦ Website comment/concerns (Contact Us)</li> </ul>	<ul style="list-style-type: none"> <li>◦ Continue to utilize YourTimnath.org, Timnath's Engagement HQ site, to deepen community conversation and input on projects and the future of Timnath.</li> </ul>
Focus on creating inviting events to engage citizens	<ul style="list-style-type: none"> <li>◦ Promote town goals and current plans at events Partner with library system, fire department, etc.</li> </ul>	<ul style="list-style-type: none"> <li>◦ 2024 event season planning is underway with successful Spring Clean Up Day, Safety Fair, Ice Cream Social, and 4th of July events.</li> <li>◦ Continue to partner with the library system to host monthly story times.</li> </ul>
GOAL: Responsibly Guide Community Growth		
Develop comprehensive economic development program	<ul style="list-style-type: none"> <li>◦ Evaluate the timing of an Economic Development position</li> <li>◦ Implement incentive policy for commercial developments</li> </ul>	<ul style="list-style-type: none"> <li>◦ Ongoing</li> </ul>
Continually update and evaluate the comprehensive plan	<ul style="list-style-type: none"> <li>◦ Periodically evaluate comprehensive plan for progress</li> </ul>	<ul style="list-style-type: none"> <li>◦ Ongoing</li> </ul>
Better educate community on development programs and processes	<ul style="list-style-type: none"> <li>◦ Educate citizens on the Town's role in the development process</li> <li>◦ Educate the public on property ownership and use rights</li> </ul>	<ul style="list-style-type: none"> <li>◦ Ongoing</li> </ul>

## Personnel Changes

	2024	2025	
<b>ADMINISTRATION</b>			
Town Manager	1.00	1.00	-
Executive Assistant	1.00	1.00	-
	<b>2.00</b>	<b>2.00</b>	-
<b>INFORMATION TECHNOLOGY</b>			
Network Administrator	1.00	1.00	-
IT Technician	-	1.00	1.00
	<b>1.00</b>	<b>2.00</b>	<b>1.00</b>
<b>HUMAN RESOURCES</b>			
Human Resources Generalist	1.00	1.00	-
	<b>1.00</b>	<b>1.00</b>	-
<b>EVENTS</b>			
Hourly Event Staff	0.67	0.67	-
Events Manager	-	1.00	1.00
Events Coordinator	-	1.00	1.00
	<b>0.67</b>	<b>2.67</b>	<b>2.00</b>
<b>CLERK</b>			
Town Clerk	1.00	1.00	-
Deputy Town Clerk	1.00	1.00	-
Administrative Assistant	1.00	1.00	-
	<b>3.00</b>	<b>3.00</b>	-
<b>FINANCE</b>			
Finance Director	1.00	1.00	-
Procurement and Contract Specialist	1.00	1.00	-
Accounting Manager	1.00	1.00	-
Accountant	2.00	2.00	-
Payroll/HR Technician	-	1.00	1.00
	<b>5.00</b>	<b>6.00</b>	<b>1.00</b>
<b>LEGAL</b>			
Paralegal	1.00	1.00	-
	<b>1.00</b>	<b>1.00</b>	-
<b>PUBLIC SAFETY</b>			
Police Chief	1.00	1.00	-
Police Lieutenant	1.00	1.00	-
Police Sergeant	4.00	4.00	-
Police Detective	-	1.00	1.00
Police Officer	18.00	19.00	1.00
Records Technician	3.00	3.00	-
	<b>27.00</b>	<b>29.00</b>	<b>2.00</b>
<b>PARKS AND RECREATION</b>			
Parks and Rec Director	1.00	1.00	-
Parks and Rec Manager	-	1.00	1.00
Parks and Recreation Program Coordinator	1.00	1.00	-
Seasonal Field Supervisor	0.03	0.41	0.38
Sports Officials	0.14	0.55	0.41
Sports Instructors	0.09	0.37	0.28
Seasonal Worker - Reservoir Supervisor	0.75	0.75	-
Seasonal Worker - Reservoir Attendant	3.50	3.50	-

Parks Maintenance Operations Supervisor	1.00	1.00	-
Parks Maintenance Operations Foreman	1.00	1.00	-
Parks Maintenance Workers	2.00	2.00	-
Irrigation Technician	-	1.00	1.00
Parks Seasonal Worker	2.25	2.25	-
	<b>12.76</b>	<b>15.83</b>	<b>3.07</b>
<b>COMMUNITY DEVELOPMENT</b>			
Community Development Director	1.00	1.00	-
Principal Planner/Planning Manager	1.00	1.00	-
Senior Planner	1.00	1.00	-
Planners	2.00	2.00	-
Planning Technician	1.00	1.00	-
Permit Technicians	2.00	2.00	-
	<b>8.00</b>	<b>8.00</b>	-
<b>PUBLIC WORKS/ENGINEERING</b>			
Public Works & Facilities Director/Town Engineer	1.00	1.00	-
Senior Engineer	2.00	3.00	1.00
Engineer	1.00	1.00	-
Operations Supervisor	1.00	1.00	-
Operations Foreman	1.00	1.00	-
Maintenance Workers	4.00	4.00	-
Seasonal Worker	-	0.75	0.75
	<b>10.00</b>	<b>11.75</b>	<b>1.75</b>
<b>TOTAL</b>	<b>71.43</b>	<b>82.25</b>	<b>10.82</b>

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## FUND SUMMARIES

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## General Fund

The general fund is a major governmental fund for the town. The general fund accounts for all revenues and expenditures for the town which are not accounted for in other funds. Revenues are primarily serviced from sales tax, use tax and building permit fees and property taxes. General fund revenues are used to maintain and operate the general government. The following departments are accounted for in the general fund: Administration, Legal, Community Development, Finance, Human Resources, Information Technology, Municipal Court, Town Clerk, Facilities, Events, Public Safety, and Public Works.

## Summary

The General Fund shows decreased revenue and increased transfers to other funds from 2024 to 2025. The transfers are primarily related to 2024 restricted fund balances that will be transferred to the Capital Expansion Fund, Capital Expenditure Fund, and Parks and Recreation Fund. Decreased revenue and expenditures from 2024 to 2025 are the result of the same. Revenue for Parks and Recreation (county sales tax, conservation trust fund, and recreation fees) and Capital Expansion (impact fees) are now budgeted in the new funds as well as associated expenditures.

	2023	2024	2024	2024	2025
	Actual	Original	Revised	Estimated	Budget
Beginning Fund Balance	35,735,605	43,117,903	43,117,903	44,240,683	31,609,692
Revenue	17,610,839	19,424,506	19,424,506	19,047,939	14,727,559
Expenditures	(21,999,838)	(54,538,651)	(54,658,651)	(44,624,222)	(19,705,467)
Other Sources (Uses)	682,142	-	-	-	-
Transfers In	12,213,732	12,624,018	12,624,018	12,965,292	12,506,720
Transfers Out	(1,797)	(50,000)	(50,000)	(20,000)	(30,834,745)
Ending Fund Balance	44,240,683	20,577,776	20,457,776	31,609,692	8,303,760

## General Fund Comprehensive Summary

Name	FY2025 Budgeted
Beginning Fund Balance:	\$31,609,692.00
Revenues	
Sales Taxes	\$5,475,258.00
Property Taxes	\$709,072.00
Other Taxes	\$3,338,475.00
Franchise Fees	\$495,015.00
Developer Reimbursements	\$861,400.00
Other Fees	\$364,035.00
Fines & Forfeitures	\$144,665.00
Grants-Federal	\$220,000.00
Grants-Other	\$5,000.00
State Revenue Tax	\$353,195.00
Local Agreements	\$105,019.00
Investment Earnings	\$760,000.00
Licenses	\$24,450.00

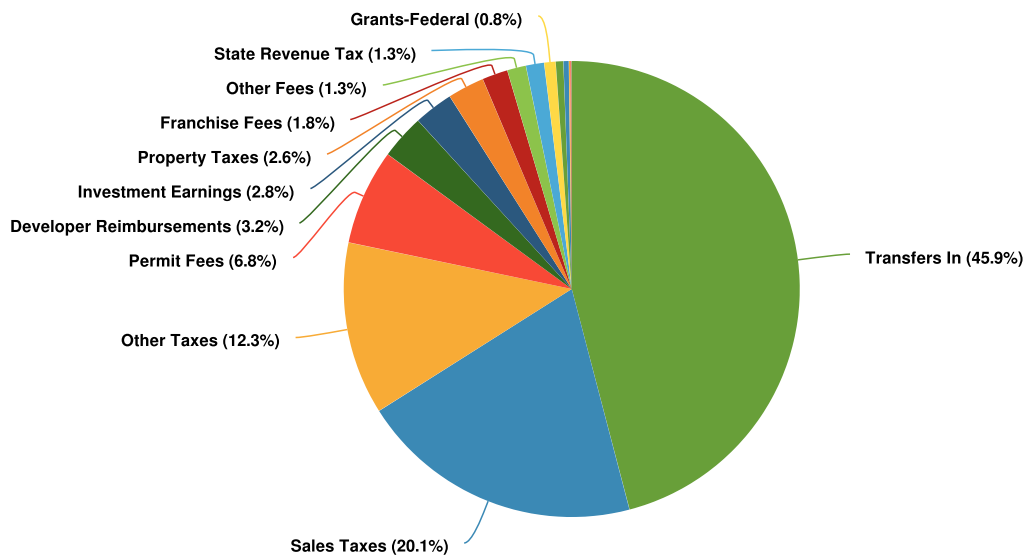
Name	FY2025 Budgeted
Permit Fees	\$1,846,975.00
Miscellaneous	\$25,000.00
Transfers In	\$12,506,720.00
Total Revenues:	\$27,234,279.00
Expenditures	
Wages & Salaries	
General Government	\$2,156,033.83
Culture/Recreation	\$161,344.66
Public Safety	\$3,069,614.27
Transportation	\$1,104,180.84
Total Wages & Salaries:	\$6,491,173.60
Benefits	
General Government	\$876,487.21
Culture/Recreation	\$89,934.95
Public Safety	\$1,201,736.10
Transportation	\$437,376.48
Total Benefits:	\$2,605,534.74
Professional & Technical Services	
General Government	\$4,214,574.00
Culture/Recreation	\$672,617.00
Public Safety	\$139,309.00
Transportation	\$2,305,913.03
Total Professional & Technical Services:	\$7,332,413.03
General Office Supplies	
General Government	\$22,900.00
Culture/Recreation	\$3,000.00
Public Safety	\$19,000.00
Transportation	\$3,000.00
Total General Office Supplies:	\$47,900.00
Dues & Memberships	
General Government	\$37,945.00
Public Safety	\$12,560.00
Transportation	\$7,000.00
Total Dues & Memberships:	\$57,505.00
Education & Trainings	
General Government	\$53,000.00
Public Safety	\$58,500.00
Transportation	\$17,510.00
Total Education & Trainings:	\$129,010.00

Name	FY2025 Budgeted
Fees & Licenses	
General Government	\$343,445.52
Total Fees & Licenses:	\$343,445.52
Other	
General Government	\$284,800.00
Public Safety	\$128,700.00
Transportation	\$5,000.00
Total Other:	\$418,500.00
Operating Supplies/Services	
General Government	\$21,000.00
Culture/Recreation	\$2,000.00
Public Safety	\$218,502.10
Transportation	\$161,750.00
Total Operating Supplies/Services:	\$403,252.10
Miscellaneous	
General Government	\$26,000.00
Culture/Recreation	\$2,000.00
Public Safety	\$5,000.00
Transportation	\$160,000.00
Total Miscellaneous:	\$193,000.00
Capital Outlay	
General Government	\$308,000.00
Culture/Recreation	\$40,000.00
Public Safety	\$494,732.00
Transportation	\$841,000.00
Total Capital Outlay:	\$1,683,732.00
Transfers Out	
General Government	\$30,834,745.00
Total Transfers Out:	\$30,834,745.00
Total Expenditures:	\$50,540,210.99
Total Revenues Less Expenditures:	-\$23,305,931.99
Ending Fund Balance:	\$8,303,760.01



## Revenues by Source

### Projected 2025 Revenues by Source



Name	FY2025 Budgeted
Revenue Source	
Sales Taxes	\$5,475,258.00
Property Taxes	\$709,072.00
Other Taxes	\$3,338,475.00
Franchise Fees	\$495,015.00
Developer Reimbursements	\$861,400.00
Other Fees	\$364,035.00
Fines & Forfeitures	\$144,665.00
Grants-Federal	\$220,000.00
Grants-Other	\$5,000.00
State Revenue Tax	\$353,195.00
Local Agreements	\$105,019.00
Investment Earnings	\$760,000.00
Licenses	\$24,450.00
Permit Fees	\$1,846,975.00
Miscellaneous	\$25,000.00
Transfers In	\$12,506,720.00
<b>Total Revenue Source:</b>	<b>\$27,234,279.00</b>

# Capital Improvements

The capital improvements fund is a major governmental fund for the town. The capital improvements fund accounts for capital expansion resources and expenditure for capital projects associated with buildings and facilities, parks and recreation, roads and utilities and stormwater.

## Summary

2025 is the first year of the Capital Improvement Fund. Transfers include transfers from Capital Expansion Fund and General Fund for capital projects. Expenditures are detailed in the capital improvement plan and exclude software, computer, and vehicle or equipment costs as those are assigned to either the General Fund or Parks and Recreation Fund accordingly.

	2023	2024	2024	2024	2025
	Actual	Original	Revised	Estimated	Budget
Beginning Fund Balance	-	-	-	-	-
Revenue	-	-	-	-	-
Expenditures	-	-	-	-	(21,057,725)
Other Sources (Uses)	-	-	-	-	-
Transfers In	-	-	-	-	23,545,553
Transfers Out	-	-	-	-	-
Ending Fund Balance	-	-	-	-	2,487,828

# Debt Service

The debt service fund is a nonmajor governmental fund for the town. The debt service fund accounts for revenues, other financing sources and uses, and the related expenditures for long-term debt.

## Summary

2025 is the first year of the Debt Service Fund. Details of the debt service can be found in the debt service section of the report. Annual debt service is for certificates of participation issued for Town Center construction.

	2023	2024	2024	2024	2025
	Actual	Original	Revised	Estimated	Budget
Beginning Fund Balance	-	-	-	-	-
Revenue	-	-	-	-	-
Expenditures	-	-	-	-	(971,296)
Other Sources (Uses)	-	-	-	-	-
Transfers In	-	-	-	-	971,296
Transfers Out	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-

## Parks & Recreation

The parks and recreation fund is a nonmajor governmental fund for the Town. The parks and recreation fund accounts for all revenue and expenditures for the town's parks maintenance and recreational programming. Revenues are primarily serviced from conservation trust fund, county sales tax, and fees for services. These departmental budgets are accounted for in the parks and recreation fund: Administration, Recreation, and Reservoir.

## Summary

2025 is the first year of the Parks and Recreation Fund. 2025 expenditures include additional staffing for recreation programming, increased costs for parks maintenance with the addition of WildWing Park and continued operations at the reservoir.

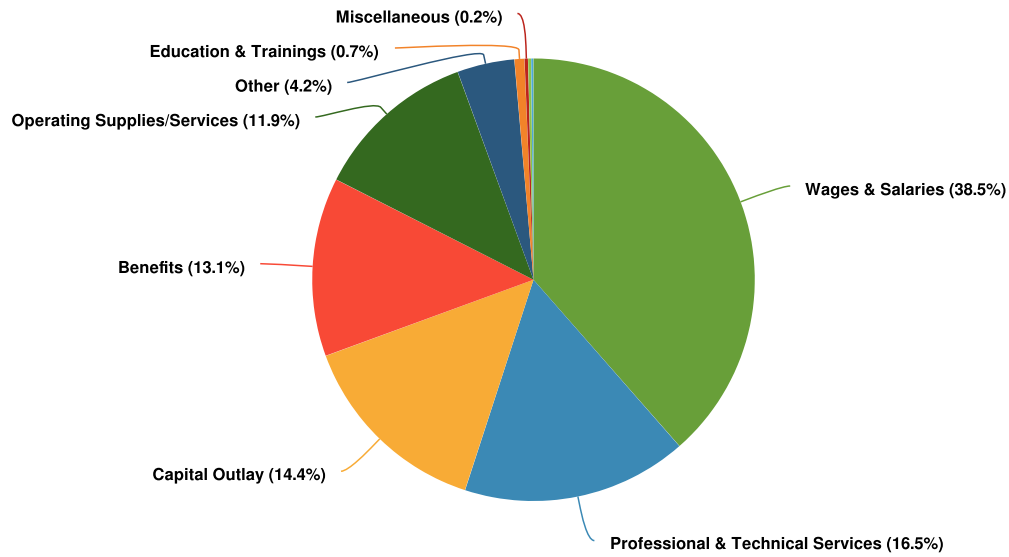
	2023 Actual	2024 Original	2024 Revised	2024 Estimated	2025 Budget
Beginning Fund Balance	-	-	-	-	-
Revenue	-	-	-	-	645,260
Expenditures	-	-	-	-	(2,433,321)
Other Sources (Uses)	-	-	-	-	-
Transfers In	-	-	-	-	3,333,254
Transfers Out	-	-	-	-	-
Ending Fund Balance	-	-	-	-	1,545,193

## Parks & Recreation Comprehensive Summary

Name	FY2025 Budgeted
Beginning Fund Balance:	N/A
Revenues	
State Revenue Tax	\$111,500.00
Local Agreements	\$412,600.00
Permit Fees	\$121,160.00
Transfers In	\$3,333,254.00
Total Revenues:	\$3,978,514.00
Expenditures	
Wages & Salaries	\$937,998.20
Benefits	\$317,921.79
Professional & Technical Services	\$400,900.00
General Office Supplies	\$4,000.00
Dues & Memberships	\$5,500.00
Education & Trainings	\$18,000.00
Other	\$102,000.00
Operating Supplies/Services	\$290,500.00
Miscellaneous	\$6,000.00
Capital Outlay	\$350,500.90
Total Expenditures:	\$2,433,320.89
Total Revenues Less Expenditures:	\$1,545,193.11
Ending Fund Balance:	N/A

## Expenditures by Expense Type

### Budgeted Expenditures by Expense Type



Name	FY2025 Budgeted
Expense Objects	
Wages & Salaries	\$937,998.20
Benefits	\$317,921.79
Professional & Technical Services	\$400,900.00
General Office Supplies	\$4,000.00
Dues & Memberships	\$5,500.00
Education & Trainings	\$18,000.00
Other	\$102,000.00
Operating Supplies/Services	\$290,500.00
Miscellaneous	\$6,000.00
Capital Outlay	\$350,500.90
<b>Total Expense Objects:</b>	<b>\$2,433,320.89</b>

# Capital Expansion Fund

The capital expansion fund is a nonmajor governmental fund for the town. The capital expansion fund accumulates impact fees and payment in-lieu fees at building permit issuance and utilized the funds for capital expansion projects. The Town collects impact fees for police, parks and recreation, pubic buildings, and transportation.

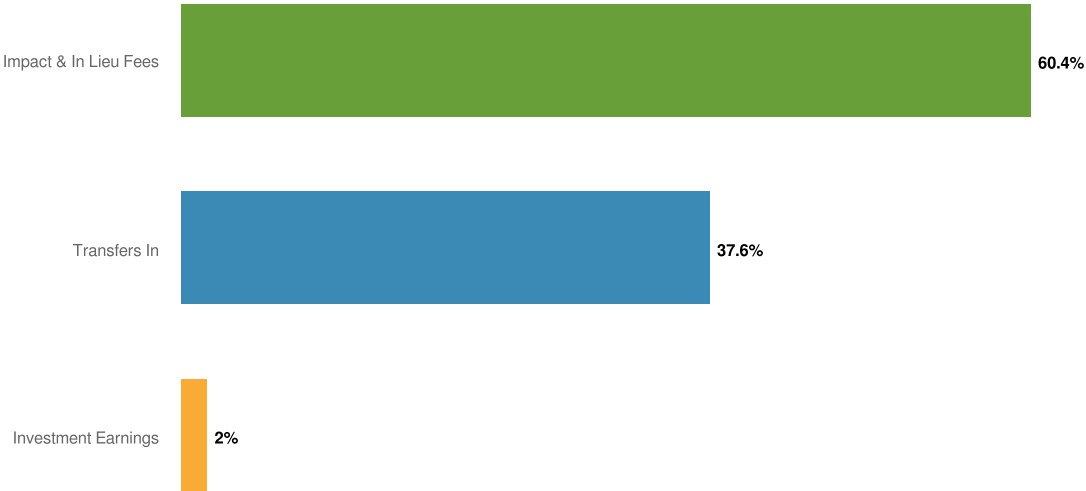
## Summary

2025 is the first year of the Capital Expansion Fund. 2025 transfers in is comprised of the 2024 ending reserve balance for each type of impact fee. Revenue projected is based on building permit projections and interest income on reserve balances. Transfers out accounts for the use of impact fees for allowable expansion projects to the capital improvement fund.

	2023 Actual	2024 Original	2024 Revised	2024 Estimated	2025 Budget
Beginning Fund Balance	-	-	-	-	-
Revenue	-	-	-	-	3,423,756
Expenditures	-	-	-	-	-
Other Sources (Uses)	-	-	-	-	-
Transfers In	-	-	-	-	12,922,360
Transfers Out	-	-	-	-	(10,057,923)
Ending Fund Balance	-	-	-	-	6,288,194

## Revenues by Source

Projected 2025 Revenues by Source



Name	FY2025 Budgeted
Revenue Source	
Impact & In Lieu Fees	\$723,433.00
Investment Earnings	\$23,470.00

Name	FY2025 Budgeted
Transfers In	\$450,057.00
Total Revenue Source:	\$1,196,960.00

## TL - GID

The Timnath Landings GID (TLGID) is a blended component unit of the Town. The TLGID is a nonmajor governmental fund of the Town. The TLGID accounts for the financial resources to be used for the general operations and construction improvements required by the GID. The TLGID board will appropriate the expenditures on an annual basis.

### Summary

The Timnath Landings GID 2025 activity consists of administrative costs for finance, legal, and administration. The Town and the TLGID have an intergovernmental agreement that allows for the Town to advance these services and will be repaid by future mill levy collections. The TLGID will certify mill levy in a future year for developer and administrative cost reimbursement.

	2023 Actual	2024 Original	2024 Revised	2024 Estimated	2025 Budget
Beginning Fund Balance	-	-	-	-	-
Revenue	-	-	-	-	-
Expenditures	(1,797)	(50,000)	(50,000)	(20,000)	(50,000)
Other Sources (Uses)	-	-	-	-	-
Transfers In	1,797	50,000	50,000	20,000	50,000
Transfers Out	-	-	-	-	-
Ending Fund Balance	-	-	-	-	-

### TL - GID Comprehensive Summary

Name	FY2025 Budgeted
Beginning Fund Balance:	N/A
Revenues	
Transfers In	\$50,000.00
Total Revenues:	\$50,000.00
Expenditures	
Professional & Technical Services	\$40,000.00
Miscellaneous	\$10,000.00
Total Expenditures:	\$50,000.00
Ending Fund Balance:	N/A



## TDA

The Timnath Development Authority (TDA) is a major governmental fund for the Town. The TDA accounts for tax increment revenues received within the TDA boundaries to be used for urban renewal projects and related project indebtedness. The TDA Board will appropriate the expenditures on an annual basis.

## Summary

Revenue collected within the TDA is pledged property tax and sales tax increment within the TDA boundaries. After debt service and other operating expenditures are paid, the TDA transfers to the Town general fund any excess sales tax increment. For 2025, there is projected to be a 7% increase in property and sales tax increment. The expenditures of the TDA are primarily debt service and costs associated with an agreement with the Boxelder Sanitation District.

	2023 Actual	2024 Original	2024 Revised	2024 Estimated	2025 Budget
Beginning Fund Balance	5,054,776	2,170,000	2,170,000	1,958,431	1,535,000
Revenue	17,247,100	19,236,149	19,236,149	19,592,412	20,970,692
Expenditures	(8,147,058)	(8,517,597)	(8,517,597)	(8,317,597)	(8,534,176)
Other Sources (Uses)	-	-	-	-	-
Transfers In	-	-	-	-	-
Transfers Out	(12,196,387)	(11,356,972)	(11,356,972)	(11,698,246)	(12,436,516)
Ending Fund Balance	1,958,431	1,531,580	1,531,580	1,535,000	1,535,000

## TDA Comprehensive Summary

Name	FY2025 Budgeted
Beginning Fund Balance:	\$1,535,000.00
Revenues	
Sales Taxes	\$8,751,230.00
Property Taxes	\$11,200,883.00
Investment Earnings	\$75,000.00
Miscellaneous	\$943,579.00
Total Revenues:	\$20,970,692.00
Expenditures	
Miscellaneous	\$780,077.00
Principal	\$6,365,000.00
Interest	\$1,389,099.00
Transfers Out	\$12,436,516.00
Total Expenditures:	\$20,970,692.00
Ending Fund Balance:	\$1,535,000.00

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## CAPITAL IMPROVEMENTS

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## Capital Improvements: One-year Plan

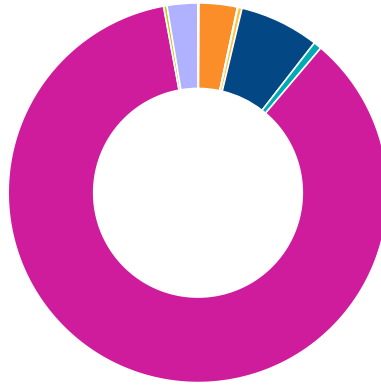
Capital expenditures included for 2025 include facilities, parks, roads, and utility projects that are in various phases of completion (planning, design, and construction). Also included are capital costs for equipment and software and are either replacement of existing, enhancements, or new. Staff projects capital needs for 5 years. Our 2025-2029 capital plan can be found at <https://timnath.org/finance/>

### Total Capital Requested

# \$22,108,375

#### 50 Capital Improvement Projects

#### Total Funding Requested by Department



Administration (0%)	\$15,000.00
Community Development (0%)	\$4,800.00
Facilities (3%)	\$720,000.00
Human Resources (0%)	\$10,000.00
Information Technology (0%)	\$75,500.00
Parks Administration (7%)	\$1,499,400.00
Public Safety (1%)	\$152,350.00
Public Works (86%)	\$18,989,500.00
Recreation (0%)	\$65,000.00
Reservoir (3%)	\$576,825.00
<b>TOTAL</b>	<b>\$22,108,375.00</b>

## Information Technology Requests

### Itemized Requests for 2025

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<b>Network Infrastructure Upgrade at Town Hall</b>	<b>\$25,000</b>
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The town currently has (1) firewall, (7) switches, and (12) wireless access points at town hall. All equipment is 5 years old and approaching end of life. This request will replace all equipment with Cisco Meraki gear, that will align and...

<b>PC's for new Positions</b>	<b>\$22,500</b>
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PC's for new hires are proposed in the 2025 budget process and projected through 2029. Seasonal/hourly employees don't have pc assignment.

<b>Server Room Upgrade at Town Hall</b>	<b>\$8,000</b>
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The town currently has two servers at town hall. Both servers are end of life and are 5 years old. This request will replace both servers with a single server that will have a five year projected lifespan. This server would come from Dell and will...

<b>Upgrade meeting spaces for video conferencing</b>	<b>\$20,000</b>
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This request is to outfit the (2) upstairs conference rooms at Town Hall and the small conference room at 4800 Goodman with video conferencing equipment. This would turn these spaces into modern meeting rooms that can fully support hybrid...

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**Total: \$75,500**

# Public Works Requests

## Itemized Requests for 2025

<b>4th Avenue Sewer Connections</b>	<b>\$242,500</b>
The project is to connect the last three Old Town properties to municipal sewer. In 2008, the Town passed Ordinance 28-2008 that required properties to connect, and provided steps to cover the costs. These properties were not able to be previously...	
<b>Asset Management Software</b>	<b>\$60,000</b>
This request is for asset management software to support inventory, data collection, inspections, and data management. The software will be used by Parks, Public Works, and Facilities to maintain an asset registry, assess asset values, map and...	
<b>Broadband</b>	<b>\$9,280,000</b>
The Town has entered an IGA (Intergovernmental Agreement) with Loveland to provide Pulse Broadband fiber to every property in Timnath. Construction is underway for the two core routes serving town. Construction of the distribution networks...	
<b>Colorado Blvd &amp; Prospect Rd Intersection Impv</b>	<b>\$200,000</b>
The Colorado Blvd & Prospect Rd Intersection Improvements project focuses on the conceptual design of ultimate intersection improvements to realign Colorado Boulevard and eliminate the offset intersection. This realignment will enhance safety...	
<b>CR 5 &amp; Kechter Road Signal</b>	<b>\$750,000</b>
The Kechter Road Signal Improvements project will add a traffic signal at the intersection of Kechter Road and CR 5. This improvement is recommended based on the Traffic Impact Study completed by the adjacent development. The project will be...	
<b>CR 5 Bridge and Widening</b>	<b>\$3,725,000</b>
The CR 5 Bridge and Widening Project will expand CR 5 into a four-lane arterial roadway from Weitzel Street to Deer Park Avenue. This includes replacing or widening the existing bridge over the Cache La Poudre River. Additionally, the project will...	
<b>Downtown Stormwater Impv</b>	<b>\$50,000</b>
The Downtown Stormwater Improvements project focuses on the design and construction of stormwater infrastructure in alignment with the Stormwater Master Plan.	
<b>Engineering - New Vehicle</b>	<b>\$50,000</b>
Public Works - Engineering is requesting a vehicle which will be shared by the engineering team. This vehicle will be shared by the engineering group with its primary use of travel between meetings, site inspections, and construction site...	
<b>Main St - 5th St to Buss Grove</b>	<b>\$100,000</b>
The Main Street Widening Project - 5th Street to Buss Grove involves the conceptual design to complete the widening of Main Street north of Timnath Elementary School. The proposed widening would add bike lanes and sidewalks, enhancing safety and...	
<b>Main St - Downtown Rdwy Impv</b>	<b>\$150,000</b>
Main St - Downtown Roadway Improvements is for design and construction of signing, striping and safety improvements once Timnath Parkway is open to traffic. Main Street street classification will be changed from an arterial to a collector...	
<b>Main St - Railroad Crossing Upgrade</b>	<b>\$377,000</b>
This project is to upgrade the Main Street Railroad crossing to include signals and improvements that will qualify it as a quiet zone crossing. Upgrades to this crossing would be required for the new Parkway crossing to also qualify as a...	
<b>Neighborhood Traffic Calming Program</b>	<b>\$100,000</b>
The Neighborhood Traffic Calming Implementation Program aims to enhance safety for all users in residential areas by addressing concerns related to speeding. This program will implement various traffic calming measures, such as speed humps, curb...	
<b>Operations - Loader Scale</b>	<b>\$20,000</b>
The Public Works Department recommends purchasing a loader scale attachment for the existing John Deere 6145M tractor. This equipment will enable us to accurately measure materials used and facilitate efficient ordering of materials.	

<b>Operations - Pickup Truck</b>	<b>\$75,000</b>
Public Works - Operations is requesting a new pickup truck to add to the fleet. This vehicle is necessary to increase efficiency and operations, ensuring each team member has access to a vehicle. Expanding the fleet ensures that all team members...	
<b>Operations - Speed Feedback Sign 2025</b>	<b>\$15,000</b>
The original speed feedback sign was purchased in 2015 and has reached the end of its lifecycle. This request is for replacement of the existing speed feedback sign. The new speed feedback sign will allow for continued flexible deployment of...	
<b>Operations - Tilt Trailer</b>	<b>\$15,000</b>
The tilt trailer currently in use by our public works department was purchased in 2020. It is projected to reach the end of its service life in 2025, at which point it will need to be replaced. We are including this item in our long-term capital...	
<b>Operations - Tractor</b>	<b>\$60,000</b>
The Public Works Operations Department recommends purchasing a replacement for the 2018 tractor, which has reached the end of its useful life. The new tractor and attachments will be used for essential maintenance tasks, including mowing slopes,...	
<b>Operations - Utility Trailer</b>	<b>\$10,000</b>
The Public Works Operations Department recommends purchasing a utility trailer to help the operations team transport equipment efficiently to job sites. This acquisition will decrease the wear and tear on equipment caused by driving to locations...	
<b>Operations - Vacuum Excavator</b>	<b>\$90,000</b>
The Public Works Operations Department recommends purchasing a vacuum excavator to clean storm drains in compliance with stormwater and environmental regulations. Ensures that storm drains are cleaned in accordance with stormwater and...	
<b>Pedestrian Crossing Program</b>	<b>\$100,000</b>
Pedestrian Crossing Implementation Program will be based on the pedestrian crossing guidance and will identify, prioritize, and construct pedestrian crossings at key locations based on community needs and traffic studies. Program...	
<b>Regional Stormwater Impv</b>	<b>\$50,000</b>
This item allocates funds for regional stormwater improvements in the Town as needed. These improvements are primarily funded by Stormwater Impact Fees. As the Town develops to the north, regional improvements will be necessary to address the lack...	
<b>Signal Upgrade Implementation</b>	<b>\$500,000</b>
This project aims to upgrade all of the Town's existing traffic signals with current signal technology, including enhanced live cameras that will be connected to the fiber network and accessible remotely. This upgrade will allow town staff to...	
<b>Timnath Parkway - Buss Grove to Main St</b>	<b>\$2,000,000</b>
The Timnath Parkway Improvements - Buss Grove to Main Street involves the design and construction to extend Timnath Parkway north to tie back into Main Street, covering approximately 3,500 feet. This project will construct a new two-lane rural...	
<b>Timnath Parkway - Cornhusk to Buss Grove</b>	<b>\$970,000</b>
This project is an obligation of the annexation agreement and Subdivision Improvement Agreement for Timnath Landings. It will provide a bypass for through traffic around the existing Old Town area, which cannot support the current and...	
<b>Total: \$18,989,500</b>	

## Community Development Requests

### Itemized Requests for 2025

<b>ArcGIS Urban Web App</b>	<b>\$3,300</b>
Urban Web App: Basic Urban \$3300 per year, Tool for planning projections and 3d visualization (ie. model jobs and population added with new developments) Available in two levels, Basic Urban or Urban Suite with City Engine Require 3D data to produce...	
<b>Rugged iPad/Tablet</b>	<b>\$1,500</b>
iPad/Table used for outside/in field inspections. This includes any accessory equipment (e.g. chargers, cover, case, stylus)	
<b>Total: \$4,800</b>	

## Facilities Requests

### Itemized Requests for 2025

<b>4750 Signal Tree - Building Expansion</b>	<b>\$500,000</b>
The 4750 Signal Tree Building Expansion project involves modifying the existing building based on recommendations identified in the Facilities Master Plan. The expansion aims to enhance the building's capacity and functionality to better serve the...	
<b>4800 Goodman</b>	<b>\$100,000</b>
The building improvement project at 4800 Goodman Drive includes a series of anticipated enhancements to maintain and upgrade the facility, ensuring it continues to meet the needs of the Town. The anticipated improvements include parking lot...	
<b>Security Upgrade at 4750 Signal Tree</b>	<b>\$60,000</b>
This is a request fund security upgrades at 4750 Signal Tree (Town Hall). This project work includes security cameras, door sensors, building alarm, and access control. Additionally, this would allow remote management of these systems...	
<b>Security Upgrade at 4800 Goodman</b>	<b>\$60,000</b>
This is a request to fund security upgrades at 4800 Goodman. This project work includes security cameras, door sensors, building alarm, and access control. Additionally, this would also integrate the two existing motorized gates into...	
<b>Total: \$720,000</b>	

## Parks Administration Requests

### Itemized Requests for 2025

<b>Full Size utility Truck</b>	<b>\$90,000</b>
Purchase a Dodge 3500 utility truck. It will house all the irrigation equipment and will allow for more time-efficient repairs as it will house all the supplies related to irrigation repair. It is slated to be assigned to the new Irrigation...	
<b>General Park Development</b>	<b>\$70,000</b>
Including playground equipment, trash receptacles, irrigation system upgrades, small phase misc park improvements, contracted staff time, replacement play equipment and plant replacement.\$10,000 For Baseline irrigation control for Town Hall\$10,000...	
<b>General Trail Improvements</b>	<b>\$125,000</b>
Trail infill projects and Improvements	
<b>Kubota UTV</b>	<b>\$45,000</b>
Kubota UTV will be stationed out of Wild Wing Park. It will also have attachments to plow trails, especially the reservoir trail. It will be used to fertilize the grass as well as move soccer goals around. This includes a sourcewell discount.	
<b>Poudre River Trail Connections</b>	<b>\$335,000</b>
There is a small portion of the Poudre Trail that Timnath needs to complete. It connects to the trail section that Larimer County will be completing at some point. It makes sense to include our portion in the Larimer County Section that we will...	
<b>Timnath Community Park</b>	<b>\$66,400</b>
2024 Will be the completion of some additional concrete and shade structure near the splash pad and additional signage throughout the park	
<b>VENTRAC Attachments</b>	<b>\$28,000</b>
Plow and Broom, All weather CAB, Edger and Aerator	
<b>Water Rights and Non-Potable Water</b>	<b>\$250,000</b>
As part of the Strategic Plan, build a water portfolio of raw water rights to supply water to existing and future non-potable systems. 2025 amount is for the reservoir non-pot permanent system construction.	
<b>Wild Wing Park</b>	<b>\$490,000</b>
Construction Design in 2027 with construction starting in 2028	
<b>Total: \$1,499,400</b>	

## Reservoir Requests

### Itemized Requests for 2025

<b>Timnath Reservoir Trail and Park</b>	<b>\$576,825</b>
Update the Master Plan to Timnath Reservoir and construction design for PHASE in 2025, Construct 1.3 miles of trail and other enhanced feature. In 2026 design PHASE 4 and Construct in 2027	
<b>Total: \$576,825</b>	



## Recreation Requests

### Itemized Requests for 2025

<b>Bike Trailer Safe Routes to School</b>	<b>\$15,000</b>
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8.5x20 enclosed trailer. It was mentioned by the council during a workshop that Safe Routes to School was a priority.

<b>Timnath Recreation Center</b>	<b>\$50,000</b>
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This will be for the design and construction of a Recreation Center

**Total: \$65,000**

## Public Safety Requests

### Itemized Requests for 2025

<b>FLOCK Cameras</b>	<b>\$12,350</b>
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Maintain three existing cameras and add a new camera. The current costs are \$2,850, which includes the installation fee, for a total of \$8,550 for the year 2024. I was informed the cost per camera will increase to \$3000 per camera for a...

<b>New Patrol Vehicles</b>	<b>\$140,000</b>
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Replace two patrol vehicles with 100,00 plus mileage in 2025, 4 per year 2026 - 2029 - 26 vehicles in fleet, verge 6 year lifespan

**Total: \$152,350**

## Human Resources Requests

### Itemized Requests for 2025

<b>Employee Annual Evaluation Software</b>	<b>\$10,000</b>
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A tool that helps organizations track, measure, and assess employee performance.

**Total: \$10,000**

## Administration Requests

### Itemized Requests for 2025

<b>Survey Data Software</b>	<b>\$15,000</b>
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FlashVote to provide statistically valid input for local governments. Flashvote gets large samples of representative residents to answer professionally designed questions - quickly frequently and automatically.

**Total: \$15,000**

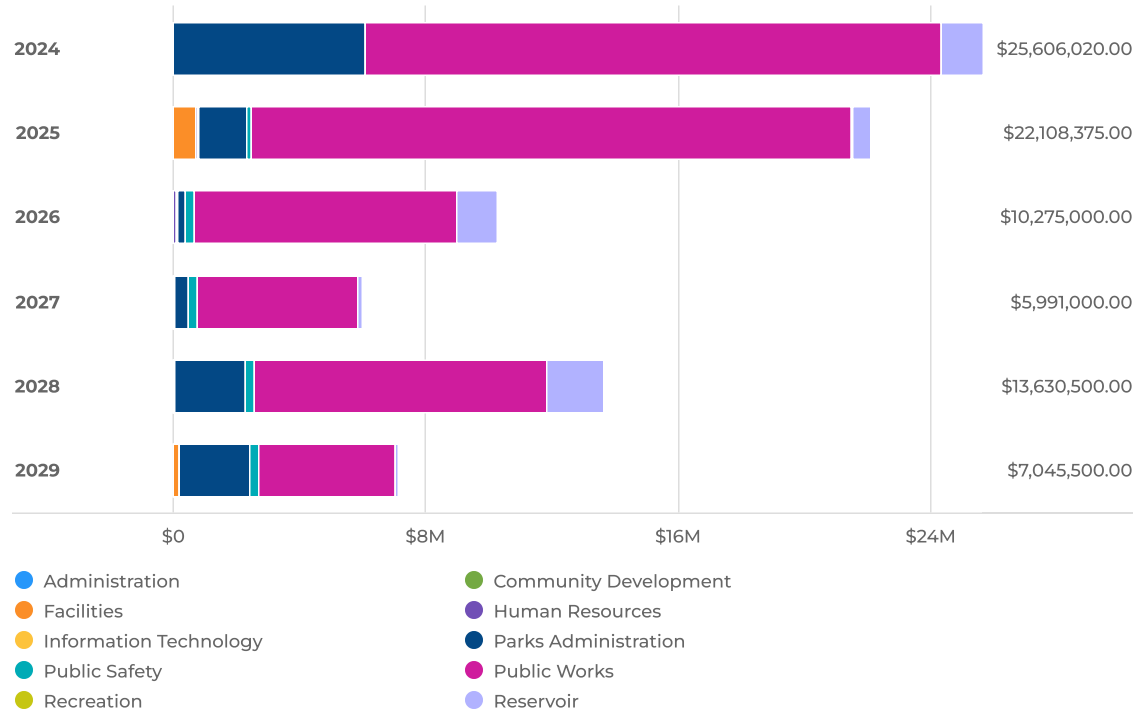
## Capital Improvements: Multi-year Plan

Total Capital Requested

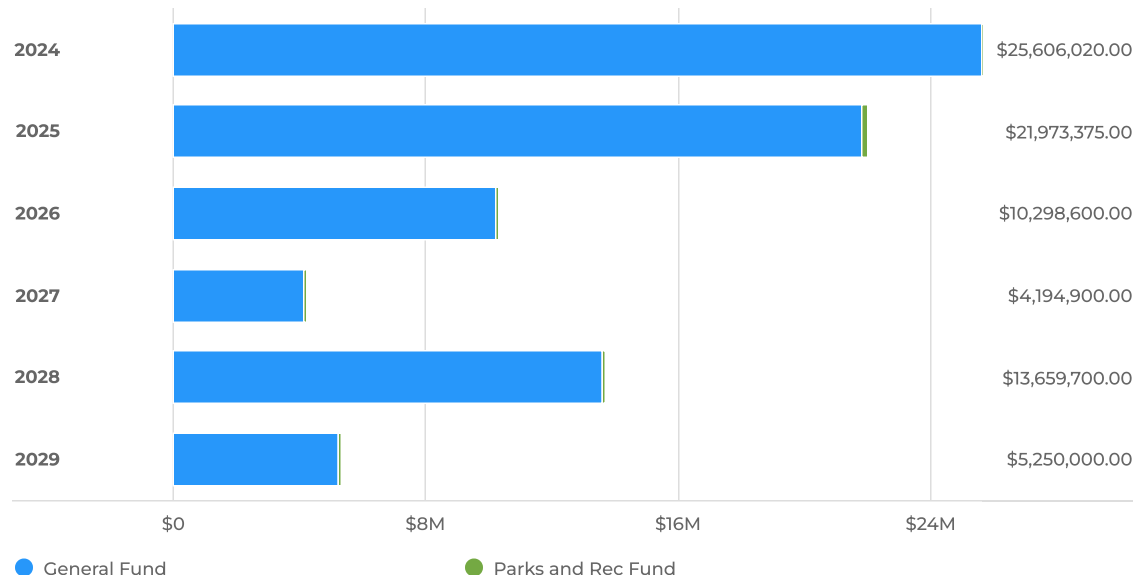
**\$84,656,395**

94 Capital Improvement Projects

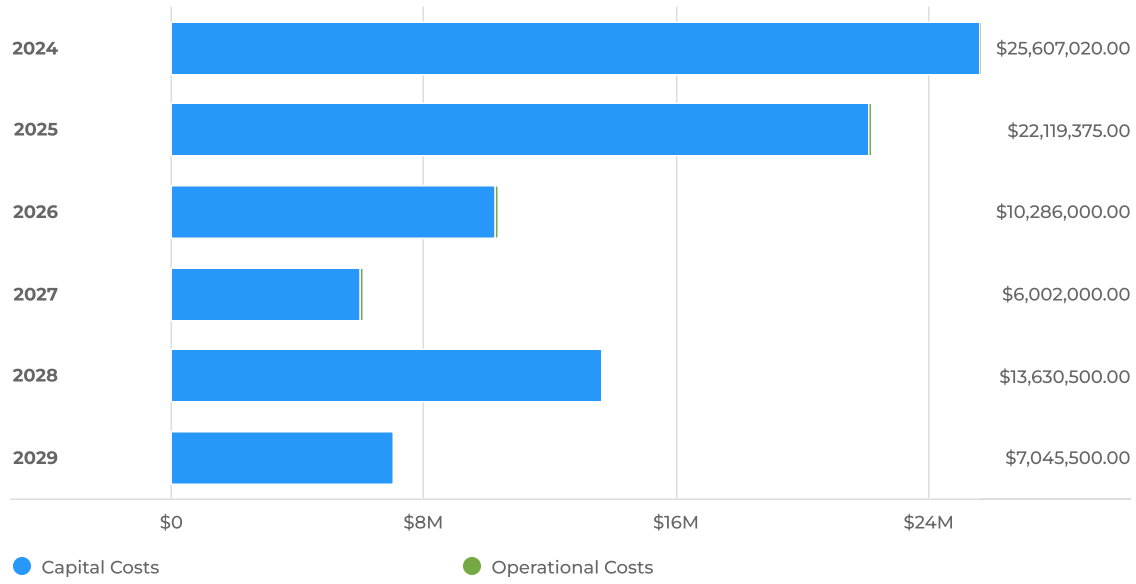
Total Funding Requested by Department



Total Funding Requested by Source



### Capital Costs Breakdown



### Cost Savings & Revenues

There's no data for building chart

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## DEBT

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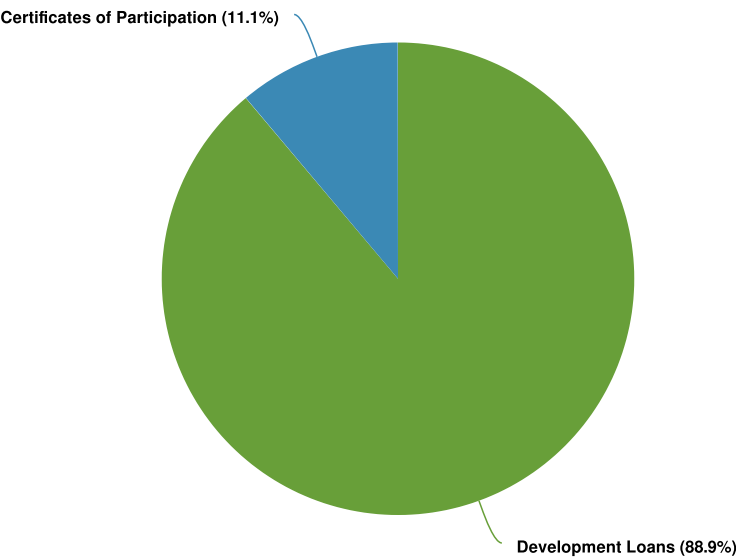
# Debt Snapshot



\$8,725,395

\$63,379 (0.73% vs. 2024 year)

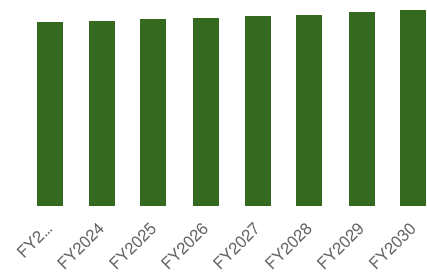
Debt by Type



Financial Summary	FY2024	FY2025	% Change
Debt	—	—	
Certificates of Participation	\$963,634	\$971,296	0.8%
Development Loans	\$7,698,382	\$7,754,099	0.7%
Total Debt:	\$8,662,016	\$8,725,395	0.7%

## Certificates of Participation

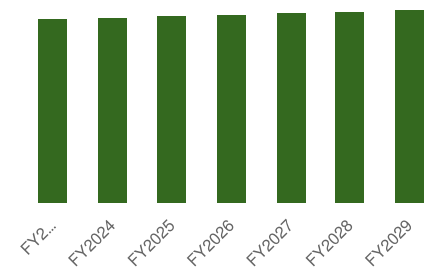
The Town issued Certificates of Participation totaling \$9,120,000 for construction of the Town Center in 2018. Interest accrues at 3.9% annually. The certificates mature on December 1, 2030.



Financial Summary	FY2024	FY2025	% Change
Certificates of Participation	—	—	
2018 Town COP	\$963,634	\$971,296	0.8%
Total Certificates of Participation:	\$963,634	\$971,296	0.8%

## Development Loans

The Timnath Development Authority entered into loan agreements for the purpose of building infrastructure within the development area per the urban renewal plan. Interest on the loans accrues at 3.9% and tax increment revenues are pledged to pay the debt service. The loans mature on December 1, 2029.



Financial Summary	FY2024	FY2025	% Change
Development Loans	—	—	
2015 Development Loan	\$4,940,416	\$4,963,361	0.5%
2018 Development Loan	\$2,757,966	\$2,790,738	1.2%
Total Development Loans:	\$7,698,382	\$7,754,099	0.7%