

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2024

The Board of Directors of Wheatlands Metropolitan District (the “**Board**”), City of Aurora, Arapahoe County, Colorado (the “**District**”), held a regular meeting, at the Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, CO and teleconference on November 9, 2023, at the hour of 6:00 PM.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

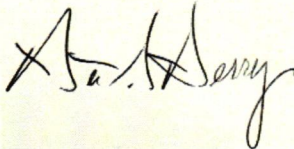
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SENTINEL
PROOF OF PUBLICATION

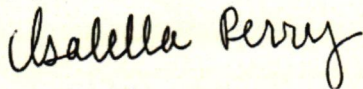
STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

I DAVID PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the Counties of Arapahoe, Adams, and Denver; State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said Counties of Arapahoe, Adams and Denver for a period of more than fifty-two consecutive weeks prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as second-class matter under the provisions of the Act of March 30, 1923, entitled "Legal Notices and Advertisements," or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.
That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 consecutive insertions; and that the first publication of said notice was in the issue of said newspaper dated November 2 A.D. 2023 and that the last publication of said notice was in the issue of said newspaper dated November 2 A.D. 2023.

I witness whereof I have hereunto set my hand this 2nd day of November A.D. 2023.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 2nd day of November A.D. 2023.



Notary Public



**NOTICE OF PUBLIC HEARING
ON THE PROPOSED 2024 BUDGET
AND NOTICE OF PUBLIC HEARING
ON THE AMENDED 2023 BUDGET**

The Board of Directors (the "Board") of the Wheatlands METROPOLITAN DISTRICT (the "District"), will hold a public hearing at Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, CO and via teleconference on November 9, 2023, at 6:00 PM, to consider adoption of the District's proposed 2024 budget (the "Proposed Budget"), and, if necessary, adoption of an amendment to the 2023 budget (the "Amended Budget"). The public hearing may be joined using the following teleconference information:

Zoom Meeting Link:
<https://us06web.zoom.us/j/86425447099?pwd=nEdgzAFcvhFCU81gRjphHJy7d90hW.1>
Meeting ID: 864 2544 7099
Passcode: 994415
Call In Numbers: 1(720) 707-2699 or 1(719) 359-4580

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Marchetti & Weaver, 245 Century Circle, Suite 103, Louisville, CO 80027

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://www.wheatlandsmetro.org/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS: WHEATLANDS METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado/s/ White Bear Ankele Tanaka & Waldron Attorneys at Law

Publication: November 2, 2023
Sentinel

WHEREAS, the Board has designated its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held and interested electors were given the opportunity to register their protest to the proposed budget prior to the adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2024. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy for General Operating Expenses. For the purpose of meeting all general operating expenses of the District during the 2024 budget year, there is hereby levied a tax of 46.757 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 3. Levy for Debt Service Obligations. For the purposes of meeting all debt service obligations of the District during the 2024 budget year, there is hereby levied a tax of 20.707 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 4. Levy for Contractual Obligation Expenses. For the purposes of meeting all contractual obligations of the District during the 2024 budget year, there is hereby levied a tax of 1.256 mills upon each dollar of the total valuation of assessment of all taxable property within the District.

Section 5. Levy for Capital Project Expenses. For the purposes of meeting all capital project obligations of the District during the 2024 budget year, 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 District.

Section 6. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 7. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant or other designee to certify to the Board of County Commissioners of Arapahoe County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 8. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated.

Section 9. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 10. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED NOVEMBER 9, 2023.

DISTRICT:

WHEATLANDS METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

By: Paulette Martin
Officer of the District

Attest:

By: Brooke Holliman
Brooke Holliman (Dec 4, 2023 13:52 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

White Bear Ankele Tanaka & Waldron
General Counsel to the District

STATE OF COLORADO
COUNTY OF ARAPAHOE
WHEATLANDS METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held at 6601 S. Wheatlands Parkway, Aurora, CO on November 9, 2023, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 4 day of December, 2023.

Brooke Holliman
Brooke Holliman (Dec 4, 2023 13:52 MST)
Signature

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

WHEATLANDS METROPOLITAN DISTRICT

January 28, 2024

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

RE: Wheatlands Metropolitan District
LG ID #65033

Attached is the 2024 Budget for the Wheatlands Metropolitan District in Arapahoe County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on November 9, 2023. If there are any questions on the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060 Ext. 6.

The mill levy certified to the County Commissioners of Arapahoe County is 46.757 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 20.707 mills for G.O. bonds; 0.000 mills for refund/abatement; 1.256 mills for contractual obligations; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$55,606,349 the total property tax revenue is \$3,821,268.30. A copy of the certification of mill levies sent to the County Commissioners for Arapahoe County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Arapahoe County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

WHEATLANDS METROPOLITAN DISTRICT

2024 BUDGET MESSAGE

Wheatlands Metropolitan District (“District”) is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established December 4, 2001, to provide financing for the design, acquisition, installation and construction of water, streets, traffic and safety controls, parks, open space and recreation and sanitation facilities. The District, formerly Wheatlands Metropolitan District No. 2, changed its name to Wheatlands Metropolitan District pursuant to a court order dated September 6, 2012. The District’s service area is located entirely within the City of Aurora (“City”) in Arapahoe County, Colorado. Under the Consolidated Service Plan, the District acts as both the taxing and operating district. The District’s responsibility as the operating district is for the management of the construction of all facilities and improvements; the operation and maintenance of all improvements not conveyed to the City and provide services traditionally provided by homeowners’ associations such as monitoring covenant compliance and providing social activities for the community. The District’s responsibility as the taxing district is to provide the funding for the activities described above.

The District has no employees, and all operations and administrative functions are contracted.

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2024 BUDGET STRATEGY

The District's strategy in preparing the 2024 budget is to strive to provide the scope of services desired by the property owners and residents of the District in the most economic manner possible. To provide these services, the District generates revenues from multiple sources, the two largest being property taxes and fees, which are used to cover the operating and debt service costs of the District, as well as providing funding for future capital and operational needs.

The District budgeted for expenditures in the following funds: 1) General Fund: to pay administrative expenses; 2) Debt Service Fund, to pay debt service on both currently outstanding and proposed additional bonds issued to finance infrastructure as well as a proposed purchase of the recreation center at a discounted price that is currently owned by the Wheatlands Park & Recreation Authority; 3) ARI Fund, to collect taxes on behalf of a regional improvement authority; 4) Operations Fund, generally to pay expenses for covenant compliance, design review, trash removal, and other related operating costs and; 5) Park Fund, to pay expenses for community programs, landscaping improvements and maintenance, facilities maintenance and programs and community improvements. In addition, the Park Fund also includes a budget line item for payments of a fee to Wheatlands Park and Recreation Authority until the facility is purchased. Payments by the District to the Authority result in reduced membership fees to district residents who occupy a detached or attached single family residence.

Wheatlands Metropolitan District
Statement of Net Position

September 30, 2023

	Special					Fixed Assets & LTD	TOTAL
	General Fund	Debt Service Fund	Special Revenue ARI Fund	Special Revenue Operations Fund	Special Revenue Park Fund		
ASSETS							
CASH							
CSAFE	3,547,810						3,547,810
Wells Fargo	152,503						152,503
Wells Fargo-Merchant Software	100						100
CSB&T - Series 2015 Bond Fund	-	724,284	-	-	-		724,284
Pooled Cash Allocation	(970,017)	532,038	375	350,599	87,005		-
TOTAL CASH	2,730,396	1,256,321	375	350,599	87,005	-	4,424,696
OTHER CURRENT ASSETS							
Due from County Treasurer	-	-	-				-
Accounts Receivable	-			11,287	30,793		42,080
Accounts Receivable - Builder	-			-	-		-
Accounts Receivable - Other	-			-	-		-
Property Taxes Receivable	3,818	2,661	110				6,589
Prepaid Expenses	450				5,361		5,811
TOTAL OTHER CURRENT ASSETS	4,268	2,661	110	11,287	36,155	-	54,481
FIXED & OTHER NON-CURRENT ASSETS							
Construction In Progress						638,275	638,275
Land						-	-
Capital Assets, Net of Depreciation						5,881,607	5,881,607
Prepaid Bond Insur-Net of Amortization						165,608	165,608
TOTAL FIXED ASSETS	-	-	-	-	-	6,685,489	6,685,489
TOTAL ASSETS	2,734,664	1,258,983	485	361,886	123,160	6,685,489	11,164,667
LIABILITIES & DEFERED INFLOWS							
CURRENT LIABILITIES							
Accounts Payable	178,470						178,470
Wells Fargo Credit Card	1,848						1,848
WPRA Fee Payable						-	-
Retainage Payable						-	-
Accrued Expenses	-	-	375	-	-		375
Director's Fees Payable	-						-
Payroll Liabilities	-						-
Century Communities Deposit						-	-
Prepaid Fees				10,293	23,160		33,454
TOTAL CURRENT LIABILITIES	180,318	-	375	10,293	23,160	-	214,147
DEFERRED INFLOWS							
Deferred Property Taxes	3,818	2,661	110	-	-		6,589
TOTAL DEFERRED INFLOWS	3,818	2,661	110	-	-	-	6,589
LONG-TERM LIABILITIES							
Accrued Interest						79,298	79,298
Bonds Payable - Series 2015						22,660,000	22,660,000
Bond Premium, Net of Amortization						309,984	309,984
TOTAL LONG-TERM LIABILITIES	-	-	-	-	-	23,049,282	23,049,282
TOTAL LIAB & DEF INFLOWS	184,136	2,661	485	10,293	23,160	23,049,282	23,270,018
NET POSITION							
Net Investment in Capital Assets						6,519,881	6,519,881
Amount to be Provided for Debt						(22,883,674)	(22,883,674)
Nonspendable	450				5,361		5,811
Restricted For Debt		1,256,321					1,256,321
Restricted For Emergencies	62,100			8,300	22,000		92,400
Restricted For ARI							-
Assigned for Capital Replacements	1,700,000						1,700,000
Assigned for Next Year Budget Deficit	-						-
Unassigned	787,978			343,293	72,639		1,203,909
TOTAL NET POSITION	2,550,528	1,256,321	-	351,593	100,000	(16,363,793)	(12,105,351)
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Wheatlands Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 For the Period Indicated

Modified
 Accrual Basis Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	47,276,236	45,956,955	45,956,955	45,956,955				55,606,349	Final AV Per County
Mill Levy									
General Fund	36.602	39.820	39.820	39.820				46.757	Limited to \$2.6M Per 2001 and 2004 Election Questions
Debt Service Fund	27.755	27.755	27.755	27.755				20.707	Mill Levy to Keep Fund Balance at \$100K
SARIA Fund	1.110	1.145	1.145	1.145				1.256	1 Mill, Adjusted- Goes to 5 Mills Adjusted to ~6 Mills For 2026 Collection
Total mill levy	65.467	68.720	68.720	68.720				68.720	Keep Total Same as Prior Year
Property Taxes Levied									
General Fund	1,730,405	1,830,006	1,830,006	1,830,006				2,599,986	AV * Mill Levy / 1,000- Capped at \$2.6M
Debt Service Fund	1,312,152	1,275,535	1,275,535	1,275,535				1,151,441	AV * Mill Levy / 1,000
SARIA Fund	52,477	52,621	52,621	52,621				69,842	AV * Mill Levy / 1,000
	3,095,033	3,158,162	3,158,162	3,158,162				3,821,268	
								=	
Less Provision For Uncollectible									
General Fund	-	-	-	-				-	
Debt Service Fund	-	-	-	-				-	
SARIA Fund	-	-	-	-				-	
								-	
Budgeted Property Taxes									
General Fund	1,730,405	1,830,006	1,830,006	1,830,006				2,599,986	
Debt Service Fund	1,312,152	1,275,535	1,275,535	1,275,535				1,151,441	
SARIA Fund	52,477	52,621	52,621	52,621				69,842	
	3,095,033	3,158,162	3,158,162	3,158,162				3,821,268.30	
BUILDOUT & SALES									
Vacant Lots									
Beginning of Period									
New									
Sold / Now a Residential Unit Richmond									
Sold / Now a Residential Unit Elacora									
End of Period									
		-	-	-				-	
Residential Units									
Beginning of Period	1,053	1,053	1,053	1,053				1,053	
New - Richmond	-	-	-	-				-	
New - Elacora	-	-	-	-				-	
New - Lokal (31 bldgs./93 units planned)	-	-	-	-				-	
Other	-	-	-	-				-	
End of Period	1,053	1,053	1,053	1,053				1,053	
Apartments									
Beginning of Period	338	338	338	338				338	
Additions	-	-	-	-				-	
Other	-	-	-	-				-	
End of Period	338	338	338	338				338	
Sales									
First time sales	-	-	-	-				-	
Re-sale	60	60	60	60				60	
	60	60	60	60				60	
FEES									
Operations Fee - Monthly / Unit									
Houses	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00				\$ 22.00	Increase From \$20 to \$22
Apartments	\$ -	\$ -	\$ -	\$ -				\$ -	
Park Fee - Monthly / Unit									
Houses	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00				\$ 48.00	Increase From \$45 to \$48
Apartments	\$ 20.00	\$ 20.00	\$ 20.00	\$ 20.00				\$ 25.00	Increase From \$20 to \$25
WPRA Fee									
Membership	\$ 30.00	\$ 35.35	\$ 35.35	\$ 35.35				\$ 36.80	Assuming 4% Membership Fee Increase- Effective April 2024
Debt Reserve	\$ 5.00	\$ 5.00	\$ 5.00	\$ 5.00				\$ 5.00	

Wheatlands Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 For the Period Indicated

Modified
 Accrual Basis
 Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	3,095,033	3,158,162	3,158,162	3,158,162	3,151,572	3,158,162	(6,590)	3,821,268	Assume Keeping Total Mill Levy Consistent With Prior Year
Specific Ownership Taxes	195,395	190,907	190,907	190,907	140,669	127,272	13,397	152,851	Assumes 4% of tax revenue
Interest & other income	72,308	9,000	9,000	155,000	130,819	4,052	126,767	152,000	
Operations fees	253,180	252,720	252,720	252,720	189,520	189,540	(20)	277,992	\$20 Per Month
Fines & penalties	36,753	23,350	28,250	22,500	17,689	17,513	177	22,375	includes 95% of legal collection expenses
Working capital fees	8,850	9,000	9,000	9,000	5,850	8,550	(2,700)	9,000	
Design review	-	-	-	-	-	-	-	-	
Clubhouse rental fees	30,755	25,000	25,000	25,000	19,079	21,527	(2,448)	26,000	
Park fees	649,890	649,740	649,740	649,740	487,260	487,305	(45)	707,928	\$45 single family/ \$20 Apartment Per Month
Bond/Loan proceeds	-	-	-	-	-	-	-	7,240,000	New Bonds to Fund WPRA Purchase
Other Income	20,442	8,500	10,501	40,311	40,048	6,000	34,048	8,500	
Sale of Assets	-	-	-	-	-	-	-	-	
TOTAL REVENUE	4,362,607	4,326,379	4,333,280	4,503,340	4,182,507	4,019,920	162,586	12,417,914	
	=	=	=	=	=	=	=	=	

Wheatlands Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
For the Period Indicated

Modified
Accrual Basis
Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS (Continued)									
EXPENDITURES									
General Operating:									
Accounting - contract	81,670	92,600	92,600	92,600	69,505	69,450	(55)	101,900	Fixed Price Fee
Accounting - special projects	20,539	15,600	15,600	15,600	11,334	12,300	966	17,200	Provision for Work Outside of Scope of Engagement
Audit	5,000	5,800	5,800	5,400	5,400	5,800	400	5,600	Per Steve Dazzio
County Treasurer's fees	46,438	47,372	47,372	47,372	47,288	47,370	82	57,319	1.5% of Property Tax Collections
Director's fees	7,105	12,000	12,000	12,000	-	-	-	12,000	\$100/ Mtg/ Board Member
Director expenses & equipment	1,254	2,500	2,500	2,500	-	1,875	1,875	2,500	2 iPad plus \$500 other exp. e.g. board mtg meals
Election	33,703	35,000	35,000	2,535	2,535	35,000	32,465	1,000	Prep Work for 2025 Election
Insurance & bonds	38,847	44,700	56,156	55,061	55,061	44,700	(10,361)	57,300	
Legal - contract	87,051	99,500	99,500	90,600	66,155	74,625	8,470	93,400	Fixed Price Fee
Legal - special projects	19,452	19,600	32,600	33,600	16,058	14,700	(1,358)	34,900	Provision for Work Outside of Scope of Engagement
Bank Charges	3,194	4,200	4,200	3,700	2,162	3,150	988	3,900	Allocated 20/65 Operations and 45/65 Park Fund
Miscellaneous	117	-	-	45	45	-	(45)	-	
Contingency	-	32,500	32,500	-	-	-	-	32,500	
Website	616	1,000	1,000	1,000	666	500	(166)	2,500	Website Maintenance
Debt Service:									
Interest	968,981	951,581	951,581	951,581	475,791	475,791	-	1,259,381	Series 2015 & 2024 Bonds
Principal	435,000	450,000	450,000	450,000	-	-	-	690,000	Series 2015 & 2024 Bonds
Paying agent / trustee fees / legal	1,000	1,000	1,000	1,000	1,000	1,000	-	4,000	Series 2015 & 2024 Bonds
Bond/Loan issuance expense	-	-	-	-	-	-	-	444,800	Underwrite Fee & Other Issuance Costs
WPRA Facility Purchase	-	-	-	-	-	-	-	6,686,600	Net Available For Purchase of Facility
Contingency	-	5,000	5,000	-	-	-	-	5,000	
Community Operations									
Design review	-	-	-	-	-	-	-	-	Architectural Consultant's Review @\$50 per Submittal
Facilities mgmt. & billing - Contract	113,914	134,300	134,300	129,950	94,066	100,688	6,622	135,050	YMCA and AMCOBI
Facilities mgmt. & billing - Spec Projects	-	15,000	15,000	5,000	2,400	11,250	8,850	5,200	YMCA
Covenant Enforcement	44,222	48,000	48,000	48,000	32,999	36,000	3,002	49,600	Per AMI
Legal - collections	13,352	12,000	12,000	12,000	9,357	9,000	(357)	12,500	Allocated 69% Park and 31% O&M
Trash removal-residential pickup	151,117	166,900	166,900	158,000	117,186	125,175	7,989	157,000	\$11.33/mo. Jan-Feb; \$11.67/mo. Mar-Dec
Community Activities / Christmas Lights	30,859	22,900	30,400	30,400	18,242	8,755	(9,487)	30,300	Based on 2023
Landscaping	249,497	334,900	344,100	283,500	200,230	270,544	70,314	344,100	Includes Landscape Contract, Irrigation Repair & Maintenance
WPRA Support	222,626	166,500	166,500	125,000	72,250	131,870	59,620	40,900	Landscaping, Snow Removal
Snow removal	3,936	17,600	17,600	17,600	7,708	10,560	2,853	17,600	Supplies & Materials; For Material Events Outside of SOW
Clubhouse repairs and maintenance	122,340	123,703	123,703	119,875	96,445	94,402	(2,043)	82,200	Based on 2023
Sport Fields	336,308	50,000	240,000	240,000	185,013	50,000	(135,012)	-	Assume Completed in 2023
Grounds maintenance	75,236	94,900	111,000	111,000	64,977	71,175	6,198	98,800	Based on 2023
Pool operations	176,130	208,938	331,545	326,593	270,320	169,829	(100,492)	342,800	Chemicals/Supplies, Life Guards, Repair & Maintenance
Utilities	207,363	278,100	278,100	178,100	139,191	229,404	90,213	279,200	Based on 2023
Transfer to SARIA Authority	51,689	51,831	51,831	51,831	51,723	51,831	109	68,794	Equal to Tax Collections
Capital outlay	-	-	-	-	-	-	-	-	
New Facilities - Project costs	1,799,730	-	77,000	76,809	76,809	-	(76,809)	-	Park; YMCA
WPRA fee	468,106	489,645	489,645	489,645	364,012	367,234	3,222	518,246	Rate to match to YMCA Increase \$36.80 + \$5 Per Month Per Unit
Contingency	-	169,300	169,300	-	-	116,250	116,250	211,000	
TOTAL EXPENDITURES	5,816,393	4,204,471	4,651,334	4,167,898	2,555,926	2,640,227	84,301	11,905,090	
CHANGE IN FUND BALANCE	(1,453,787)	121,908	(318,054)	335,442	1,626,580	1,379,693	246,887	512,824	
BEGINNING FUND BALANCE	4,085,648	1,859,740	2,619,637	2,631,861	2,631,861	1,859,740	772,122	2,967,304	
ENDING FUND BALANCE	2,631,861	1,981,648	2,301,583	2,967,304	4,258,442	3,239,433	1,019,009	3,480,127	
COMPONENTS OF FUND BALANCE:									
	=	=	=	=	=	=	=	=	
Nonspendable	8,362	46,935	58,964	63,072	5,811	-	-	59,885	
Restricted - TABOR emergency reserve	86,800	88,483	88,690	92,400	92,400	-	-	117,070	
Restricted - Debt Covenants	397,102	320,827	320,827	357,455	1,256,321	-	-	100,901	
Restricted - SARIA Projects	-	-	-	-	-	-	-	-	
Assigned - Next Years Budget Deficit	-	-	-	-	-	-	-	-	
Assigned - Capital Improv/Replacement	930,000	390,000	390,000	1,320,000	1,700,000	-	-	1,330,000	Future Capital Needs
Assigned - Parks & Operations	414,678	347,321	335,086	355,613	415,931	-	-	360,972	
Assigned For Rec Center	-	-	-	-	-	-	-	750,000	Recreation Center Operations & Capital Reserve
Unassigned	794,920	788,082	1,108,018	778,763	787,978	-	-	761,300	Bare Minimum (3-4 months of expenses)
TOTAL ENDING FUND BALANCE	2,631,861	1,981,648	2,301,583	2,967,303	4,258,442			3,480,127	

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Wheatlands Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
For the Period Indicated

Modified
Accrual Basis Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property taxes	1,730,405	1,830,006	1,830,006	1,830,006	1,826,188	1,830,006	(3,818)	2,599,986	Limited to \$2.6M Per 2001 and 2004 Election Questions
Abatements	-	-	-	-	-	-	-	-	
Specific ownership taxes	111,128	114,375	114,375	114,375	82,892	76,250	6,642	106,793	Assumes 4% of Property Tax
Interest income	57,652	3,000	3,000	125,000	106,361	2,250	104,111	141,000	Assumes 5% APY
Other income	306	-	-	310	310	-	310	-	
TOTAL REVENUE	1,899,491	1,947,381	1,947,381	2,069,691	2,015,750	1,908,506	107,244	2,847,779	
EXPENDITURES									
Accounting - contract	65,256	74,100	74,100	74,100	55,548	55,575	27	81,500	80% of Accounting
Accounting - special projects	16,449	12,000	12,000	12,000	9,123	9,000	(123)	13,700	80% of Out of Scope of Engagement; Excess Meeting Time
Audit	5,000	5,800	5,800	5,400	5,400	5,800	400	5,600	Per Steve Dazio
County treasurer's fees	25,963	27,450	27,450	27,450	27,401	27,450	49	39,000	1.5% of Property Taxes
Director's fees	7,105	12,000	12,000	12,000	-	-	-	12,000	\$100/ Mtg/ Board Member
Director expenses and equipment	1,254	2,500	2,500	2,500	-	1,875	1,875	2,500	2 iPad @\$720; Meeting Expenses
Election	33,703	35,000	35,000	2,535	2,535	35,000	32,465	1,000	Prep Work for 2025 Election
Insurance & bonds	5,659	6,500	6,500	5,405	5,405	6,500	1,095	5,600	General Liability, Workers' Comp Insurance
Legal - contract	62,179	73,300	73,300	65,000	46,884	54,975	8,091	67,600	Based on Prior Year Forecast
Legal - special projects	2,650	5,000	5,000	5,000	-	3,750	3,750	5,200	Out of scope of engagement
Bank Charges	27	500	500	-	-	375	375	-	Allocated to Operations & Park Fund
Miscellaneous	117	-	-	45	45	-	(45)	-	
Contingency	-	30,000	30,000	-	-	-	-	30,000	For unforeseen expenditures / election
Website	616	1,000	1,000	1,000	666	500	(166)	2,500	Increase cost due to outsourcing maintenance
TOTAL EXPENDITURES	225,979	285,150	285,150	212,435	153,007	200,800	47,793	266,200	
Excess Revenue Over Expenditures	1,673,512	1,662,231	1,662,231	1,857,256	1,862,743	1,707,706	155,037	2,581,579	
OTHER SOURCES (USES)									
Transfers (To)/From Debt Service Fund	-	-	-	-	-	-	-	(402,000)	To Cover Deficit of Funds Due to 2024 Bond Issuance
Transfers (To)/From SARIA Fund	-	-	-	-	-	-	-	-	
Transfers (To)/From Operations Fund	-	-	-	-	-	-	-	-	
Transfers (To)/From Park Fund	(3,125,921)	(1,441,296)	(1,881,258)	(1,473,087)	(1,094,585)	(1,148,863)	54,278	(1,413,718)	
Total Other Sources / (Uses)	(3,125,921)	(1,441,296)	(1,881,258)	(1,473,087)	(1,094,585)	(1,148,863)	54,278	(1,815,718)	
CHANGE IN FUND BALANCE	(1,452,409)	220,935	(219,027)	384,169	768,158	558,844	209,315	765,861	
BEGINNING FUND BALANCE	3,234,779	1,022,472	1,782,370	1,782,370	1,782,370	1,022,472	759,898	2,166,539	
ENDING FUND BALANCE	1,782,370	1,243,407	1,563,343	2,166,539	2,550,528	1,581,315	969,212	2,932,400	
COMPONENTS OF FUND BALANCE									
Nonspendable	450	6,825	6,825	5,675	450	-	-	5,600	Prepaid Insurance
Restricted - TABOR emergency reserve	57,000	58,500	58,500	62,100	62,100	-	-	85,500	As Required by TABOR
Assigned - Capital Improv/Replacement	930,000	390,000	390,000	1,320,000	1,700,000	-	-	1,330,000	Major Capital Improvements (Clubhouse, Pool, Roof, Park, etc)
Assigned - Next Years Budget Deficit	-	-	-	-	-	-	-	-	Assume 2024 Breakeven Budget
Assigned For Recreation Center Ops	-	-	-	-	-	-	-	500,000	Working Capital Funds To Take Over WPRA Operations
Assigned For Recreation Center Capital	-	-	-	-	-	-	-	250,000	Assume Need to Set Aside \$250K Per Year For Future Capital
Restricted - Debt Covenants	-	-	-	-	-	-	-	-	
Unassigned	794,920	788,082	1,108,018	778,763	787,978	-	-	761,300	Bare Minimum (3-4 months of expenses)
TOTAL ENDING FUND BALANCE	1,782,370	1,243,407	1,563,343	2,166,539	2,550,528	1,581,315	969,212	2,932,400	

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Wheatlands Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
For the Period Indicated

Modified
Accrual Basis Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property taxes	1,312,152	1,275,535	1,275,535	1,275,535	1,272,874	1,275,535	(2,661)	1,151,441	Amount Needed To Cover Debt Service
Abatements	-	-	-	-	-	-	-	-	
Specific ownership taxes	84,267	76,532	76,532	76,532	57,777	51,021	6,755	46,058	Assumes 4% of property tax (Avg. 6.5%)
Interest income	14,656	6,000	6,000	30,000	24,458	1,802	22,656	11,000	Assumes 5% APY
TOTAL REVENUE	1,411,076	1,358,067	1,358,067	1,382,067	1,355,109	1,328,359	26,750	1,208,498	
EXPENDITURES									
Accounting - Special Projects	-	-	-	-	-	-	-	-	
Legal	-	-	-	-	-	-	-	-	
Treasurer's Fees	19,688	19,133	19,133	19,133	19,099	19,131	32	17,272	1.5% of Property Tax Collections
Bond Interest - Series 2024	-	-	-	-	-	-	-	325,800	Assuming 3/1/24 Issuance of New Bonds To Purchase WPRFA Facility
Bond Principal - Series 2024	-	-	-	-	-	-	-	195,000	Assuming 3/1/24 Issuance of New Bonds To Purchase WPRFA Facility
Bond Interest - Series 2015	968,981	951,581	951,581	951,581	475,791	475,791	-	933,581	Per Amortization Schedule
Bond Principal - Series 2015	435,000	450,000	450,000	450,000	-	-	-	495,000	Per Amortization Schedule
Bond Interest - Series 2005	-	-	-	-	-	-	-	-	
Bond Principal - Series 2005	-	-	-	-	-	-	-	-	
Bond Interest - Series 2008	-	-	-	-	-	-	-	-	
Bond Principal - Series 2008	-	-	-	-	-	-	-	-	
Paying Agent/Trustee Fees	1,000	1,000	1,000	1,000	1,000	1,000	-	4,000	Trustee Fees for 2015 & 2024 Bonds
Contingency	-	5,000	5,000	-	-	-	-	5,000	Unforeseen Needs
TOTAL EXPENDITURES	1,424,669	1,426,714	1,426,714	1,421,714	495,890	495,922	32	1,975,653	
Excess Revenue Over Expenditures	(13,593)	(68,647)	(68,647)	(39,647)	859,219	832,437	26,782	(767,155)	
OTHER SOURCES / (USES)									
Transfers (To)/From Other Funds	-	-	-	-	-	-	-	402,000	To Cover Deficit of Funds Due to 2024 Bond Issuance
Bond Proceeds	-	-	-	-	-	-	-	7,240,000	Assuming 3/1/24 Issuance of New Bonds To Purchase WPRFA Facility
Bond Premium	-	-	-	-	-	-	-	-	
Bond issuance expense	-	-	-	-	-	-	-	(444,800)	Assuming 3/1/24 Issuance of New Bonds To Purchase WPRFA Facility
Purchase of WPRFA Facility	-	-	-	-	-	-	-	(6,686,600)	Assuming 3/1/24 Issuance of New Bonds To Purchase WPRFA Facility
Total Other Sources / (Uses)	-	-	-	-	-	-	-	510,600	
CHANGE IN FUND BALANCE	(13,593)	(68,647)	(68,647)	(39,647)	859,219	832,437	26,782	(256,555)	
BEGINNING FUND BALANCE	410,695	389,474	389,474	397,102	397,102	389,474	7,628	357,455	
ENDING FUND BALANCE	397,102	320,827	320,827	357,455	1,256,321	1,221,911	34,411	100,901	
	=	=	=	=	=	=	=	=	

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Wheatlands Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 For the Period Indicated

Modified
 Accrual Basis Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
SARIA FUND									
REVENUE									
Property taxes	52,477	52,621	52,621	52,621	52,511	52,621	(110)	69,842	1 Mill, Adjusted- Goes to 5 Mills Adjusted to ~6 Mills For 2026 Collection
Abatements	-	-	-	-	-	-	-	-	
Specific Ownership Tax	-	-	-	-	-	-	-	-	Allocated to General Fund
Interest income	-	-	-	-	-	-	-	-	Allocated to General Fund
Other income	-	2,500	2,500	-	-	-	-	2,500	Equal to Contingency
TOTAL REVENUE	52,477	55,121	55,121	52,621	52,511	52,621	(110)	72,342	
EXPENDITURES									
Legal - contract	-	-	-	-	-	-	-	-	
Legal - special projects	-	-	-	-	-	-	-	-	
Capital outlay District ARI Improvements	-	-	-	-	-	-	-	-	
Contribution to SARIA Authority	51,689	51,831	51,831	51,831	51,723	51,831	109	68,794	
Treasurer's fee	787	789	789	789	788	789	1	1,048	1.5% of Property Tax Collections
Contingency	-	2,500	2,500	-	-	-	-	2,500	To Avoid Budget Overage, Offset by Other Revenue
TOTAL EXPENDITURES	52,477	55,121	55,121	52,621	52,511	52,621	110	72,342	
Excess Revenue Over Expenditures	-	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers (To)/From other Funds	-	-	-	-	-	-	-	-	
Total Other Sources / (Uses)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	

Wheatlands Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
For the Period Indicated

Modified
Accrual Basis Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
OPERATIONS FUND									
REVENUE									
Operations Fees - Houses	253,180	252,720	252,720	252,720	189,520	189,540	(20)	277,992	Increase From \$20 to \$22
Warning letter fees	-	-	-	-	-	-	-	-	
Working capital fees	2,950	3,000	3,000	3,000	1,950	2,850	(900)	3,000	\$50 per Residential Sale
Late charges and collection fees	5,685	7,000	7,000	5,500	4,138	5,250	(1,112)	5,500	Based in Prior Year Forecast
Legal - collections	4,416	3,500	3,500	750	(49)	2,625	(2,674)	5,475	Assumes 75% of Legal Collection Expense
Design review	-	-	-	-	-	-	-	-	
Violations / Fines	3,925	3,500	3,500	5,000	4,400	2,625	1,775	5,000	Based in Prior Year Forecast
Interest income	-	-	-	-	-	-	-	-	
Other income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	270,156	269,720	269,720	266,970	199,960	202,890	(2,930)	296,967	
EXPENDITURES									
Accounting - Contract - O&M	4,078	4,600	4,600	4,600	3,489	3,450	(39)	5,100	5% of Accounting
Accounting - Spec Projects - O&M	1,023	800	800	800	553	733	181	900	5% of Out of Scope of Engagement; Excess Meeting Time
Design review	-	-	-	-	-	-	-	-	Architect fees @ \$50 / Submittal
Covenant Compliance	44,222	48,000	48,000	48,000	32,999	36,000	3,002	49,600	AMI
Facilities Management - Contract	22,146	25,900	25,900	25,900	19,427	19,419	(8)	27,300	20/65 of YMCA contract
Facilities Management - Spec Projects	-	-	-	-	-	-	-	-	
Billing Service - Late Charges & Collections	1,122	2,500	2,500	1,250	713	1,875	1,162	1,250	
Billing Service - Base Rate	11,675	12,900	12,900	12,900	8,756	9,675	919	13,100	AMCOBI
Legal - Contract	12,436	13,400	13,400	12,800	9,423	10,050	627	12,900	
Legal - spec projects	2,674	2,600	2,600	3,600	2,544	1,950	(594)	3,700	Work Out of Scope
Legal - collections	6,244	7,000	7,000	7,000	4,694	5,250	556	7,300	
Bank Charges	1,204	1,200	1,200	1,200	972	900	(72)	1,300	Split 50/50 Between Park Fund
Trash removal - Residential	151,117	166,900	166,900	158,000	117,186	125,175	7,989	157,000	per New 2024 contract
Contingency	-	14,300	14,300	-	-	-	-	14,000	5% of Other Expenses
TOTAL EXPENDITURES	257,940	300,100	300,100	276,050	200,756	214,478	13,721	293,450	
Excess Revenue Over Expenditures	12,216	(30,380)	(30,380)	(9,080)	(797)	(11,588)	10,791	3,517	
OTHER SOURCES / (USES)									
Transfers (To)/From other Funds	-	-	-	-	-	-	-	-	
Total Other Sources / (Uses)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	12,216	(30,380)	(30,380)	(9,080)	(797)	(11,588)	10,791	3,517	
BEGINNING FUND BALANCE	340,174	347,794	347,794	352,390	352,390	347,794	4,596	343,310	
ENDING FUND BALANCE	352,390	317,414	317,414	343,310	351,593	336,206	15,386	346,827	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Nonspendable	-	-	-	-	-	-	-	-	
Restricted - TABOR emergency reserve	8,100	9,100	9,100	8,300	8,300			9,000	
Assigned - Future Operations	344,290	308,314	308,314	335,010	343,293			337,827	
TOTAL ENDING FUND BALANCE	352,390	317,414	317,414	343,310	351,593			346,827	
=	=	=	=	=	=			=	

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Wheatlands Metropolitan District
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For the Period Indicated

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	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
PARK FUND									
REVENUE									
Working capital fees	5,900	6,000	6,000	6,000	3,900	5,700	(1,800)	6,000	\$100 per Residential Rate
Clubhouse rental fees	30,755	25,000	25,000	25,000	19,079	21,527	(2,448)	26,000	Based on Prior Year Forecast
Late charges and collection fees	12,790	5,600	10,500	10,500	9,311	4,200	5,111	2,500	Based on Prior Year Forecast
Legal - collection fees	9,937	3,750	3,750	750	(112)	2,813	(2,924)	3,900	Assumes 75% of Legal Collection Expense
Park fees - Builders - Lots	-	-	-	-	-	-	-	-	
Park fees - Residential Units	568,770	568,620	568,620	568,620	426,420	426,465	(45)	606,528	Increase From \$45 to \$48
Park fees - Apartment Units	81,120	81,120	81,120	81,120	60,840	60,840	-	101,400	Increase From \$20 to \$25
Grant	7,453	-	2,001	2,001	2,001	-	2,001	-	
Villas @ Wheatlands Irrigation	-	-	-	-	-	-	-	-	
Interest income	-	-	-	-	-	-	-	-	
Sport Field Program Revenue	-	-	-	-	-	-	-	-	TBD Based on YMCA Projection
Other income	12,682	6,000	6,000	38,000	37,738	6,000	31,738	6,000	Snack Shack Sales; Swim Team Revenue and Other Misc. Items
TOTAL REVENUE	729,408	696,090	702,991	731,991	559,177	527,545	31,632	752,328	
EXPENDITURES									
Accounting - Contract	12,336	13,900	13,900	13,900	10,468	10,425	(43)	15,300	15% of Accounting
Accounting - Special Projects	3,068	2,800	2,800	2,800	1,658	2,567	909	2,600	15% of out of scope of engagement; excess meeting time
Facilities Management - Contract	50,179	58,300	58,300	58,300	43,861	43,693	(167)	61,500	45/65 of YMCA contract
Facilities Management - Spec Projects	-	15,000	15,000	5,000	2,400	11,250	8,850	5,200	Capital Reserve Study
Billing Service - Late Charges & Collections	2,523	5,600	5,600	2,500	1,607	4,200	2,593	2,500	
Billing Service - Base Rate	26,269	29,100	29,100	29,100	19,702	21,825	2,123	29,400	AmCoBi
Community Activities / Christmas Lights	30,859	22,900	30,400	30,400	18,242	8,755	(9,487)	30,300	
Insurance	33,187	38,200	49,656	49,656	49,656	38,200	(11,456)	51,700	Property and Allocated Liability
Legal - Contract	12,436	12,800	12,800	12,800	9,848	9,600	(248)	12,900	
Legal - Special Projects	14,129	12,000	25,000	25,000	13,515	9,000	(4,515)	26,000	
Legal - Collections	7,108	5,000	5,000	5,000	4,663	3,750	(913)	5,200	
Bank Charges	1,963	2,500	2,500	2,500	1,190	1,875	685	2,600	Split 50/50 Between Operations Fund
Park - Project Costs	1,799,730	-	77,000	76,809	76,809	-	(76,809)	-	
Sport Field Improvements & Maintenance	336,308	50,000	240,000	240,000	185,013	50,000	(135,012)	-	
Sport Field Program Expenses	-	-	-	-	-	-	-	-	TBD Based on YMCA Projection
Irrigation Repairs & Improvements	45,852	43,300	52,500	52,500	43,370	42,844	(526)	54,600	Avg. of 2 yrs = \$48k+Contingency
Landscape Maintenance Contract - WMD	164,945	191,600	191,600	181,000	134,589	143,700	9,112	189,500	Includes Regular Event Snow Removal (Excl. Supplies & Materials)
Landscape Improvements - WMD	38,700	100,000	100,000	50,000	22,271	84,000	61,729	100,000	Removal/Replacement/Addition of Trees
Snow Removal	3,936	17,600	17,600	17,600	7,708	10,560	2,853	17,600	For Supplies/Materials and Add'l Plowing Outside SOW
Clubhouse Repairs and Maintenance	122,340	117,203	117,203	117,203	93,773	87,902	(5,871)	75,700	
Parking Lot Maintenance	-	6,500	6,500	2,672	2,672	6,500	3,828	6,500	Annual Parking Lot Maintenance
Grounds Maintenance	56,135	86,000	86,000	86,000	53,612	64,500	10,888	89,400	
Chemicals & Supplies	11,845	13,000	14,545	14,545	14,545	13,000	(1,545)	13,500	
Contract / Lifeguards	142,500	159,338	167,000	166,673	124,317	120,229	(4,089)	178,100	
Pool Equipment Repairs & Replacement	21,784	36,600	150,000	145,375	131,458	36,600	(94,858)	151,200	Additional Major Maintenance and Repair Scheduled for 2024
Gas and Electric	28,917	28,100	28,100	28,100	17,246	24,233	6,987	29,200	
Water and Sewer	178,446	250,000	250,000	150,000	121,945	205,170	83,226	250,000	Anticipate Drier Conditions
WPRA Fee	468,106	489,645	489,645	489,645	364,012	367,234	3,222	518,246	Rate to match to YMCA Increase \$36.80 + \$5 Per Month Per Unit
Community Park Maintenance	19,101	8,900	25,000	25,000	11,365	6,675	(4,690)	9,400	
WPRA Support	222,626	166,500	166,500	125,000	72,250	131,870	59,620	40,900	Landscaping, Snow Removal
Contingency	-	155,000	155,000	-	-	116,250	116,250	197,000	10% of other expenses
TOTAL EXPENDITURES	3,855,328	2,137,386	2,584,249	2,205,078	1,653,762	1,676,407	22,645	2,166,046	
Excess Revenue Over Expenditures	(3,125,921)	(1,441,296)	(1,881,258)	(1,473,087)	(1,094,585)	(1,148,863)	54,278	(1,413,718)	

Park Fund Continued on Next Page

Wheatlands Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 For the Period Indicated

Modified
 Accrual Basis
 Print Date: 12/22/2023

	2022 Audited Actual	2023 Adopted Budget	2023 Amended Budget	2023 Forecast	YTD Thru 09/30/23 Actual	YTD Thru 09/30/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
PARK FUND - CONTINUED									
OTHER SOURCES / (USES)									
Transfers (To)/From other Funds	3,125,921	1,441,296	1,881,258	1,473,087	1,094,585	1,148,863	(54,278)	1,413,718	Transfer from General Fund.
Loan issuance	-	-	-	-	-	-	-	-	
Proceeds from Sale of Land	-	-	-	-	-	-	-	-	
Total Other Sources / (Uses)	3,125,921	1,441,296	1,881,258	1,473,087	1,094,585	1,148,863	(54,278)	1,413,718	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	0	-	
BEGINNING FUND BALANCE	100,000	100,000	100,000	100,000	100,000	100,000	-	100,000	
ENDING FUND BALANCE	100,000	100,000	100,000	100,000	100,000	100,000	0	100,000	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Nonspendable	7,912	40,110	52,139	57,397	5,361			54,285	Prepaid Insurance
Restricted - TABOR emergency reserve	21,700	20,883	21,090	22,000	22,000			22,570	3% of Revenues Restricted for Emergencies
Restricted - Replacement reserve	-	-	-	-	-			-	
Restricted - Loan reserve & Surplus	-	-	-	-	-			-	
Assigned for Parks	70,388	39,007	26,771	20,603	72,639			23,145	
TOTAL ENDING FUND BALANCE	100,000	100,000	100,000	100,000	100,000			100,000	
	=	=	=	=	=			=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Arapahoe County, Colorado.

On behalf of the Wheatlands Metropolitan District

(taxing entity)^A

the Board of Directors

(governing body)^B

of the Wheatlands Metropolitan District

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 55,606,349

(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:

\$ 55,606,349


(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: 12/27/2023
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2024.
(yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>46.757</u> mills	<u>\$ 2,599,986.06</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>(0.000)</u> mills	<u>\$ -</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>46.757</u> mills	<u>\$ 2,599,986.06</u>
3. General Obligation Bonds and Interest ^J	<u>20.707</u> mills	<u>\$ 1,151,440.67</u>
4. Contractual Obligations ^K	<u>1.256</u> mills	<u>\$ 69,841.57</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	<u>\$ -</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	<u>\$ -</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	<u>\$ -</u>
	<u>0.000</u> mills	<u>\$ -</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>68.720</u> mills	<u>\$ 3,821,268.30</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
 Signed:  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, Colorado 80203. Questions? Call DLG (303) 864-7720.

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 (32-1-603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenue to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-603, 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>Refunding of Series 2005 and 2008 Bonds</u> |
| | Series: | <u>General Obligation Refunding Bonds Series 2015</u> |
| | Date of Issue: | <u>September 22, 2015</u> |
| | Coupon rate: | <u>4.000% - 5.000%</u> |
| | Maturity Date: | <u>December 1, 2045</u> |
| | Levy: | <u>20.707</u> |
| | Revenue: | <u>\$1,151,440.67</u> |
| | | |
| 2. | Purpose of Issue: | <u> </u> |
| | Series: | <u> </u> |
| | Date of Issue: | <u> </u> |
| | Coupon rate: | <u> </u> |
| | Maturity Date: | <u> </u> |
| | Levy: | <u> </u> |
| | Revenue: | <u> </u> |

CONTRACTS^K:

- | | | |
|----|----------------------|--|
| 3. | Purpose of Contract: | <u>South Aurora Regional Improvement Authority</u> |
| | Title: | <u>ARI Mill Levy</u> |
| | Date: | <u>July 10, 2017, amended October 2, 2018.</u> |
| | Principal Amount: | <u>N/A</u> |
| | Maturity Date: | <u>N/A</u> |
| | Levy: | <u>1.256</u> |
| | Revenue: | <u>\$69,841.57</u> |
| | | |
| 4. | Purpose of Contract: | <u> </u> |
| | Title: | <u> </u> |
| | Date: | <u> </u> |
| | Principal Amount: | <u> </u> |
| | Maturity Date: | <u> </u> |
| | Levy: | <u> </u> |
| | Revenue: | <u> </u> |

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