

WHEATLANDS METROPOLITAN DISTRICT

January 30, 2023

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

RE: Wheatlands Metropolitan District
LG ID #65033

Attached is the 2023 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 10, 2022. 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 39.820 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 27.755 mills for G.O. bonds; 0.000 mills for refund/abatement; 1.145 mills for contractual obligations; and 0.000 mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$45,956,955 the total property tax revenue is \$3,158,161.95. 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

RESOLUTION
ADOPTING BUDGET, APPROPRIATING FUNDS AND CERTIFYING MILL LEVIES
FOR THE CALENDAR YEAR 2023

The Board of Directors of Wheatlands Metropolitan District (the “**Board**”), City of Aurora, Arapahoe Colorado (the “**District**”), held a regular meeting, held at 6601 S. Wheatlands Parkway, Aurora, CO on November 10, 2022, at 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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NOTICE AS TO PROPOSED 2023 BUDGET

SENTINEL
PROOF OF PUBLICATION

STATE OF COLORADO
COUNTY OF ARAPAHOE }ss.

I DAVID L. PERRY, do solemnly swear that I am the PUBLISHER of the SENTINEL; that the same is a weekly newspaper published in the County of Arapahoe, State of Colorado and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Arapahoe 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 October 6 A.D. 2022 and that the last publication of said notice was in the issue of said newspaper dated October 6 A.D. 2022.

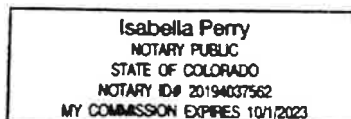
I witness whereof I have hereunto set my hand this 6th day of October A.D. 2022.



Subscribed and sworn to before me, a notary public in the County of Arapahoe, State of Colorado, this 6th day of October A.D. 2022.



Notary Public



NOTICE OF PUBLIC HEARING
ON THE AMENDED 2022 BUDGET
AND NOTICE OF PUBLIC HEARING
ON THE PROPOSED 2023 BUDGET

NOTICE IS HEREBY GIVEN that the Board of Directors (the "Board") of the WHEATLANDS METROPOLITAN DISTRICT (the "District"), will hold a meeting at 6601 S. Wheatlands Parkway, Aurora, CO 80016 on November 10, 2022 at 6:00 PM, for the purpose of conducting such business as may come before the Board including a public hearing on the 2023 proposed budget (the "Proposed Budget"). The necessity may also arise for an amendment to the 2022 budget (the "Amended Budget").

NOTICE IS FURTHER GIVEN that the Proposed Budget and Amended Budget (if applicable) have been submitted to the District. A copy of the Proposed Budget and Amended Budget are on file in the office of Marchetti & Weaver, 245 Century Circle, Suite 103, Louisville, CO 80027, where the same are open for public inspection.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to final adoption of the Proposed Budget or the Amended Budget by the Board. This meeting is open to the public and the agenda for any meeting may be obtained 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: October 6, 2022
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 2023. 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 2023 budget year, there is hereby levied a tax of 39.820 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 2023 budget year, there is hereby levied a tax of 27.755 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 2023 budget year, there is hereby levied a tax of

1.145 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 2022 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 THIS NOVEMBER 10TH, 2022.

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 (Nov 16, 2022 10:53 MST)

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

Ch W
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 10th, 2022, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 10th day of November, 2022.

Brooke Holliman
Brooke Holliman (Nov 16, 2022 10:53 MST)

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

WHEATLANDS METROPOLITAN DISTRICT

2023 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 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.

2023 BUDGET STRATEGY

The District's strategy in preparing the 2023 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 Fund, to pay debt service on outstanding bonds issued to finance infrastructure; 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. Payments by the District to the Authority result in reduced membership fees to district residents who occupy a detached or attached single family residence. The recreation center was opened to the public in the spring of 2021.

**Wheatlands Metropolitan District
Statement of Net Position**

September 30, 2022						
	Debt	Special	Special	Special	Fixed Assets	
	Service	Revenue ARI	Revenue	Revenue		
	Fund	Fund	Operations	Park	& LTD	
General Fund	Fund	Fund	Fund	Fund		TOTAL
ASSETS						
CASH						
CSAFE	3,405,929	-	-	-	-	3,405,929
Wells Fargo	219,901	-	-	-	-	219,901
Wells Fargo-Merchant Software	3,396	-	-	-	-	3,396
CSB&T - Series 2015 Bond Fund	-	1,258,434	-	-	-	1,258,434
Pooled Cash Allocation	(511,415)	18,784	114	352,204	140,313	-
TOTAL CASH	3,117,811	1,277,218	114	352,204	140,313	4,887,660
OTHER CURRENT ASSETS						
Due from County Treasurer	-	-	-	-	-	-
Accounts Receivable	-	-	-	14,711	33,099	47,810
Accounts Receivable - Builder	-	-	-	-	-	-
Accounts Receivable - Other	-	-	-	-	-	-
Property Taxes Receivable	1,697	1,287	52	-	-	3,036
Prepaid Expenses	450	-	-	-	-	450
TOTAL OTHER CURRENT ASSETS	2,147	1,287	52	14,711	33,099	51,296
FIXED & OTHER NON-CURRENT ASSETS						
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
TOTAL FIXED ASSETS	-	-	-	-	4,567,114	4,567,114
TOTAL ASSETS	3,119,958	1,278,505	165	366,915	173,412	9,506,070
LIABILITIES & DEFERED INFLOWS						
CURRENT LIABILITIES						
Accounts Payable	430,165	-	-	-	-	430,165
Wells Fargo Credit Card	2,304	-	-	-	-	2,304
WPRA Fee Payable	-	-	-	-	-	-
Retainage Payable	-	-	-	-	47,301	47,301
Accrued Expenses	-	-	114	-	-	114
Director's Fees Payable	-	-	-	-	-	-
Payroll Liabilities	-	-	-	-	-	-
Century Communities Deposit	-	-	-	-	-	-
Prepaid Fees	-	-	-	11,605	26,112	37,717
TOTAL CURRENT LIABILITIES	432,470	-	114	11,605	73,412	517,601
DEFERRED INFLOWS						
Deferred Property Taxes	1,697	1,287	52	-	-	3,036
TOTAL DEFERRED INFLOWS	1,697	1,287	52	-	-	3,036
LONG-TERM LIABILITIES						
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
TOTAL LONG-TERM LIABILITIES	-	-	-	-	23,499,259	23,499,259
TOTAL LIAB & DEF INFLOWS	434,167	1,287	165	11,605	73,412	24,019,896
NET POSITION						
Net Investment in Capital Assets	-	-	-	-	4,394,280	4,394,280
Amount to be Provided for Debt	-	-	-	-	(23,326,425)	(23,326,425)
Nonspendable	450	-	-	-	-	450
Restricted For Debt	-	1,277,218	-	-	-	1,277,218
Restricted For Emergencies	123,400	-	-	8,100	21,771	153,271
Restricted For ARI	-	-	-	-	-	-
Assigned for Capital Replacements	1,552,505	-	-	-	-	1,552,505
Assigned for Next Year Budget Deficit	-	-	-	-	-	-
Unassigned	1,009,436	-	-	347,210	78,229	1,434,875
TOTAL NET POSITION	2,685,791	1,277,218	-	355,310	100,000	(14,513,826)
	=	=	=	=	=	=

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

Modified Accrual Basis

Print Date: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	44,752,801	47,276,236	47,276,236	47,276,236				45,956,955	Nov. 22 Final Per County
Mill Levy									
General Fund	36.617	36.602	36.602	36.602				39.820	66 Mills in Total, Less DS & SARIA, Plus Add'l \$125K for WPRA Support
Debt Service Fund	27.740	27.755	27.755	27.755				27.755	Equal to Prior Year
SARIA Fund	1.110	1.110	1.110	1.110				1.145	1 Mill Adjusted For Decreases in Assessment Rates
Total mill levy	65.467	65.467	65.467	65.467				68.720	
Property Taxes Levied									
General Fund	1,638,713	1,730,405	1,730,405	1,730,405				1,830,006	AV * Mill Levy / 1,000- Capped at \$2M
Debt Service Fund	1,241,443	1,312,152	1,312,152	1,312,152				1,275,535	AV * Mill Levy / 1,000
SARIA Fund	49,676	52,477	52,477	52,477				52,621	AV * Mill Levy / 1,000
Less Provision For Uncollectible	2,929,832	3,095,033	3,095,033	3,095,033				3,158,162	
General Fund	-	-	-	-				-	
Debt Service Fund	-	-	-	-				-	
SARIA Fund	-	-	-	-				-	
Budgeted Property Taxes	-	-	-	-				-	
General Fund	1,638,713	1,730,405	1,730,405	1,730,405				1,830,006	
Debt Service Fund	1,241,443	1,312,152	1,312,152	1,312,152				1,275,535	
SARIA Fund	49,676	52,477	52,477	52,477				52,621	
	2,929,832	3,095,033	3,095,033	3,095,033				3,158,161.95	
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	
FEES									
Operations Fee - Monthly / Unit									
Houses		\$ 20.00		\$ 20.00				\$ 20.00	
Apartments		\$ -		\$ -				\$ -	
Park Fee - Monthly / Unit									
Houses		\$ 45.00		\$ 45.00				\$ 45.00	
Apartments		\$ 20.00		\$ 20.00				\$ 20.00	
WPRA Fee									
Membership		\$ 30.00		\$ 32.73				\$ 35.35	Assuming 8% Membership Fee Increase- Effective April 2023
Debt Reserve		\$ 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: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property Taxes	2,929,832	3,095,033		3,095,033	3,091,997	3,095,033	(3,036)	3,158,162	71 Mills Gallagherized
Specific Ownership Taxes	201,922	199,857		193,440	130,369	133,238	(2,870)	190,907	Assumes 5% of tax revenue
Interest & other income	3,050	3,600		63,000	38,083	2,663	35,420	9,000	Lower due to decreased fund balance & lower rates
Operations fees	252,880	252,720		252,720	190,000	189,540	460	252,720	\$20 Per Month
Fines & penalties	41,333	48,275		24,500	18,763	36,206	(17,443)	23,350	includes 95% of legal collection expenses
Working capital fees	12,600	9,000		9,000	7,800	8,550	(750)	9,000	
Design review	-	-		-	-	-	-	-	
Clubhouse rental fees	3,303	12,000		33,000	26,690	9,936	16,754	25,000	
Park fees	649,959	649,740		649,740	487,455	487,305	150	649,740	\$45 single family/ \$20 Apartment Per Month
Bond/Loan proceeds	-	-		-	-	-	-	-	
Other Income	8,128	5,500		26,349	20,076	3,000	17,076	8,500	
Sale of Assets	-	-		-	-	-	-	-	
TOTAL REVENUE	4,103,006	4,275,726		4,346,783	4,011,232	3,965,472	45,761	4,326,379	
	=	=		=	=	=	=	=	

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

Modified Accrual Basis

Print Date: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS (Continued)									
EXPENDITURES									
General Operating:									
Accounting - contract	77,043	83,000		84,800	56,284	62,250	5,966	92,600	Fixed fee.
Accounting - special projects	3,772	8,000		23,300	20,171	6,267	(13,904)	15,600	Provision for work out of scope of engagement.
Audit	5,000	5,800		5,000	5,000	5,800	800	5,800	
County Treasurer's fees	43,971	46,425		46,425	46,390	46,425	35	47,372	1.5% of Property Tax Collections
Director's fees	6,577	12,000		12,000	-	-	-	12,000	
Director expenses & equipment	25	2,500		2,500	1,244	1,875	631	2,500	2 iPad plus \$500 other exp, e.g. board mtg meals
Election	109	2,500		31,670	31,670	2,500	(29,170)	35,000	Board Member election in even years
Insurance & bonds	32,609	37,200		38,847	38,847	37,200	(1,647)	44,700	
Legal - contract	87,459	93,500		93,500	62,586	70,125	7,539	99,500	
Legal - special projects	11,185	9,800		22,400	14,392	7,350	(7,042)	19,600	Provision for work out of scope of engagement.
Bank Charges	3,313	3,600		3,600	2,745	2,700	(45)	4,200	Allocated 20/65 Operations and 45/65 Park Fund
Miscellaneous	2,000	4,000		1,000	114	3,000	2,886	-	
Contingency	-	32,500		10,000	-	-	-	32,500	
Website	540	1,000		416	416	500	84	1,000	Maintenance
Debt Service:									
Interest	984,581	968,981		968,981	484,491	484,491	-	951,581	Series 2015 bonds
Principal	390,000	435,000		435,000	-	-	-	450,000	Series 2015 bonds
Paying agent / trustee fees / legal	1,000	1,200		1,000	1,000	1,000	-	1,000	Series 2015 bonds
Bond/Loan issuance expense	-	-		-	-	-	-	-	
Contingency	-	5,000		-	-	-	-	5,000	
Community Operations									
Design review	-	-		-	-	-	-	-	architectural consultant's review @\$50 per submittal
Facilities mgmt. & billing - Contract	101,643	131,700		120,200	85,293	99,450	14,157	134,300	YMCA and Amcobi
Facilities mgmt. & billing - Spec Projects	-	15,000		5,000	-	11,250	11,250	15,000	YMCA
Covenant Enforcement	42,959	44,500		44,500	29,162	33,375	4,213	48,000	Based on 2017
Legal - collections	24,415	40,100		3,000	1,086	30,075	28,989	12,000	Allocated 69% Park and 31% O&M
Trash removal-residential pickup	150,322	165,300		155,000	113,792	123,975	10,183	166,900	\$11.33/mo. Jan-Feb; \$11.67/mo. Mar-Dec
Community activities / Christmas lights	21,826	24,400		40,000	35,347	8,755	(26,592)	22,900	Based on 2017
Landscaping	445,876	308,600		312,300	213,315	251,159	37,844	334,900	Includes landscape contract & irrig r&m
WPRA Support	-	370,600		275,600	213,751	358,355	144,604	166,500	Landscaping, snow removal, irrig +\$120K WPRA Add'l Funding
Snow removal	5,576	17,600		17,600	380	10,560	10,180	17,600	For material event outside scope of contract
Clubhouse repairs and maintenance	125,219	66,500		100,000	95,876	48,357	(47,520)	123,703	Based on 2017
Sport Fields	-	-		450,000	325,378	-	(325,378)	50,000	Based on 2017
Grounds maintenance	74,410	94,900		116,000	65,091	71,175	6,084	94,900	Based on 2017
Pool operations	185,888	193,800		176,700	131,222	149,025	17,803	208,938	chemicals & supplies; life guard contract; eq r&m
Utilities	178,945	223,700		277,300	190,723	205,331	14,608	278,100	Based on 2017
Transfer to SARIA Authority	48,930	51,689		51,689	51,639	51,689	51	51,831	Equal to taxes collected
Capital outlay	-	-		-	-	-	-	-	
Proposed facilities - Project costs	89,083	1,515,000		2,154,230	1,012,233	1,262,500	250,267	-	park; YMCA
WPRA fee	442,260	473,218		468,132	348,926	354,914	5,988	489,645	Rate to match to YMCA Increase \$33.75 + \$5 Per Month Per Unit
Contingency	-	39,700		25,000	-	-	-	169,300	
TOTAL EXPENDITURES	3,586,532	5,528,314		6,572,691	3,678,562	3,801,427	122,865	4,204,471	
CHANGE IN FUND BALANCE	516,475	(1,252,589)		(2,225,909)	332,670	164,045	168,626	121,908	
BEGINNING FUND BALANCE	3,569,174	3,950,571		4,085,648	4,085,648	3,950,571	135,077	1,859,740	
ENDING FUND BALANCE	4,085,648	2,697,982		1,859,740	4,418,319	4,114,615	303,703	1,981,648	
	=	=		=	=	=	=	=	
COMPONENTS OF FUND BALANCE:									
Nonspendable	37,305	-		44,700	450	-	450	46,935	
Restricted - TABOR emergency reserve	81,900	100,148		153,271	153,271	100,148	53,122	88,483	
Restricted - Debt Covenants	410,695	372,343		389,474	1,277,218	1,270,605	6,613	320,827	
Restricted - SARIA Projects	-	-		-	-	-	-	-	
Assigned - Next Years Budget Deficit	531,800	-		-	-	-	-	-	
Assigned - Capital Improv/Replacement	1,050,000	1,075,000		170,000	1,552,505	1,075,000	477,505	390,000	Not adequately funded- should be \$1M plus
Assigned - Parks & Operations	374,219	365,197		379,723	425,439	383,279	42,160	347,321	
Unassigned	1,599,729	785,295		722,572	1,009,436	1,285,583	(276,147)	788,082	Bare minimum (3-4 months of expenses)
TOTAL ENDING FUND BALANCE	4,085,648	2,697,982		1,859,739	4,418,319	4,114,615	303,703	1,981,648	
	=	=		=	=	=	=	=	

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substantially all disclosures required by GAAP omitted.

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

Modified Accrual Basis

Print Date: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property taxes	1,638,713	1,730,405	1,730,405	1,730,405	1,728,707	1,730,405	(1,698)	1,830,006	66 Mills in Total, Less DS & SARIA, Plus Add'l \$125K for WPRa Support
Abatements	-	-	-	-	-	-	-	-	
Specific ownership taxes	114,887	121,128	121,128	108,150	74,145	80,752	(6,607)	114,375	Assumes 6.25% of property tax
Interest income	2,155	3,000	3,000	57,000	33,491	2,250	31,241	3,000	
Other income	3,101	-	-	2,400	2,044	-	2,044	-	
TOTAL REVENUE	1,758,856	1,854,533	1,854,533	1,897,955	1,838,388	1,813,407	24,981	1,947,381	
EXPENDITURES									
Accounting - contract	61,755	66,400	66,400	68,200	43,632	49,800	6,168	74,100	
Accounting - special projects	3,017	6,400	6,400	20,000	17,550	4,800	(12,750)	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	25,936	25,957	21	27,450	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	1,875	631	2,500	2 iPad @\$720; Meeting expenses
Election	109	2,500	35,000	31,670	31,670	2,500	(29,170)	35,000	Anticipate 2023 Election commencing
Insurance & bonds	3,836	4,100	4,100	5,659	5,659	4,100	(1,559)	6,500	general liability
Legal - contract	62,471	67,900	67,900	67,900	43,812	50,925	7,113	73,300	
Legal - special projects	124	5,000	5,000	5,000	-	3,750	3,750	5,000	Out of scope of engagement
Bank Charges	-	-	-	-	-	-	-	500	allocate to operations and park fund
Miscellaneous	2,000	4,000	4,000	1,000	114	3,000	2,886		
Contingency	-	30,000	50,000	10,000	-	-	-	30,000	For unforeseen expenditures / election
Website	540	1,000	1,000	416	416	500	84	1,000	Maintenance
TOTAL EXPENDITURES	170,047	233,556	286,056	255,301	175,032	153,007	(22,025)	285,150	
Excess Revenue Over Expenditures	1,588,809	1,620,977	1,568,477	1,642,654	1,663,355	1,660,400	2,955	1,662,231	
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)	(3,854,961)	(2,212,343)	(2,347,437)	135,095	(1,441,296)	
Total Other Sources / (Uses)	(1,030,713)	(2,808,303)	(3,903,218)	(3,854,961)	(2,212,343)	(2,347,437)	135,095	(1,441,296)	
CHANGE IN FUND BALANCE	558,095	(1,187,326)	(2,334,741)	(2,212,307)	(548,987)	(687,037)	138,050	220,935	
BEGINNING FUND BALANCE	2,676,683	3,117,721	3,234,779	3,234,779	3,234,779	3,117,721	117,058	1,022,472	
ENDING FUND BALANCE	3,234,779	1,930,395	900,038	1,022,472	2,685,791	2,430,683	255,108	1,243,407	
	=	=	=	=	=	=	=	=	
COMPONENTS OF FUND BALANCE									
Nonspendable	450	-	-	6,500	450	-	450	6,825	Prepaid Insurance
Restricted - TABOR emergency reserve	52,800	70,100	85,800	123,400	123,400	70,100	53,300	58,500	As Required by TABOR
Assigned - Capital Improv/Replacement	1,050,000	1,075,000	50,000	170,000	1,552,505	1,075,000	477,505	390,000	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	722,572	1,009,436	1,285,583	(276,147)	788,082	Bare minimum (3-4 months of expenses)
TOTAL ENDING FUND BALANCE	3,234,779	1,930,395	900,038	1,022,472	2,685,791	2,430,683	255,108	1,243,407	
	=	=	=	=	=	=	=	=	

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

Modified Accrual Basis

Print Date: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property taxes	1,241,443	1,312,152	1,312,152	1,312,152	1,310,865	1,312,152	(1,287)	1,275,535	Equal to Prior Year
Abatements	-	-	-	-	-	-	-	-	
Specific ownership taxes	87,035	78,729	78,729	85,290	56,224	52,486	3,738	76,532	Assumes 7% of property tax
Interest income	896	600	600	6,000	4,592	413	4,179	6,000	Based on 2022 Forecast
TOTAL REVENUE	1,329,374	1,391,481	1,391,481	1,403,442	1,371,680	1,365,051	6,629	1,358,067	
EXPENDITURES									
Accounting - Special Projects	-	-	-	-	-	-	-	-	
Legal	-	-	-	-	-	-	-	-	
Treasurer's fees	18,632	19,682	19,682	19,682	19,667	19,681	14	19,133	1.5% of Property Tax Collections
Bond interest - Series 2015	984,581	968,981	968,981	968,981	484,491	484,491	-	951,581	Per amortization schedule
Bond principal - Series 2015	390,000	435,000	435,000	435,000	-	-	-	450,000	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	1,200	1,200	1,000	1,000	1,000	-	1,000	Based on 2022 Forecast
Contingency	-	5,000	5,000	-	-	-	-	5,000	Unforeseen Needs
TOTAL EXPENDITURES	1,394,213	1,429,864	1,429,864	1,424,664	505,158	505,172	14	1,426,714	
Excess Revenue Over Expenditures	(64,839)	(38,382)	(38,382)	(21,222)	866,522	859,880	6,642	(68,647)	
OTHER SOURCES / (USES)									
Transfers (To)/From Other Funds	-	-	-	-	-	-	-	-	
Bond proceeds	-	-	-	-	-	-	-	-	
Bond premium	-	-	-	-	-	-	-	-	
Bond issuance expense	-	-	-	-	-	-	-	-	
Total Other Sources / (Uses)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(64,839)	(38,382)	(38,382)	(21,222)	866,522	859,880	6,642	(68,647)	
BEGINNING FUND BALANCE	475,535	410,725	410,725	410,695	410,695	410,725	(30)	389,474	
ENDING FUND BALANCE	410,695	372,343	372,343	389,474	1,277,218	1,270,605	6,613	320,827	
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Wheatlands Metropolitan District
Statement of Revenues, Expenditures, &
Changes In Fund Balance
For the Period Indicated

Modified Accrual Basis

Print Date: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
SARIA FUND									
REVENUE									
Property taxes	49,676	52,477	52,477	52,477	52,425	52,477	(52)	52,621	1 Mill Adjusted For Decreases in Assessment Rates
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	52,425	52,477	(52)	55,121	
EXPENDITURES									
Legal - contract	-	-	-	-	-	-	-	-	
Legal - special projects	-	-	-	-	-	-	-	-	
Capital outlay District ARI Improvements	-	-	-	-	-	-	-	-	
Contribution to SARIA Authority	48,930	51,689	51,689	51,689	51,639	51,689	51	51,831	
Treasurer's fee	746	787	787	787	787	787	1	789	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	52,425	52,477	52	55,121	
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: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
OPERATIONS FUND									
REVENUE									
Operations Fees - Houses	252,880	252,720	252,720	252,720	190,000	189,540	460	252,720	\$20 Per Month
Warning letter fees	-	-	-	-	-	-	-	-	
Working capital fees	4,200	3,000	3,000	3,000	2,600	2,850	(250)	3,000	\$50 per residential sale
Late charges and collection fees	6,770	14,000	14,000	7,000	4,315	10,500	(6,185)	7,000	
Legal - collections	4,878	9,300	9,300	1,000	804	6,975	(6,171)	3,500	Assumes 75% of legal collection expense
Design review	-	-	-	-	-	-	-	-	
Violations / Fines	3,475	1,200	1,200	3,500	2,125	900	1,225	3,500	
Interest income	-	-	-	-	-	-	-	-	
Other income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	272,203	280,220	280,220	267,220	199,844	210,765	(10,921)	269,720	
EXPENDITURES									
Accounting - Contract - O&M	3,813	4,100	4,100	4,100	3,163	3,075	(88)	4,600	
Accounting - Spec Projects - O&M	189	400	400	800	655	367	(289)	800	
Design review	-	-	-	-	-	-	-	-	Architect fees @ \$50 / submittal.
Covenant Compliance	42,959	44,500	44,500	44,500	29,162	33,375	4,213	48,000	AMI
Facilities Management - Contract	18,462	23,000	23,000	23,000	16,615	17,446	831	25,900	20/65 of YMCA contract
Facilities Management - Spec Projects	-	-	-	-	-	-	-	-	
Billing Service - Late Charges & Collections	1,125	14,000	14,000	2,500	872	10,500	9,628	2,500	
Billing Service - Base Rate	11,682	12,300	12,300	12,300	8,756	9,225	469	12,900	Amcobi
Legal - Contract	12,494	12,800	12,800	12,800	9,147	9,600	453	13,400	
Legal - spec projects	1,076	2,400	2,400	2,400	1,157	1,800	643	2,600	Work out of scope.
Legal - collections	7,512	12,400	12,400	1,000	349	9,300	8,951	7,000	
Bank Charges	1,048	1,200	1,200	1,200	1,040	900	(140)	1,200	
Trash removal - Residential	150,322	165,300	165,300	155,000	113,792	123,975	10,183	166,900	per contract, 3% annual increase (built in extra .5% for admin fees)
Contingency	-	14,700	14,700	-	-	-	-	14,300	5% of other expenses
TOTAL EXPENDITURES	250,681	307,100	307,100	259,600	184,709	219,563	34,854	300,100	
Excess Revenue Over Expenditures	21,523	(26,880)	(26,880)	7,620	15,136	(8,798)	23,933	(30,380)	
OTHER SOURCES / (USES)									
Transfers (To)/From other Funds	-	-	-	-	-	-	-	-	
Total Other Sources / (Uses)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	21,523	(26,880)	(26,880)	7,620	15,136	(8,798)	23,933	(30,380)	
BEGINNING FUND BALANCE	318,651	322,125	322,125	340,174	340,174	322,125	18,049	347,794	
ENDING FUND BALANCE	340,174	295,245	295,245	347,794	355,310	313,327	41,982	317,414	
COMPONENTS OF FUND BALANCE									
Nonspendable	-	-	-	-	-	-	-	-	
Restricted - TABOR emergency reserve	8,200	9,213	9,213	8,100	8,100	9,213	(1,113)	9,100	
Assigned - Future Operations	331,974	286,032	286,032	339,694	347,210	304,114	43,095	308,314	
TOTAL ENDING FUND BALANCE	340,174	295,245	295,245	347,794	355,310	313,327	41,982	317,414	
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Wheatlands Metropolitan District
Statement of Revenues, Expenditures, &
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Print Date: 1/22/2023

	2021 Audited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
PARK FUND									
REVENUE									
Working capital fees	8,400	6,000	6,000	6,000	5,200	5,700	(500)	6,000	\$100 per residential sale
Clubhouse rental fees	3,303	12,000	25,315	33,000	26,690	9,936	16,754	25,000	assumes resumption of normal activity - Increase to \$45.00
Late charges and collection fees	15,234	3,000	3,000	10,000	9,710	2,250	7,460	5,600	
Legal - collection fees	10,976	20,775	20,775	3,000	1,809	15,581	(13,772)	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	426,615	426,465	150	568,620	\$45 Per Month
Park fees - Apartment Units	81,120	81,120	81,120	81,120	60,840	60,840	-	81,120	\$20 Per Month
Grant	-	-	-	5,649	5,649	-	5,649	-	Possible grant for 2023 - by mid Oct.
Interest income	-	-	-	-	-	-	-	-	
Sport Field Program Revenue	-	-	-	-	-	-	-	-	TBD Based on YMCA Projection
Other income	5,027	3,000	3,000	18,300	12,382	3,000	9,382	6,000	snack shack sales; swim team revenue?
TOTAL REVENUE	692,898	694,515	707,830	725,689	548,895	523,772	25,123	696,090	
EXPENDITURES									
Accounting - Contract	11,474	12,500	12,500	12,500	9,489	9,375	(114)	13,900	
Accounting - Special Projects	566	1,200	1,200	2,500	1,966	1,100	(866)	2,800	
Facilities Management - Contract	41,558	51,700	51,700	51,700	37,385	39,254	1,869	58,300	45/65 of YMCA contract
Facilities Management - Spec Projects	-	15,000	15,000	5,000	-	11,250	11,250	15,000	reserve study
Billing Service - Late Charges & Collections	2,530	3,000	3,000	3,000	1,963	2,250	287	5,600	
Billing Service - Base Rate	26,286	27,700	27,700	27,700	19,702	20,775	1,073	29,100	AmCoBi
Community Activities / Christmas Lights	21,826	24,400	24,400	40,000	35,347	8,755	(26,592)	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	9,628	9,600	(28)	12,800	
Legal - Special Projects	9,984	2,400	2,400	15,000	13,235	1,800	(11,435)	12,000	
Legal - Collections	16,902	27,700	27,700	2,000	737	20,775	20,038	5,000	Based on switching law firms and less collection activity
Bank Charges	2,265	2,400	2,400	2,400	1,705	1,800	95	2,500	
Proposed Facility & Project Planning	1,002	-	-	-	-	-	-	-	
Park - Project Costs	88,081	1,515,000	2,154,230	2,154,230	1,012,233	1,262,500	250,267	-	Anticipated completion in 2022 - Look at K and look to extend into '23
Sport Field Improvements	-	-	450,000	450,000	325,378	-	(325,378)	50,000	For ground work/grading anticipated for 2023
Sport Field Program Expenses	-	-	-	-	-	-	-	-	
Irrigation Repairs & Improvements	39,984	43,300	43,300	47,000	45,232	43,184	(2,048)	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	122,119	123,975	1,856	191,600	Includes reg event snow removal.
Landscape Improvements - WMD	259,354	100,000	100,000	100,000	45,964	84,000	38,037	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	100,000	95,876	41,857	(54,020)	117,203	Kitchenette update included
Parking Lot Maintenance	-	6,500	6,500	-	-	6,500	6,500	6,500	
Grounds Maintenance	59,816	86,000	86,000	96,000	47,341	64,500	17,159	86,000	per Kevin Cox 08/22
Chemicals & Supplies	13,527	12,000	12,000	7,500	3,990	12,000	8,010	13,000	
Contract / Lifeguards	141,900	145,200	145,200	145,200	106,875	109,575	2,700	159,338	
Equipment Repairs & Replacement	30,460	36,600	36,600	24,000	20,357	27,450	7,093	36,600	
Gas and Electric	27,657	27,300	27,300	27,300	22,982	23,291	310	28,100	
Telephone/ WiFi / Cable	276	3,400	3,400	-	-	2,550	2,550	-	
Water and Sewer	151,012	193,000	209,500	250,000	167,742	179,490	11,748	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	468,132	348,926	354,914	5,988	489,645	Rate to match to YMCA Increase \$33.75 + \$5 Per Month Per Unit
Community Park Maintenance	14,595	8,900	8,900	20,000	17,749	6,675	(11,074)	8,900	
WPRA Support	-	370,600	275,600	275,600	213,751	358,355	144,604	166,500	Landscaping, snow removal, irrig +\$120K WPRA Add'l Funding
Contingency	-	25,000	100,000	25,000	-	-	-	155,000	Unforeseen Needs
TOTAL EXPENDITURES	1,721,915	3,502,818	4,611,048	4,580,650	2,761,238	2,871,209	109,972	2,137,386	
Excess Revenue Over Expenditures	(1,029,018)	(2,808,303)	(3,903,218)	(3,854,961)	(2,212,343)	(2,347,437)	135,095	(1,441,296)	

Park Fund Continued on Next Page

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 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Adopted Budget	Budget Notes/Assumptions
1,030,713	2,808,303	3,903,218	3,854,961	2,212,343	2,347,437	(135,095)	1,441,296	Transfer from General Fund.
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
1,030,713	2,808,303	3,903,218	3,854,961	2,212,343	2,347,437	(135,095)	1,441,296	
1,696	-	-	-	-	-	-	-	Prepaid Insurance 3% of Revenues Restricted for Emergencies
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	-	-	38,200	-	-	-	40,110	
20,900	20,835	21,235	21,771	21,771	20,835	935	20,883	
-	-	-	-	-	-	-	-	
-	-	-	-	-	-	-	-	
42,245	79,165	78,765	40,029	78,229	79,165	(935)	39,007	
100,000	100,000	100,000	100,000	100,000	100,000	(0)	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:

\$ 45,956,955

(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:

\$ 45,956,955

(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: 12/13/2022
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2023.
(yyyy)

PURPOSE (see end notes for definitions and examples)

LEVY²

REVENUE²

1. General Operating Expenses ^H	<u>39.820</u> mills	\$ <u>1,830,005.95</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>39.820</u> mills	<u>\$ 1,830,005.95</u>
3. General Obligation Bonds and Interest ^J	<u>27.755</u> mills	\$ <u>1,275,535.29</u>
4. Contractual Obligations ^K	<u>1.145</u> mills	\$ <u>52,620.71</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>\$ 3,158,161.95</u>

Contact person:
(print)

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:	Refunding of Series 2005 and 2008 Bonds
Series:	General Obligation Refunding Bonds Series 2015
Date of Issue:	September 22, 2015
Coupon rate:	4.000% - 5.000%
Maturity Date:	December 1, 2045
Levy:	27.755
Revenue:	\$1,275,535.29
2. Purpose of Issue:	
Series:	
Date of Issue:	
Coupon rate:	
Maturity Date:	
Levy:	
Revenue:	

CONTRACTS^K:

3. Purpose of Contract:	South Aurora Regional Improvement Authority
Title:	ARI Mill Levy
Date:	July 10, 2017, amended October 2, 2018.
Principal Amount:	N/A
Maturity Date:	N/A
Levy:	1.145
Revenue:	\$52,620.71
4. Purpose of Contract:	
Title:	
Date:	
Principal Amount:	
Maturity Date:	
Levy:	
Revenue:	

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