

WYNDHAM HILL METROPOLITAN DISTRICT NO. 4

2021 ANNUAL REPORT

TO

THE TOWN OF FREDERICK

Pursuant to the Service Plan for the Wyndham Hill Metropolitan District No. 4, the District is required to provide an annual report to the Town of Frederick. The report is to include information concerning these matters that occurred during the prior fiscal year. For the year ending December 31, 2021, the Districts make the following report:

- A. A narrative summary of the progress of the District in implementing its Service Plan for the report year;

District was formed during November 3, 2020 election. 2021 was the first year of the District's existence.

- B. Except when exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year. If exempt from audit, the District shall provide a copy of the Request for Exemption and the State's approval for the exemption;

The District was exempt from an audit for 2021.

- C. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of Public Improvements in the report year, as well as any Public Improvements proposed to be undertaken in the five (5) years following the report year;

The District, incurred minimal soft capital expenditures in 2021 (\$27,095). As development of the area within the District occurs over the next 5 years, public improvement construction will take place.

- D. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding Debt, the amount and terms of any new Debt issued in the report year, the amount of payment or retirement of existing Debt of the District in the report year, the total assessed valuation of all taxable property of the District as of January 1 of the report year and the current mill levy of the District pledged to Debt retirement in the report year;

The District has yet to issue debt.

- E. The District's budget for the calendar year in which the annual report is submitted;

See budget attached.

- F. A summary of the residential and commercial development in the District for the report year;

No residential or commercial development took place in 2021.

- G. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year;

55.663 mills were assessed in 2021.

- H. Certification of the Board that no action, event or condition enumerated in Section 14.4 of the Town Land Use Code (Material Modification) has occurred in the report year, or certification that such event has occurred but that an amendment to the Service Plan that allows such event has been approved by Town Board; and

None.

- I. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings, if any, of the Board.

c/o WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 303-858-1800	
Jon Lee, President	(term expires 2025)
Steve Rane, Secretary/Treasurer	(term expires 2023)
Jessica Brothers, V.P./Asst. Secretary	(term expires 2025)
Board Contact Information:	2500 Arapahoe Ave., Suite 220, Boulder, CO 80302 (303) 442-2299
Regular meetings are scheduled for the fourth Thursday of April and October at 11:30 A.M. at 2500 Arapahoe Avenue, Suite 220, Boulder, CO.	

- J. A summary of any litigation involving the District.

Based on review of the court records in Weld County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District as of December 31, 2021.

Certification on behalf of the Board of Directors

STATE OF COLORADO
COUNTY OF WELD
WYNDHAM HILL METROPOLITAN DISTRICTS NO. 4

White Bear Ankele Tanaka & Waldron P.C., acting general counsel and authorized representative for the Board of Directors of the above District, hereby certifies, on the Board's behalf, that during the year 2021, no action, event or condition enumerated in Section 14.4 of the Town Land Use Code (Material Modification) occurred for which the District was made aware.

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

White Bear Ankele Tanaka & Waldron

Wyndham Hill Metro District No. 4
2021/2022 Budget

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 4
GOVERNMENTAL FUND**

	2019	2020		2021 BUDGET		
	Actual Final	Original Budget	Projected Final	General Fund Budget	Debt Service Budget	Total Budget
REVENUE						
Taxes						
Property	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Specific ownership	-	-	-	-	-	-
TIF	-	-	-	-	-	-
Intergovernmental						
Transfers from Wyndham Hill MD No. 1	-	-	-	-	-	-
Investment income	-	-	-	-	-	-
Other	-	-	-	-	-	-
Total revenue	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
EXPENDITURES						
Current						
County Treasurer's fees	-	-	-	-	-	-
Insurance	-	-	-	2,500	-	2,500
Accounting	-	-	-	15,000	-	15,000
Audit	-	-	-	10,000	-	10,000
Legal	-	-	-	20,000	-	20,000
Formation costs	-	-	-	48,000	-	48,000
Other	-	-	-	3,000	-	3,000
Subtotal current	<u>-</u>	<u>-</u>	<u>-</u>	<u>98,500</u>	<u>-</u>	<u>98,500</u>
Capital outlay						
Work in process	-	-	-	5,000,000	-	5,000,000
Subtotal capital outlay	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,000,000</u>	<u>-</u>	<u>5,000,000</u>
Intergovernmental						
Transfers to Wyndham Hill MD No. 1	-	-	-	-	-	-
Subtotal intergovernmental	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Debt service						
Loan origination fees / bond counsel	-	-	-	150,000	-	150,000
Custodial / trustee fees	-	-	-	-	-	-
Principal	-	-	-	-	-	-
Interest	-	-	-	-	-	-
Subtotal debt service	<u>-</u>	<u>-</u>	<u>-</u>	<u>150,000</u>	<u>-</u>	<u>150,000</u>
Total expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,248,500</u>	<u>\$ -</u>	<u>\$ 5,248,500</u>
(DEFICIENCY) OF REVENUE OVER EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (5,248,500)</u>	<u>\$ -</u>	<u>\$ (5,248,500)</u>
OTHER FINANCING SOURCES						
Debt proceeds	-	-	-	-	-	-
Developer Advances received	-	-	-	10,250,000	-	10,250,000
Change in working capital	-	-	-	-	-	-
Total other financing sources	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,250,000</u>	<u>\$ -</u>	<u>\$ 10,250,000</u>
NET CHANGE IN FUND BALANCE	-	-	-	5,001,500	-	5,001,500
FUND BALANCE - BEGINNING OF YEAR	-	-	-	-	-	-
FUND BALANCE - END OF CURRENT PERIOD	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 5,001,500</u>	<u>\$ -</u>	<u>\$ 5,001,500</u>
	-	-	-	-	-	-

WYNDHAM HILL METROPOLITAN DISTRICT NO. 4

2022 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

In accordance with its Service Plan, Wyndham Hill Metropolitan District No. 4 (the "District"), was formed to provide funding and tax base for the cost of public improvements necessary to provide access to and appropriate services within a portion of the property known as "Wyndham Hill", located in Frederick, Colorado. Public improvements include, but are not limited to, storm drainage, water, utilities, streets, traffic and safety and parks and recreation improvements.

The Service Plan, as approved in 2020, provides the ability for the District to impose a maximum mill levy for the combined debt service and operational and maintenance requirements of the District. The Service Plan also provides for a total debt issuance limitation not to exceed \$20,000,000 for the District.

The District prepares its budget on the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

Revenue

Ad Valorem Property Taxes

The primary source of revenue for the District is property taxes. Property taxes are assessed and collected based upon the assessed value of all of the non-exempt property located within the District. The District adopts mill levies for debt service and for operations which, when combined with the District's other sources of revenue, provide sufficient resources to pay the required debt service (if any), capital purchases and the estimated costs of operations for the calendar year.

Pursuant to the Service Plan and the Gallagher Amendment, the maximum mill levy limit is 55.663 mills in 2021. The District adopted a mill levy of 55.663 mills for general fund expenditures in 2022.

The net total taxable assessed valuation within the District in 2021 was \$150,430 and it is the first year for assessed valuation in the District.

Specific Ownership Tax

Specific ownership tax revenue is collected on annual motor vehicle registrations within Weld County and is distributed based upon the proportion of property taxes levied within the County during the preceding calendar year. The specific ownership tax revenue is estimated to be 6.00% of the ad valorem property taxes collected in 2022.

Debt Issuance

The District plans to authorize the issuance of Subordinate Limited Tax General Obligation Draw Down Facility ("Series 2022 Notes") in the aggregate principal amount not to exceed \$20,000,000 in 2022 to finance public improvements anticipated to be constructed over the next three years.

Expenditures

Administrative

Administrative expenditures have been estimated based upon the anticipated level of expenditures to be incurred by the District in 2022.

Capital Outlay

The District anticipates expenditures of \$10,675,000 for capital improvements in 2022.

Reserve Funds

The District has provided for an emergency reserve equal to \$14,236, which is intended for use on any unanticipated expenditures in 2022. Such emergency reserve is an integral part of the Ending Fund Balance.

Leases

The District has no operating or capital leases.

WYNDHAM HILL METROPOLITAN DISTRICT NO. 4
GOVERNMENTAL FUND

	2020		2021		2022 BUDGET		
	Actual Final	Original Budget	Amended Budget (if applicable)	Projected Final	General Fund Budget	Debt Service Budget	Total Budget
REVENUE							
Taxes							
Property	\$ -	\$ -	\$ -	\$ -	\$ 8,373	\$ -	\$ 8,373
Specific ownership	-	-	-	-	419	-	419
TIF	-	-	-	-	-	-	-
Intergovernmental							
Transfers from Wyndham Hill MD No. 1	-	-	2,337	2,337	33,000	-	33,000
Transfers from Wyndham Hill MD No. 3	-	-	-	-	-	-	-
Investment income	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-
Total revenue	\$ -	\$ -	\$ 2,337	\$ 2,337	\$ 41,792	\$ -	\$ 41,792
EXPENDITURES							
Current							
County Treasurer's fees	-	-	-	-	-	-	-
Insurance	-	2,500	1,956	1,956	2,500	-	2,500
Accounting	-	15,000	5,767	5,767	10,000	-	10,000
Audit	-	10,000	-	-	2,500	-	2,500
Legal	-	20,000	11,001	11,001	15,000	-	15,000
Formation costs	-	48,000	46,922	46,922	-	-	-
Other	-	3,000	30,771	30,771	3,000	-	3,000
Subtotal current	-	98,500	96,416	96,416	33,000	-	33,000
Capital outlay							
Work in process	-	5,000,000	27,095	27,095	10,675,000	-	10,675,000
Subtotal capital outlay	-	5,000,000	27,095	27,095	10,675,000	-	10,675,000
Intergovernmental							
Transfers to Wyndham Hill MD No. 1	-	-	-	-	-	-	-
Transfers to Wyndham Hill MD No. 3	-	-	-	-	-	-	-
Subtotal intergovernmental	-	-	-	-	-	-	-
Debt service							
Loan origination fees / bond counsel	-	150,000	-	-	-	-	-
Custodial / trustee fees	-	-	-	-	-	-	-

Principal	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-
Subtotal debt service	-	150,000	-	-	-	-	-	-
Total expenditures	\$ -	\$ 5,248,500	\$ 123,511	\$ 123,511	\$ 10,708,000	\$ -	\$ 10,708,000	
(DEFICIENCY) OF REVENUE OVER EXPENDITURES	\$ -	\$ (5,248,500)	\$ (121,174)	\$ (121,174)	\$ (10,666,208)	\$ -	\$ (10,666,208)	
OTHER FINANCING SOURCES								
Debt proceeds	-	-	-	-	-	-	-	-
Developer Advances received	-	10,250,000	117,152	117,152	10,675,000	-	10,675,000	
Change in working capital	-	-	9,467	9,467	-	-	-	-
Total other financing sources	\$ -	\$ 10,250,000	\$ 126,619	\$ 126,619	\$ 10,675,000	\$ -	\$ 10,675,000	
NET CHANGE IN FUND BALANCE	-	5,001,500	5,444	5,444	8,792	-	8,792	
FUND BALANCE - BEGINNING OF YEAR	-	-	-	-	5,444	-	5,444	
FUND BALANCE - END OF CURRENT PERIOD	\$ -	\$ 5,001,500	\$ 5,444	\$ 5,444	\$ 14,236	\$ -	\$ 14,236	
	-	-	-	-	-	-	-	-

WYNDHAM HILL MD NO. 4 2022 REVENUE PROJECTION			
	Certified Assessed Value	2021 AV, Collected in 2022 Total Mill Levy	Ad Valorem Revenue
Vacant Land	120,340	55.663	6,698.49
Residential	-	55.663	-
Commercial	-	55.663	-
Agricultural	12,070	55.663	671.85
Oil & Gas	-	55.663	-
State Assessed	18,020	55.663	1,003.05
	\$ 150,430	55.663	\$ 8,373.39

2022 MILL LEVY APPROPRIATION				
	Levy Appropriation	Ad Valorem Revenue	S.O. Revenue	Treasurer's Fees
		8,373.39	5.00%	1.50%
General Fund	55.663	8,373.39	418.67	125.60
Debt Service	0.000	-	-	-
	55.663	\$ 8,373.39	\$ 418.67	\$ 125.60