

**WHEATLANDS METROPOLITAN DISTRICT  
BUDGET WORKSHOP AND SPECIAL MEETING**

Wheatlands Clubhouse  
6601 S. Wheatlands Parkway, Aurora  
September 27, 2022 at 6:00 p.m.  
[www.wheatlandsmetro.org](http://www.wheatlandsmetro.org)

Paulette Martin, President	Term to May 2023
Kathy Barela, Treasurer	Term to May 2025
Rodney DeWalt, Assistant Secretary	Term to May 2023
Sameer Bhatnagar, Assistant Treasurer	Term to May 2023
Brooke Holliman, Secretary	Term to May 2025

**NOTICE OF SPECIAL MEETING AND AGENDA**

1. Call to Order
2. Declaration of Quorum/ Reaffirmation of Disclosures
3. Approval of Agenda
4. Public Comment – Members of the public may express their views to the Board on matters that affect the District. Comments will be limited to three (3) minutes per person. As a general practice, the Board will not discuss/debate these items, nor will the Board make any decisions on items presented during this time, rather it will refer the items for follow up.
5. Financial Matters
  - a. 2022 Budget Workshop
6. Other Business
  - a. Consider Approval of Agreement for Legal Services with Hamre, Rodriguez, Ostrander and Dingess, P.C. For Oil and Gas Lease Representation
  - b. Review Proposals from Cox Professional Landscape service LLC
    - i. Estimate # 1558 Plant Replacement for Entry to Pool \$3,741.00
    - ii. Estimate # 1596 Rock Replacement with Pavers – Pool Area \$3,174.00
    - iii. Estimate # 1626 Remove Ornamental Grasses in Site Lines \$3,101.35
    - iv. Estimate # 1628 Install Aluminum Fence Around Pol A/C Unit \$4,367.92
7. Adjourn

2022 Regular Meetings	Location
Second Thursday of each month @ 6:00 p.m.	Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado

**Wheatlands Metropolitan District  
Statement of Net Position**

July 31, 2022						
	Debt	Special	Special	Special	Fixed Assets	
	Service	Revenue ARI	Revenue	Revenue		
	Fund	Fund	Operations	Park	& LTD	
General Fund	Fund	Fund	Fund	Fund		TOTAL
<b>ASSETS</b>						
<b>CASH</b>						
CSAFE	4,897,295	-	-	-	-	4,897,295
Wells Fargo	77,196	-	-	-	-	77,196
Wells Fargo-Merchant Software	3,000	-	-	-	-	3,000
CSB&T - Series 2015 Bond Fund	-	727,293	-	-	-	727,293
Pooled Cash Allocation	(1,038,856)	528,388	18,382	355,198	136,888	-
<b>TOTAL CASH</b>	<b>3,938,635</b>	<b>1,255,681</b>	<b>18,382</b>	<b>355,198</b>	<b>136,888</b>	<b>5,704,785</b>
<b>OTHER CURRENT ASSETS</b>						
Due from County Treasurer	-	-	-	-	-	-
Accounts Receivable	-	-	-	10,547	26,893	37,440
Accounts Receivable - Builder	-	-	-	-	-	-
Accounts Receivable - Other	29,591	-	-	-	-	29,591
Property Taxes Receivable	7,736	5,866	235	-	-	13,836
Prepaid Expenses	-	-	-	-	-	-
<b>TOTAL OTHER CURRENT ASSETS</b>	<b>37,327</b>	<b>5,866</b>	<b>235</b>	<b>10,547</b>	<b>26,893</b>	<b>80,867</b>
<b>FIXED &amp; OTHER NON-CURRENT ASSETS</b>						
Construction In Progress	-	-	-	-	251,460	251,460
Land	-	-	-	-	-	-
Capital Assets, Net of Depreciation	-	-	-	-	4,142,820	4,142,820
Prepaid Bond Insur-Net of Amortization	-	-	-	-	172,834	172,834
<b>TOTAL FIXED ASSETS</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>4,567,114</b>	<b>4,567,114</b>
<b>TOTAL ASSETS</b>	<b>3,975,962</b>	<b>1,261,548</b>	<b>18,616</b>	<b>365,745</b>	<b>163,781</b>	<b>10,352,766</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>						
<b>CURRENT LIABILITIES</b>						
Accounts Payable	501,627	-	-	-	-	501,627
Wells Fargo Credit Card	3,474	-	-	-	-	3,474
WPRA Fee Payable	-	-	-	-	-	-
Retainage Payable	-	-	-	-	36,228	36,228
Accrued Expenses	-	-	18,382	-	-	18,382
Director's Fees Payable	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	-
Century Communities Deposit	-	-	-	-	-	-
Prepaid Fees	-	-	-	12,246	27,553	39,799
<b>TOTAL CURRENT LIABILITIES</b>	<b>505,101</b>	<b>-</b>	<b>18,382</b>	<b>12,246</b>	<b>63,781</b>	<b>599,510</b>
<b>DEFERRED INFLOWS</b>						
Deferred Property Taxes	7,736	5,866	235	-	-	13,836
<b>TOTAL DEFERRED INFLOWS</b>	<b>7,736</b>	<b>5,866</b>	<b>235</b>	<b>-</b>	<b>-</b>	<b>13,836</b>
<b>LONG-TERM LIABILITIES</b>						
Accrued Interest	-	-	-	-	80,748	80,748
Bank Loan Payable	-	-	-	-	-	-
Bonds Payable - Series 2015	-	-	-	-	23,095,000	23,095,000
Bond Premium, Net of Amortization	-	-	-	-	323,511	323,511
<b>TOTAL LONG-TERM LIABILITIES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>23,499,259</b>	<b>23,499,259</b>
<b>TOTAL LIAB &amp; DEF INFLOWS</b>	<b>512,837</b>	<b>5,866</b>	<b>18,616</b>	<b>12,246</b>	<b>63,781</b>	<b>24,112,605</b>
<b>NET POSITION</b>						
Net Investment in Capital Assets	-	-	-	-	4,394,280	4,394,280
Amount to be Provided for Debt	-	-	-	-	(23,326,425)	(23,326,425)
Nonspendable	-	-	-	-	-	-
Restricted For Debt	-	1,255,681	-	-	-	1,255,681
Restricted For Emergencies	123,600	-	-	8,700	21,661	153,961
Restricted For ARI	-	-	-	-	-	-
Assigned for Capital Replacements	2,148,251	-	-	-	-	2,148,251
Assigned for 2019 Budget Deficit	-	-	-	-	-	-
Unassigned	1,191,274	-	-	344,799	78,339	1,614,412
<b>TOTAL NET POSITION</b>	<b>3,463,125</b>	<b>1,255,681</b>	<b>-</b>	<b>353,499</b>	<b>100,000</b>	<b>(13,759,839)</b>
	=	=	=	=	=	=

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

Modified Accrual Basis

Print Date: 8/31/2022

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 07/31/22 Actual	YTD Thru 07/31/22 Budget	Variance Positive (Negative)	2023 Prelim Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	44,752,801	47,276,236	47,276,236	47,276,236				45,956,915	Aug. 22 Prelim
Mill Levy									
General Fund	36.617	36.602	36.602	36.602				36.520	Adjusted to Maintain Prior Year Total levy
Debt Service Fund	27.740	27.755	27.755	27.755				27.834	25 Mills Gallagherized
SARIA Fund	1.110	1.110	1.110	1.110				1.113	1 Mill Gallagherized
Total mill levy	65.467	65.467	65.467	65.467				65.467	
Property Taxes Levied									
General Fund	1,638,713	1,730,405	1,730,405	1,730,405				1,678,347	AV * Mill Levy / 1,000- Capped at \$2M
Debt Service Fund	1,241,443	1,312,152	1,312,152	1,312,152				1,279,165	AV * Mill Levy / 1,000
SARIA Fund	49,676	52,477	52,477	52,477				51,150	AV * Mill Levy / 1,000
	2,929,832	3,095,033	3,095,033	3,095,033				3,008,661	
Less Provision For Uncollectible		=						=	
General Fund	-	-	-	-				-	
Debt Service Fund	-	-	-	-				-	
SARIA Fund	-	-	-	-				-	
Budgeted Property Taxes									
General Fund	1,638,713	1,730,405	1,730,405	1,730,405				1,678,347	
Debt Service Fund	1,241,443	1,312,152	1,312,152	1,312,152				1,279,165	
SARIA Fund	49,676	52,477	52,477	52,477				51,150	
	2,929,832	3,095,033		3,095,033				3,008,661.35	
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	
Apartments									
Beginning of Period	338	338	338	338				338	
Additions	-	-	-	-				-	
Other	-	-	-	-				-	
End of Period	338	338		338				338	
Sales									
First time sales	-	-	-	-				-	
Re-sale	60	60	60	60				60	
	60	60	60	60				60	

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

Modified Accrual Basis

Print Date: 8/31/2022

GENERAL FUND

REVENUE

Property taxes	1,638,713	1,730,405	1,730,405	1,730,405	1,722,669	1,730,405	(7,736)	1,678,347	Adjusted to Maintain Prior Year Total levy
Abatements	-	-	-	-	-	-	-	-	
Specific ownership taxes	114,887	121,128	121,128	108,150	54,185	60,564	(6,379)	104,897	Assumes 6.25% of property tax
Interest income	2,155	3,000	3,000	32,000	17,339	1,750	15,589	3,000	
Other income	3,101	-	-	1,804	1,804	-	1,804	-	

TOTAL REVENUE

EXPENDITURES

Accounting - contract	61,755	66,400	66,400	68,200	38,016	38,733	717	74,100	
Accounting - special projects	3,017	6,400	6,400	12,000	7,088	3,733	(3,354)	12,000	Out of scope of engagement; excess meeting time
Audit	5,000	5,800	5,800	5,000	5,000	5,800	800	5,800	
County treasurer's fees	24,594	25,956	25,956	25,956	25,843	25,957	114	25,175	1.5% of property taxes
Director's fees	6,577	12,000	12,000	12,000	-	-	-	12,000	
Director expenses and equipment	25	2,500	2,500	2,500	1,244	1,458	214	2,500	2 iPad @\$720; Meeting expenses
Election	109	2,500	35,000	32,000	31,670	2,500	(29,170)	35,000	Anticipate 2023 Election commencing general liability
Insurance & bonds	3,836	4,100	4,100	5,659	5,659	4,100	(1,559)	6,500	
Legal - contract	62,471	67,900	67,900	67,900	37,688	39,608	1,921	73,300	
Legal - special projects	124	5,000	5,000	5,000	-	2,917	2,917	5,000	Out of scope of engagement
Bank Charges	-	-	-	700	366	-	(366)	500	allocate to operations and park fund
Miscellaneous	2,000	4,000	4,000	4,000	-	2,333	2,333	-	
Contingency	-	30,000	50,000	30,000	-	-	-	30,000	For unforeseen expenditures / election
Website	540	1,000	1,000	1,000	200	500	300	1,000	Maintenance

TOTAL EXPENDITURES

Excess Revenue Over Expenditures

OTHER SOURCES (USES)

Transfers (To)/From Debt Service Fund	-	-	-	-	-	-	-	-	
Transfers (To)/From SARIA Fund	-	-	-	-	-	-	-	-	
Transfers (To)/From Operations Fund	-	-	-	-	-	-	-	-	
Transfers (To)/From Park Fund	(1,030,713)	(2,808,303)	(3,903,218)	(3,846,281)	(1,414,878)	(1,607,615)	192,738	(1,222,804)	

Total Other Sources / (Uses)

CHANGE IN FUND BALANCE

BEGINNING FUND BALANCE

ENDING FUND BALANCE

COMPONENTS OF FUND BALANCE

Nonspendable	450	-	-	-	-	-	-	-	
Restricted - TABOR emergency reserve	52,800	70,100	85,800	123,600	123,600	70,100	53,500	84,900	
Assigned - Capital Improv/Replacement	1,050,000	1,075,000	50,000	140,000	2,148,251	1,075,000	1,073,251	-	Pool replacement & other
Assigned - Next Years Budget Deficit	531,800	-	-	-	-	-	-	-	Assume 2023 breakeven budget
Restricted - Debt Covenants	-	-	-	-	-	-	-	-	
Unassigned	1,599,729	785,295	764,238	725,341	1,191,274	2,030,084	(838,810)	1,184,605	2,303,118

TOTAL ENDING FUND BALANCE



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

Modified Accrual Basis

Print Date: 8/31/2022

SARIA FUND

REVENUE

Property taxes	49,676	52,477	52,477	52,477	52,242	52,477	(235)	51,150	1 Mill Gallagherized
Abatements	-	-	-	-	-	-	-	-	
Specific Ownership Tax	-	-	-	-	-	-	-	-	allocate to general & debt service funds
Interest income	-	-	-	-	-	-	-	-	allocate to general & debt service funds
Other income	-	2,500	2,500	-	-	-	-	2,500	Equal to Contingency

TOTAL REVENUE

49,676	54,977	54,977	52,477	52,242	52,477	(235)	53,650
--------	--------	--------	--------	--------	--------	-------	--------

EXPENDITURES

Legal - contract	-	-	-	-	-	-	-	-	
Legal - special projects	-	-	-	-	-	-	-	-	
Capital outlay District ARI Improvements	-	-	-	-	-	-	-	-	
Contribution to SARIA Authority	48,930	51,689	51,689	51,689	51,458	51,689	231	50,383	
Treasurer's fee	746	787	787	787	784	787	3	767	1.5% of Property Tax Collections
Contingency	-	2,500	2,500	-	-	-	-	2,500	To Avoid Budget Overage, offset by Other Revenue

TOTAL EXPENDITURES

49,676	54,977	54,977	52,477	52,242	52,477	235	53,650
--------	--------	--------	--------	--------	--------	-----	--------

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: 8/31/2022

OPERATIONS FUND

REVENUE

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 07/31/22 Actual	YTD Thru 07/31/22 Budget	Variance Positive (Negative)	2023 Prelim Budget	Budget Notes/Assumptions
Operations Fees - Houses	252,880	252,720	252,720	252,720	147,880	147,420	460	315,900	\$20 Per Month - propose increase to \$25/Mo?
Warning letter fees	-	-	-	-	-	-	-	-	
Working capital fees	4,200	3,000	3,000	3,000	2,050	1,950	100	3,000	\$50 per residential sale
Late charges and collection fees	6,770	14,000	26,300	7,000	3,429	8,167	(4,737)	7,000	
Legal - collections	4,878	9,300	9,300	5,250	813	5,425	(4,612)	3,500	Assumes 75% of legal collection expense
Design review	-	-	-	-	-	-	-	-	
Violations / Fines	3,475	1,200	1,200	1,200	2,500	700	1,800	1,200	
Interest income	-	-	-	-	-	-	-	-	
Other income	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	<b>272,203</b>	<b>280,220</b>	<b>292,520</b>	<b>269,170</b>	<b>156,672</b>	<b>163,662</b>	<b>(6,989)</b>	<b>330,600</b>	
<b>EXPENDITURES</b>									
Accounting - Contract - O&M	3,813	4,100	4,100	4,100	2,376	2,392	16	4,600	
Accounting - Spec Projects - O&M	189	400	400	800	438	300	(138)	800	
Design review	-	-	-	-	-	-	-	-	Architect fees @ \$50 / submittal.
Covenant Compliance	42,959	44,500	44,500	44,500	21,952	25,958	4,006	48,000	AMI
Facilities Management - Contract	18,462	23,000	23,000	23,000	12,923	12,923	0	24,000	20/65 of YMCA contract
Facilities Management - Spec Projects	-	-	-	-	-	-	-	-	
Billing Service - Late Charges & Collections	1,125	14,000	26,300	2,500	622	8,167	7,545	2,500	
Billing Service - Base Rate	11,682	12,300	12,300	12,300	6,810	7,175	365	12,900	Amcobi
Legal - Contract	12,494	12,800	12,800	12,800	7,922	7,467	(455)	13,400	
Legal - spec projects	1,076	2,400	2,400	2,400	1,157	1,400	243	2,600	Work out of scope.
Legal - collections	7,512	12,400	12,400	7,000	349	7,233	6,885	12,400	
Bank Charges	1,048	1,200	1,200	1,200	629	700	71	1,200	
Trash removal - Residential	150,322	165,300	165,300	165,300	88,170	96,425	8,255	166,900	per contract, 3% annual increase (built in extra .5% for admin fees)
Contingency	-	14,700	14,700	13,800	-	-	-	14,500	5% of other expenses
<b>TOTAL EXPENDITURES</b>	<b>250,681</b>	<b>307,100</b>	<b>319,400</b>	<b>289,700</b>	<b>143,347</b>	<b>170,140</b>	<b>26,792</b>	<b>303,800</b>	
<b>Excess Revenue Over Expenditures</b>	<b>21,523</b>	<b>(26,880)</b>	<b>(26,880)</b>	<b>(20,530)</b>	<b>13,325</b>	<b>(6,478)</b>	<b>19,803</b>	<b>26,800</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfers (To)/From other Funds	-	-	-	-	-	-	-	-	
<b>Total Other Sources / (Uses)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>CHANGE IN FUND BALANCE</b>	<b>21,523</b>	<b>(26,880)</b>	<b>(26,880)</b>	<b>(20,530)</b>	<b>13,325</b>	<b>(6,478)</b>	<b>19,803</b>	<b>26,800</b>	
<b>BEGINNING FUND BALANCE</b>	<b>318,651</b>	<b>322,125</b>	<b>322,125</b>	<b>340,174</b>	<b>340,174</b>	<b>322,125</b>	<b>18,049</b>	<b>319,644</b>	
<b>ENDING FUND BALANCE</b>	<b>340,174</b>	<b>295,245</b>	<b>295,245</b>	<b>319,644</b>	<b>353,499</b>	<b>315,647</b>	<b>37,852</b>	<b>346,444</b>	
<b>COMPONENTS OF FUND BALANCE</b>									
Nonspendable	-	-	-	-	-	-	-	-	
Restricted - TABOR emergency reserve	8,200	9,213	9,582	8,700	8,700			10,000	
Assigned - Future Operations	331,974	286,032	285,663	310,944	344,799			336,444	
<b>TOTAL ENDING FUND BALANCE</b>	<b>340,174</b>	<b>295,245</b>	<b>295,245</b>	<b>319,644</b>	<b>353,499</b>			<b>346,444</b>	
	=	=	=	=	=	=	=	=	

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

Modified Accrual Basis

Print Date: 8/31/2022

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 07/31/22 Actual	YTD Thru 07/31/22 Budget	Variance Positive (Negative)	2023 Prelim Budget	Budget Notes/Assumptions
<b>PARK FUND</b>									
<b>REVENUE</b>									
Working capital fees	8,400	6,000	6,000	6,000	4,100	3,900	200	6,000	\$100 per residential sale
Clubhouse rental fees	3,303	12,000	25,315	33,000	23,615	8,446	15,169	21,000	assumes resumption of normal activity
Late charges and collection fees	15,234	3,000	3,000	10,000	7,716	1,750	5,966	5,600	
Legal - collection fees	10,976	20,775	20,775	5,000	1,830	12,119	(10,289)	3,750	Assumes 75% of legal collection expense
Park fees - Builders - Lots	360	-	-	-	-	-	-	-	
Park fees - Residential Units	568,479	568,620	568,620	568,620	331,845	331,695	150	694,980	\$45 Per Month - Propose Increase to \$55
Park fees - Apartment Units	81,120	81,120	81,120	81,120	47,320	47,320	-	121,680	\$20 Per Month - to \$30
Grant	-	-	-	-	-	-	-	-	
Interest income	-	-	-	-	-	-	-	-	
Other income	5,027	3,000	3,000	18,300	6,127	-	6,127	3,000	snack shack sales; swim team revenue?
<b>TOTAL REVENUE</b>	<b>692,898</b>	<b>694,515</b>	<b>707,830</b>	<b>722,040</b>	<b>422,552</b>	<b>405,230</b>	<b>17,323</b>	<b>856,010</b>	
<b>EXPENDITURES</b>									
Accounting - Contract	11,474	12,500	12,500	12,500	7,128	7,292	164	13,900	
Accounting - Special Projects	566	1,200	1,200	2,500	1,313	900	(413)	2,800	
Facilities Management - Contract	41,558	51,700	51,700	51,700	29,077	29,077	(0)	54,000	45/65 of YMCA contract
Facilities Management - Spec Projects	-	15,000	15,000	15,000	-	8,750	8,750	15,000	reserve study
Billing Service - Late Charges & Collections	2,530	3,000	3,000	3,000	1,398	1,750	352	5,600	
Billing Service - Base Rate	26,286	27,700	27,700	27,700	15,324	16,158	835	29,100	AmCoBi
Community Activities / Christmas Lights	21,826	24,400	24,400	24,400	10,322	7,965	(2,357)	22,900	
Insurance	28,773	33,100	33,100	33,187	33,187	33,100	(87)	38,200	Property and allocated liability
Legal - Contract	12,494	12,800	12,800	12,800	8,403	7,467	(936)	12,800	
Legal - Special Projects	9,984	2,400	2,400	10,000	9,692	1,400	(8,292)	12,000	
Legal - Collections	16,902	27,700	27,700	5,000	737	16,158	15,421	5,000	Based on switching law firms and less collection activity
Bank Charges	2,265	2,400	2,400	2,400	1,197	1,400	203	2,500	
Proposed Facility & Project Planning	1,002	-	-	-	-	-	-	-	
Park - Project Costs	88,081	1,515,000	2,154,230	2,154,230	760,352	757,500	(2,852)	-	Anticipated completion in 2022
Sport Field Improvements			450,000	450,000	-	-	-		Anticipated completion in 2022
Irrigation Repairs & Improvements	39,984	43,300	43,300	43,300	27,945	24,688	(3,258)	43,300	Avg. of 2 yrs = \$41.2k, maintain current budget amount. Per Cox 08/22
Landscape Maintenance Contract - WMD	146,537	165,300	165,300	165,300	96,282	96,425	143	191,600	Includes reg event snow removal.
Landscape Improvements - WMD	259,354	100,000	100,000	100,000	-	52,000	52,000	100,000	
Snow Removal	5,576	17,600	17,600	17,600	380	10,560	10,180	17,600	For material snow event outside scope of contract - Per Cox 08/22
Clubhouse Repairs and Maintenance	125,219	60,000	82,500	90,000	86,496	38,108	(48,388)	89,973	
Parking Lot Maintenance	-	6,500	6,500	6,500	-	-	-	6,500	
Grounds Maintenance	59,816	86,000	86,000	86,000	34,858	50,167	15,309	86,000	per Kevin Cox 08/22
Chemicals & Supplies	13,527	12,000	12,000	12,000	2,732	9,600	6,868	13,000	
Contract / Lifeguards	141,900	145,200	145,200	145,200	83,125	83,125	-	156,500	
Equipment Repairs & Replacement	30,460	36,600	36,600	36,600	12,363	21,350	8,987	36,600	
Gas and Electric	27,657	27,300	27,300	27,300	13,551	15,236	1,685	28,100	
Telephone/ WiFi / Cable	276	3,400	3,400	3,400	-	1,983	1,983	3,700	
Water and Sewer	151,012	193,000	209,500	250,000	110,165	100,746	(9,419)	250,000	Anticipate need to add'l irrigation due to drier conditions
Trash Removal - Clubhouse/Non-Res	-	-	-	-	-	-	-	-	included in Clubhouse R&M
WPRA Fee	442,260	473,218	473,218	468,104	269,472	276,044	6,572	477,641	Assume 8% increase
Community Park Maintenance	14,595	8,900	8,900	12,000	10,453	5,192	(5,262)	8,900	
WPRA Support	-	370,600	275,600	275,600	211,227	338,705	127,478	330,600	Landscaping, snow removal, irrig +\$250K WPRA Add'l Funding
Contingency	-	25,000	100,000	25,000	-	-	-	25,000	
<b>TOTAL EXPENDITURES</b>	<b>1,721,915</b>	<b>3,502,818</b>	<b>4,611,048</b>	<b>4,568,321</b>	<b>1,837,430</b>	<b>2,012,845</b>	<b>175,415</b>	<b>2,078,814</b>	
<b>Excess Revenue Over Expenditures</b>	<b>(1,029,018)</b>	<b>(2,808,303)</b>	<b>(3,903,218)</b>	<b>(3,846,281)</b>	<b>(1,414,878)</b>	<b>(1,607,615)</b>	<b>192,738</b>	<b>(1,222,804)</b>	
<i>Park Fund Continued on Next Page</i>									



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

Modified Accrual Basis

Print Date: 8/31/2022

PARK FUND - CONTINUED

OTHER SOURCES / (USES)

Transfers (To)/From other Funds  
Loan issuance  
Proceeds from Sale of Land

Total Other Sources / (Uses)

CHANGE IN FUND BALANCE

BEGINNING FUND BALANCE

ENDING FUND BALANCE

COMPONENTS OF FUND BALANCE

Nonspendable  
Restricted - TABOR emergency reserve  
Restricted - Replacement reserve  
Restricted - Loan reserve & Surplus  
Assigned for Parks

TOTAL ENDING FUND BALANCE

2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 07/31/22 Actual	YTD Thru 07/31/22 Budget	Variance Positive (Negative)	2023 Prelim Budget	Budget Notes/Assumptions
1,030,713	2,808,303	3,903,218	3,846,281	1,414,878	1,607,615	(192,738)	1,222,804	Transfer from General Fund.
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
1,030,713	2,808,303	3,903,218	3,846,281	1,414,878	1,607,615	(192,738)	1,222,804	
1,696	-	-	-	-	-	-	-	
98,304	100,000	100,000	100,000	100,000	100,000	-	100,000	
100,000	100,000	100,000	100,000	100,000	100,000	-	100,000	
=	=	=	=	=	=	=	=	
36,855				-				
20,900	20,835	21,235	21,661	21,661			25,680	
-	-	-	-	-			-	
-	-	-	-	-			-	
42,245	79,165	78,765	78,339	78,339			74,320	
100,000	100,000	100,000	100,000	100,000			100,000	
=	=	=	=	=			=	

Cox Professional Landscape Services LLC

14051 E Davies Avenue Unit A  
Centennial, CO 80112

# Estimate

Date	Estimate #
7/15/2022	1558

Name / Address
Wheatlands Metro District 6601 S Wheatlands Parkway Aurora, CO 80016

Ship To

Project
2022 Enhancements

Description	Qty	U/M	Total
Plant replacement for entry to Pool complex- Wheatlands			
#5 Miscanthus Karl Foerster installed	27		1,907.55
#5 Spreading Cotoneaster installed	17	EA	1,322.60
#5 Miss Kim installed	1	EA	65.50
#5 Miscanthus Yaku Jima installed	3		211.95
#5 Mohican Viburnum installed	1	EA	77.80
#5 Pampas Grass installed	2	EA	155.60
Subtotal			3,741.00
<p>This proposal and estimate is good for thirty (30) days from the date of issue.</p> <p>Acceptance of Contract</p> <p>By my signature below I do hereby accept this proposal dated _____ as presented.</p> <p>Signature: _____ Date _____</p> <p>_____ Please Print Name</p>			
<b>Total</b>			\$3,741.00

Phone #
303.693.6878

Email:
coxoffice@coxprolandscape.com

Cox Professional Landscape Services LLC

14051 E Davies Avenue Unit A  
Centennial, CO 80112

# Estimate

Date	Estimate #
8/12/2022	1596

Name / Address
Wheatlands Metro District 6601 S Wheatlands Parkway Aurora, CO 80016

Ship To

Project

Description	Qty	U/M	Total
Remove rock from in front of air conditioning unit inside pool area. Replace with pavers to match pavers as per Estimate #1562 to achieve continual paved seating area.			
Demo. Work	6	hr	450.00
Pavers (24" x 24" installed)	118		1,947.00
Sand	2	ton	177.00
General Landscape Labor	8		600.00
Subtotal			3,174.00
This proposal and estimate is good for thirty (30) days from the date of issue.			
Acceptance of Contract			
By my signature below I do hereby accept this proposal dated _____ as presented.			
Signature: _____ Date _____			
Please Print Name _____			
*** Please refer to Estimate #1562- to be read in conjunction with the Estimate ***			
<b>Total</b>			\$3,174.00

Phone #
303.693.6878

Email:
coxoffice@coxprolandscape.com

Cox Professional Landscape Services LLC

14051 E Davies Avenue Unit A  
Centennial, CO 80112

# Estimate

Date	Estimate #
9/9/2022	1626

Name / Address
Wheatlands Metro District 6601 S Wheatlands Parkway Aurora, CO 80016

Ship To

Project
2022 Enhancements

Description	Qty	U/M	Total
Removal of ornamental grasses from corner of E. Euclid Place and Wheatlands Drive through to grassed area on Wheatlands to allow safe sight for traffic flow			
Demo. Work- removal of 65% of ornamental grasses in triangle on E. Euclid Place and Wheatlands Drive	7	hr	525.00
Demo. Work- removal of 33.3% of ornamental grasses on Wheatlands Drive- from E. Euclid Place back to grassed area	8	hr	600.00
Subtotal			1,125.00
Dumps fees	1	EA	750.00
Local River Rock 1 1/2"- top dress	5	ton	476.35
General Landscape Labor	10		750.00
This proposal and estimate is good for thirty (30) days from the date of issue.			
Acceptance of Contract			
By my signature below I do hereby accept this proposal dated _____ as presented.			
Signature: _____ Date _____			
Please Print Name _____			
<b>Total</b>			\$3,101.35

Phone #
303.693.6878

Email:
coxoffice@coxprolandscape.com

Cox Professional Landscape Services LLC

14051 E Davies Avenue Unit A  
Centennial, CO 80112

# Estimate

Date	Estimate #
9/9/2022	1628

Name / Address
Wheatlands Metro District 6601 S Wheatlands Parkway Aurora, CO 80016

Ship To

Project
2022 Enhancements

Description	Qty	U/M	Total
Aluminum fence to be installed around existing a./c. unit at Wheatlands swimming pool complex- to include 4' side opening gate to allow access to repair a./c. unit.			
48" High Aluminum Fence - matte brown 14' x 10' in size with sides attached to clubhouse building and outside shed. Attached to concrete pavers.	34	ft	3,242.92
General Landscape Labor	15		1,125.00
This proposal and estimate is good for thirty (30) days from the date of issue.			
Acceptance of Contract			
By my signature below I do hereby accept this proposal dated _____ as presented.			
Signature: _____ Date _____			
Please Print Name _____			
		<b>Total</b>	\$4,367.92

Phone #
303.693.6878

Email:
coxoffice@coxprolandscape.com