

# Public Improvement District

2025 Annual Meeting



# Agenda



- PID Overview
- Road Maintenance Plan
- 2025 Budget vs Forecast
- 2026 Forecast
- 20 Year Budget Projections
- PID Recommendations

# WESTRIDGE ESTATES PID #24



To maximize the utilization of the money collected on behalf of the Larimer County Westridge Public Improvement District for the maintenance and improvement of the road system and road infrastructure

# Board Members



- Scott Griffin – President
- Ben Kimbell – Vice President
- Pierce Hasler – Secretary

# History



- Our roads were originally built in 1989
- Prior to the formation of the PID, in addition to HOA reserve funds, property owners were each assessed \$3,000 to pay for an overlay.
- PID was voted and approved in 2003, starting in 2004.
- Dec 2004, snow removal responsibility passed to the PID.

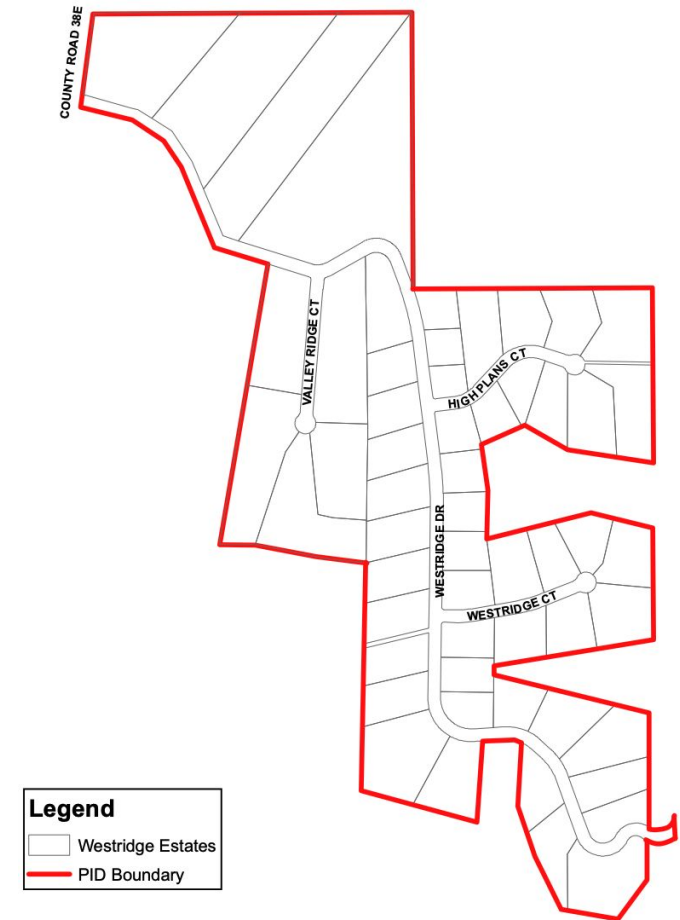
# Why a PID

- Road maintenance supports our property values.
- Tax deductible payments.
- PID, not the county nor the HOA controls expenditures for the road.
- Raising and lowering of mil levy determined by the PID (property owners).
- Administration done by the county.
- Funds build up over time to meet repair needs.

# PID Responsibilities



- The Board serves in the advisory capacity on behalf of the best interest of the District electors to the Larimer County Board of County Commissioners
- PID Areas:
  - Road Surfaces
  - Road Base
  - Snow Removal
  - Ditches, Culverts that threaten road integrity



# High Plains Ct Ditch Project



2025:

- Re-establish ditch to contain runoff
- Clear sediment restricting culverts

2026:

- Bolster road shoulder
- Repair / replace landscaping



# Road Maintenance Plan

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## Snow Removal

We contract for snow removal when 4" of snow has accumulated on the roads



## Joint & Crack Sealant

Pavement joint and crack sealants are designed to protect the pavement by minimizing water infiltration and by preventing the accumulation of debris.

Typically done when cracks are ~1/4 wide



# Asphalt Patching

Remove and replace badly damaged sections of the road



# Single Chip Seal

A pavement surface treatment that combines one or more layer(s) of asphalt with one or more layer(s) of fine aggregate



# Budget & 20 Year Forecast

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# 2024 Results



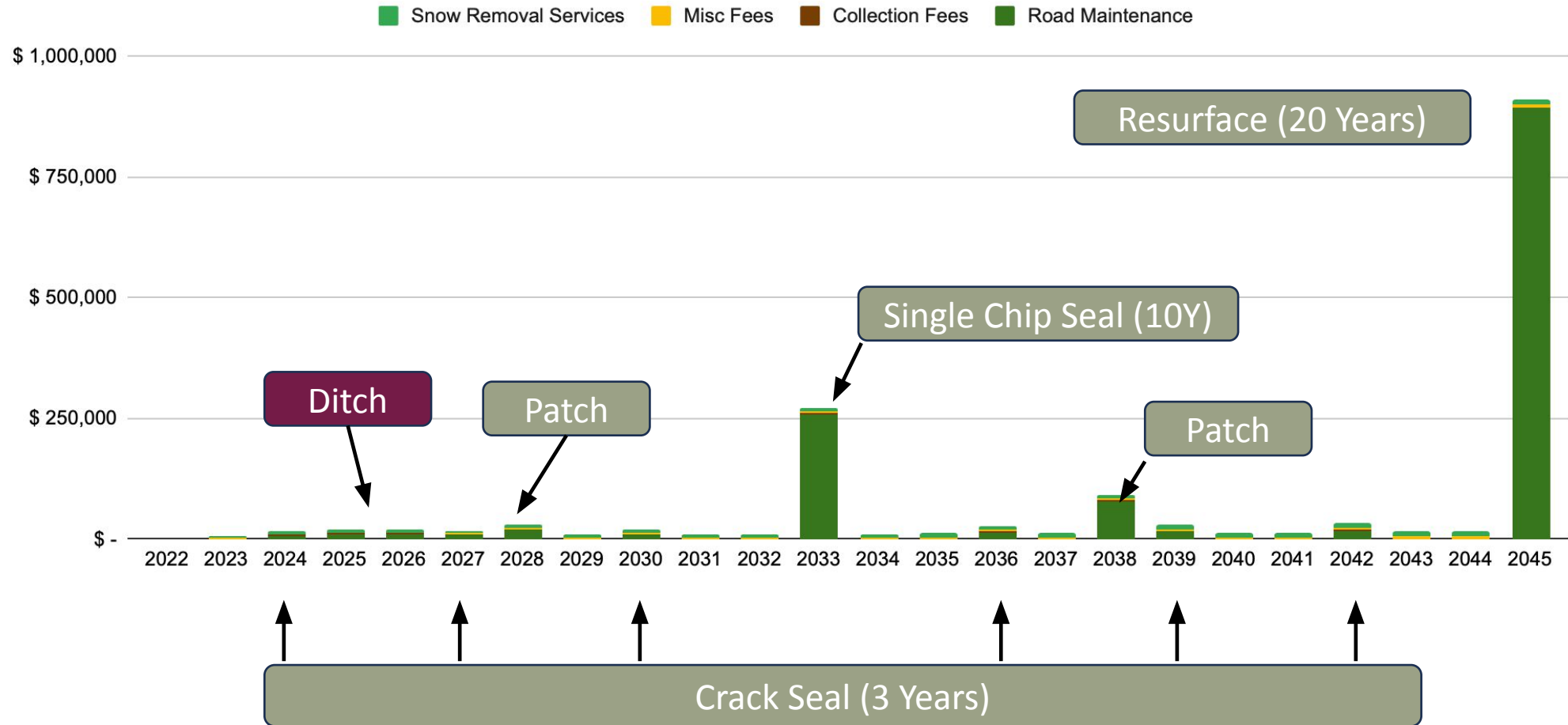
Code	Description	2024 (Projected \$)	2024 (Actual \$)
<b>Starting Balance</b>		92,277	92,502
<b>Revenues and Transfers In</b>			
40101	Real Property Taxes	39,533	39,533
40102	Int-CY Dlqt Real Prop Taxes	12	73
40301	Specific Ownership Taxes	2,767	2,478
	<b>Taxes Total</b>	<b>42,312</b>	<b>42,082</b>
<b>Interest Earnings</b>			
44101	Interest on Investments	3,894	4,677
	<b>Revenues and Transfers In Total</b>	<b>46,206</b>	<b>47,842</b>
<b>Operating Expenditures</b>			
51499	Misc Fees	1,977	1,977
VARIABLES	Road Maintenance	4,313	4,480
51403	Collection Fees	791	792
52024	Snow Removal Services	5,000	1,353
	<b>Operating Expenditures Total</b>	<b>1,2081</b>	<b>8,602</b>
	<b>Total</b>	<b>126,352</b>	<b>131,743</b>

# 2025 Forecast

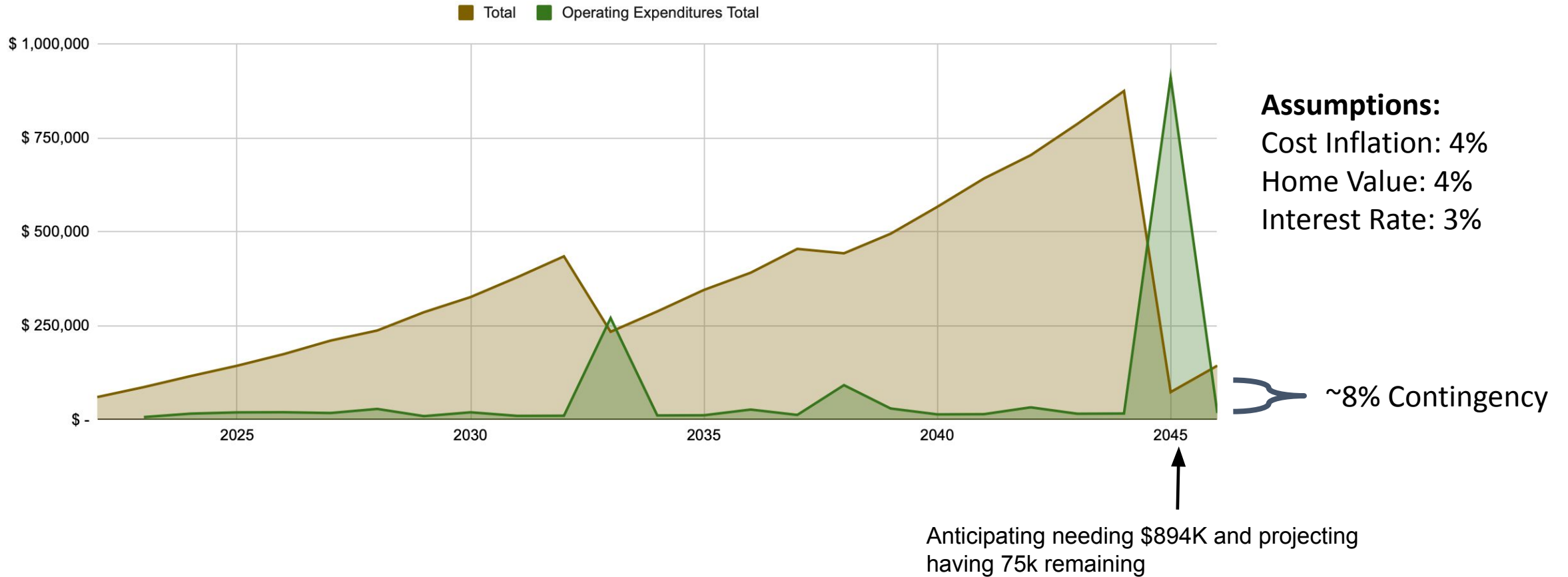


Code	Description	2025 (Projected \$)	2026 (Projected)
<b>Starting Balance</b>		127,269	157,229
<b>Revenues and Transfers In</b>			
40101	Real Property Taxes	39,440	42,413
40102	Int-CY Dlqt Real Prop Taxes	-	-
40301	Specific Ownership Taxes	2,761	2,918
	<b>Taxes Total</b>	<b>42,201</b>	<b>45,331</b>
<b>Interest Earnings</b>			
44101	Interest on Investments	5,520	8,280
	<b>Revenues and Transfers In Total</b>	<b>47,721</b>	<b>53,611</b>
<b>Operating Expenditures</b>			
51499	Misc Fees	1,972	2,121
VARIABLES	Road Maintenance	10,000	10,000
51403	Collection Fees	789	848
52024	Snow Removal Services	5,000	5,624
	<b>Operating Expenditures Total</b>	<b>17,761</b>	<b>18,593</b>
	<b>Total</b>	<b>157,229</b>	<b>192,247</b>

# Road Maintenance Plan



# 20 Year Projections



# PID Recommendations

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# PID Recommendations to County



## **Road Maintenance**

- Follow the county-recommended plan for Maintenance.

## **Snow Removal**

- Continue with Detailed Landscaping.

## **High Plains Court Ditch**

- Re-establish ditch and culvert function to protect the road

## **Property Tax Rate**

- Keep the current mill levy tax rate and watch closely the projections for the next 2-3 years.

# Backup

# Mill Levy



- Current mill levy is equal to that elected in 2003
  - It cannot be raised without an election.
- Increasing the Mill Levy
  - For the 1st year, the mill levy will be set at the elected amount, than the PID board can lower it. After dropping it, the PID board can raise it up to any amount not to exceed the elected amount.
  - Due to the cost and time of putting the mill increase on the ballot, the county requires we do the following:
    - Get a non-binding preliminary documented vote that includes the owner's name, address, and signature. It requires we have a clear majority to pursue putting this on the ballot.
    - Decision/request to move forward must be done by June 1st. Final paperwork to place the measure on the Nov TBD ballot must be done by Aug 1st. The increase would be effective TBD.