

**TAKODA METROPOLITAN DISTRICT
191 UNIVERSITY BLVD. #358
DENVER, CO 80206
TEL 303 818 9365
FAX 720-381-0000**

April 26, 2024

Ms. Meredyth Muth
City Clerk
City of Louisville
749 Main St.
Louisville, CO 80027

RE: TAKODA Metropolitan District
2023 Annual Report

Dear Ms. Muth,

Enclosed is the 2023 Annual Report for the Takoda Metropolitan District.

Please acknowledge receipt of the information and documents by signing this letter below and returning to this office.

Sincerely

A handwritten signature in blue ink that reads "Angela".

Angela Elliott
District Manager

cc: Ron Fano, Spencer Fane

Enclosure

The above referenced information and documents were received this _____ day of _____, 2024.

City of Louisville

By: _____

TAKODA METROPOLITAN DISTRICT
191 UNIVERSITY BLVD. #358
DENVER, CO 80206
TEL 303 818 9365
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ANNUAL REPORT
(Year Ending December 31, 2023)
TAKODA METROPOLITAN DISTRICT
(THE “DISTRICT”)

Pursuant to Section VII of the Service Plan for Takoda Metropolitan District and Section 32-1-207(3) (c), C.R.S., the District hereby submits the following information and attachments for the year ending December 31, 2023.

A. Progress of the District in the Implementation of its Service Plan.

The District submitted a Service Plan that was approved by the City of Louisville in September 2008. The District issued bonds on October 29, 2010. In the first quarter of 2013, the District issued \$738,000 subordinate limited tax general obligation bonds. In the fourth quarter of 2013, the District issued remaining \$737,000 subordinate limited tax general obligation bonds. On October 12, 2018, at a duly noticed public meeting, the Board of Takoda Metropolitan District unanimously passed a resolution authorizing the issuance of limited tax general obligation bonds in the amount of \$10,550,000. This was done pursuant to previously voted debt authorization and for the purpose of refinancing the District’s outstanding 2010 and 2013 bonds and satisfying other debt obligations of the District. The District has no current authority in its Service Plan to issue more debt. Proceeds from the bonds have been used to pay costs of issuance and costs to construct public improvements. The Developers entered into Reimbursement Agreements with the District that provide, among other things, that in the event that the District’s revenues are insufficient to pay public improvement costs, the Developers will advance funds to pay such shortfall amounts.

B. Proposed Boundary Changes.

The District anticipated adding a 0.87-acre parcel to the District, known as Lot 2, Summit View Subdivision, pending landowner consent, City Council and Board approval, in 2017, however, the effort has stalled. The District is hopeful that it can, with City Approval, accomplish the inclusion in the future.

C. Proposed Intergovernmental Agreements.

There are no proposed Intergovernmental Agreements that are currently being contemplated by the District.

D. Changes or proposed changes in the District’s operations.

There are no plans to change District operations; however, the Board has revised its meeting schedule from monthly to two meetings per year in recognition of decreased District activity and to cut operating costs. One meeting will be a required annual meeting consistent with Section 32-

1-903(6)(a) and the other a district meeting to cover annual compliance items in accordance with Section 24-6-402(2)(c).

- E. A copy of rules and regulations adopted by the Board.
The District has not adopted any rules and regulations as of the end of the report year.
- F. A summary of any litigation which involves the District.
There is no litigation that involves the District.
- G. A summary of proposed construction plans (if any) for the year immediately following the year summarized in the annual report.
There are no proposed construction plans for 2024.
- H. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City.
All public infrastructure and facilities within the Steel Ranch Subdivision and otherwise within the District have been constructed, completed in accordance with City approved plans and dedicated to the City of Louisville.
- I. Total acreage of property within the District:
Currently, the District contains 69.97 acres as of the end of the report year in 2023.
- J. The District's current outstanding Debt (stated separately for each class of debt).
On October 12, 2018, at a duly noticed public meeting, the Board of Takoda Metropolitan District unanimously passed a resolution authorizing the issuance of limited tax general obligation bonds in the amount of \$10,550,000. This was done pursuant to previously voted debt authorization and for the purpose of refinancing the District's outstanding 2010 and 2013 bonds and satisfying other debt obligations of the District. The result of the refinancing includes: a lowering of the debt service mill levy over time (estimated debt service mill levy starts at approximately 47 mills starting in 2019 and ultimately drops to approximately 31 mills over time); a decrease in the interest rates and costs (the refinancing includes an estimated average interest rate of 4.75%, whereas the rates on the 2010 and 2013 bonds were 8% and 7% respectively); a present value savings of 23% of the refunded principal; the payoff of all outstanding financial obligations of the District; and provision for on-going payment of operating expenses through a carved out number of mills dedicated to such expenses.
- K. The District's current debt service mill levy (stated separately for each class of debt).
The District's currently imposes 39.797 mills for debt service and 0.930 mills for general fund operations and maintenance, for a total mill levy of 40.727 for the 2024 fiscal year.
- L. The District's tax revenue.
The District's tax revenue for 2023 was \$821,000. The District anticipates property tax revenue of \$839,435 for 2024.

M. Other revenues of the District.

There are no other revenues of the District except specific ownership tax payments from the County and interest income earned on any District accounts.

N. Public improvement expenditures of the District.

Other than as described above, there have been no public improvement expenditures by the District.

O. The current assessed valuation in the District, as certified by the Boulder County Assessor.

As of December 15, 2023, the assessed valuation of the District for tax collection year 2024 was \$21,092,915.00.

P. 2024 Adopted Budget.

The 2024 Adopted Budget for the District is attached as Attachment A.

Q. District Directors, General Counsel and Administrator

A listing of the District Board of Directors, General Counsel, and Chief Administrative Officer is attached as Attachment B.

The Regular meeting of the District is scheduled for November 7, 2024 at 10:00 a.m., location to be determined or to be held virtually.

R. 2032 Audit.

The 2023 Audit will be provided upon completion.

S. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.

There are no uncured defaults existing under any debt instrument for the district in the report year.

T. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

The District was able to pay its obligations as they come due under any obligation for the report year.

ATTACHMENT A

2024 ADOPTED BUDGET

**RESOLUTION
TO ADOPT 2024 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
TAKODA METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE TAKODA METROPOLITAN DISTRICT, BOULDER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2024, AND ENDING ON THE LAST DAY OF DECEMBER, 2024,

WHEREAS, the Board of Directors of the Takoda Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 4, 2023 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$19,616; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 839,435; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ -0-; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ -0- ; and

WHEREAS, the 2023 valuation for assessment for the District as certified by the County Assessor of Boulder County is \$21,092,915; and

WHEREAS, at an election held on November 4, 2008, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE TAKODA METROPOLITAN DISTRICT OF BOULDER COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Takoda Metropolitan District for calendar year 2024.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2024 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2024 budget year, there is hereby levied a tax of 0.930 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2024 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 39.797 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2024 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2023.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2024 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2023.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

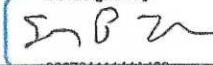
Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2023, to the Board of County Commissioners of Boulder County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Boulder County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2023 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

[remainder of page intentionally left blank; signature page follows]

ADOPTED this 4th day of December, 2023.

TAKODA METROPOLITAN DISTRICT

DocuSigned by:

00076111144469...

President

ATTEST:

DocuSigned by:

D2F394E77E9B481...

Secretary

TAKODA METROPOLITAN DISTRICT
2024
BUDGET MESSAGE

Attached please find a copy of the adopted 2024 budget for the Takoda Metropolitan District.

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

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

The primary source of revenue for the district in 2024 will be tax revenues. The district intends to impose a 40.727 mill levy on the property within the district in 2024, of which 0.930 mills will be dedicated to the General Fund and the balance of 39.797 mills will be allocated to the Debt Service Fund.

Takoda Metropolitan District
Adopted Budget
General Fund
For the Year Ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 10,426	\$ 30,946	\$ 31,774	\$ 31,774	\$ 57,239
Revenues:					
Property taxes	49,933	48,194	48,142	48,190	19,616
Specific ownership taxes	2,259	2,434	1,072	2,100	981
Miscellaneous income	-	-	-	8,299	-
Interest income	4,452	100	5,285	6,500	100
Total revenues	<u>56,644</u>	<u>50,728</u>	<u>54,499</u>	<u>65,089</u>	<u>20,697</u>
Total funds available	<u>67,070</u>	<u>81,674</u>	<u>86,273</u>	<u>96,863</u>	<u>77,936</u>
Expenditures:					
Accounting and audit	10,948	12,000	4,073	12,000	13,000
Management fees	6,040	6,000	1,291	6,100	7,000
Election expense	3,358	6,000	5,615	6,000	-
Insurance	2,406	3,000	2,442	2,500	3,000
Legal	11,673	12,000	3,336	12,000	13,000
Miscellaneous	120	500	85	300	500
Treasurer fees	751	723	724	724	294
Contingency	-	40,244	-	-	40,000
Emergency reserve (3%)	-	1,207	-	-	1,104
Total expenditures	<u>35,296</u>	<u>81,674</u>	<u>17,566</u>	<u>39,624</u>	<u>77,898</u>
Ending fund balance	<u>\$ 31,774</u>	<u>\$ -</u>	<u>\$ 68,707</u>	<u>\$ 57,239</u>	<u>\$ 38</u>
Assessed valuation		<u>\$ 16,064,715</u>			<u>\$ 21,092,915</u>
Mill Levy		<u>3.000</u>			<u>0.930</u>

Takoda Metropolitan District
Adopted Budget
Debt Service Fund
For the Year Ended December 31, 2024

	Actual <u>2022</u>	Adopted Budget <u>2023</u>	Actual <u>6/30/2023</u>	Estimated <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ 472,445	\$ 480,018	\$ 477,423	\$ 477,423	\$ 495,108
Revenues:					
Property taxes	826,621	821,823	820,628	821,000	839,435
Specific ownership taxes	37,394	41,502	18,272	37,000	42,391
Other income	-	-	-	50,000	-
Interest income	<u>10,194</u>	<u>5,000</u>	<u>12,997</u>	<u>20,000</u>	<u>5,000</u>
Total revenues	<u>874,209</u>	<u>868,325</u>	<u>851,897</u>	<u>928,000</u>	<u>886,826</u>
Total funds available	<u>1,346,654</u>	<u>1,348,343</u>	<u>1,329,320</u>	<u>1,405,423</u>	<u>1,381,934</u>
Expenditures:					
Bond Interest - 2018 Bonds	633,000	633,000	316,500	633,000	633,000
Supplemental "B" Coupons	220,000	260,000	-	260,000	260,000
Payment to escrow agent	-	-	-	-	6,800
Treasurer's fees	12,431	12,327	12,334	12,315	12,592
Trustee / paying agent fees	<u>3,800</u>	<u>8,000</u>	<u>3,800</u>	<u>5,000</u>	<u>8,000</u>
Total expenditures	<u>869,231</u>	<u>913,327</u>	<u>332,634</u>	<u>910,315</u>	<u>920,392</u>
Ending fund balance	<u>\$ 477,423</u>	<u>\$ 435,016</u>	<u>\$ 996,686</u>	<u>\$ 495,108</u>	<u>\$ 461,542</u>
Assessed valuation		<u>\$ 16,064,715</u>			<u>\$ 21,092,915</u>
Mill Levy		<u>51.157</u>			<u>39.797</u>
Total Mill Levy		<u>54.157</u>			<u>40.727</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Boulder County, Colorado.

On behalf of the Takoda Metropolitan District
(taxing entity)^A

the Board of Directors
(governing body)^B

of the Takoda Metropolitan District
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 21,092,915 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 21,092,915 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 01/09/2024 for budget/fiscal year 2024
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	0.930 mills	\$ 19,616
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	0.930 mills	\$ 19,616
3. General Obligation Bonds and Interest ^J	39.797 mills	\$ 839,435
4. Contractual Obligations ^K	mills	\$
5. Capital Expenditures ^L	mills	\$
6. Refunds/Abatements ^M	mills	\$
7. Other ^N (specify): _____	mills	\$
_____	mills	\$
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	40.727 mills	\$ 859,051

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833
(print)
Signed: Diane K Wheeler Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>\$10,550,000 Limited Tax General Obligation Refunding Bonds</u> |
| | Series: | <u>2018</u> |
| | Date of Issue: | <u>October 24, 2018</u> |
| | Coupon Rate: | <u>6.000</u> |
| | Maturity Date: | <u>December 1, 2050</u> |
| | Levy: | <u>39.797</u> |
| | Revenue: | <u>\$839,435</u> |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

ATTACHMENT B

LISTING OF DIRECTORS

TAKODA BOARD OF DIRECTORS –2023
GENERAL INFORMATION FILING

Sara Tasker, President
Louisville, CO
Email: stasker101@gmail.com
Term Expires 2027

David Blankinship, Director
Louisville, CO
Email: david.j.blankinship@gmail.com
Term Expires: 2027

Peter Ruh, Director
Louisville, CO
Email: PeterRuh60@gmail.com
Term Expires: 2027

David Lane, Director
Louisville, CO
Email: dalane4095@gmail.com
Term Expires: 2025

Patricia Noyes, Director
Louisville, CO
Email: pat@patnoyes.com
Term Expires: 2025

Contact: District Manager: Angela Elliott
Teleos Management Group
191 University Blvd. #358
Denver, CO 80206
Office: 303 818 9365
Cell: 303 818 9365
Email: angela@teleos-services.com

District Accountant: Diane Simmons
Simmons and Wheeler
304 Inverness Way South, #490
Englewood, CO 80112
Office: 303 689 -0833/ Fax: 303 689 0834
Email: diane@simmonswheeler.com

District Attorneys: Ron Fano
Spencer Fane, LLP
1700 Lincoln Street, Suite 2000
Denver, CO 80203
Office: 303 839 3820 / Fax: 303 839 3838
Email: rfano@spencerfane.com