

WHEATLANDS METROPOLITAN DISTRICT
REGULAR MEETING
Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado
April 13, 2023 at 6:00 p.m.
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 REGULAR MEETING AND AGENDA

1. Call to Order
2. Declaration of Quorum/ Conflict of Interest 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. Consent Agenda – The items listed below are a group of items to be approved with a single motion and vote by the Board. An item may be removed from the consent agenda to the regular agenda upon request of any Board member.
 - a. Approval of Minutes from March 9, 2023 and April 5, 2023 Meetings
 - b. Review Pay Application #11
 - c. Review Pay Application #12
6. Covenant Enforcement/Design Review
 - a. Review Architectural Review and Covenant Enforcement Reports
7. Financial Matters
 - a. Review Unaudited Financial Statements and Approve Payment of Claims
 - b. Review and Accept 2022 Draft Audit Report
 - c. Other Financial Matters
8. Landscape Maintenance
 - a. Review Landscape Maintenance Report and Status of Approved Work Orders
 - b. Update on Turf Reduction and Additional Technology to Reduce Water Usage
 - c. Review and Consider Approval of Work Orders/Proposals
 - i. Estimate #1752 Area 1 (Incline between Harvest and Ider on Wheatlands Parkway) Turf Removal and Add Rock Mulch \$41,186.85
 - ii. Estimate #1753 Area 2 (Corner of Wheatlands and Powhaton) Turf Removal and Add Rock Mulch \$19,526.95
 - iii. Estimate #1754 Area 3 (Corner of Wheatlands and S. Langdale Ct.) Turf Removal and Add Rock Mulch \$9,468.30
 - iv. Estimate #1740 Rejuvenation of Annual Planting Beds \$2,290.60

- v. Estimate #1758 Rejuvenate Corner of Wheatlands Parkway and Harvest \$1,829.65
- d. Review and Discuss Detention Pond Inspection Report and Maintenance
- e. Other Landscape Maintenance Matters
- 9. Legal Matters
 - a. Update on SB23-110
 - b. Other Legal Matters
- 10. District Management
 - a. Review District Manager's Report
 - b. Update on Pool Cover Repair and Replacement and Review and Consider Approval of Proposal from Pool Doctor in the amount of \$18,167.88
 - c. Review Playground Safety Solutions, LLC Report
 - d. Other Management Items
- 11. Capital Projects
 - a. Urban Soccer Fields Update
- 12. Director's Items
 - a. Wheatlands Park and Recreation Authority Update
 - b. Review and Discuss Board Emails Received (board@wheatlandsmetro.org)
 - c. Other Director Items
- 13. Other Business
- 14. Adjourn

| 2023 Regular Meetings | Location |
|---|--|
| Second Thursday of each month @ 6:00 p.m. | Wheatlands Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado |

MINUTES OF A REGULAR MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: March 9, 2023 at 6:00 p.m., at the Wheatlands
Clubhouse, 6601 S. Wheatlands Parkway, Aurora, Colorado

Attendance

A regular meeting of the Board of Directors of Wheatlands Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors, having confirmed their qualification to serve, were in attendance:

Paulette Martin
Kathy Barela
Rodney DeWalt

Also present were: Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel; James Shultz, Marchetti and Weaver, District Accountant; Isabell Rodau, YMCA, District Manager; and Kevin Cox, Cox Professional Landscape Services, LLC.

Directors Sameer Bhatnagar and Brooke Holliman were absent and excused.

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00 p.m.

Disclosure Matters

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda, as presented.

Public Comment

None.

Consent Agenda

The Board reviewed the items on the consent agenda. Mr. Waldron advised the Board that an item may be removed from the consent agenda to the regular agenda upon the request of any director. Upon a motion duly made and seconded, the following items on the consent agenda were unanimously approved, ratified and adopted:

- a. Minutes from February 9, 2023 Regular Meeting (*approved, as revised*);
- b. Independent Contractor Agreement with Courtesy Plumbing & Heating for Water Heater Replacement in the amount of \$28,643.00;
- c. First Amendment to Independent Contractor Agreement with YMCA for District Management Services and Clubhouse Management & Programming;
- d. First Amendment to Independent Contractor Agreement with YMCA for Pool Maintenance and Staffing;
- e. First Amendment to Independent Contractor Agreement with Apex Plumbing for Water Meter Installation Services;
- f. Independent Contractor Agreement with Saquimux Services, LLC for Clubhouse Cleaning Services;
- g. First Amendment to Independent Contractor Agreement with LEO Renovations, LLC for Clubhouse Remodel Services; and
- h. Pay Application No. 10.

**Covenant
Enforcement/Design
Review**

Review Architectural Review
and Covenant Enforcement
Reports

The Board reviewed the Architectural Review and Covenant Enforcement Reports.

Financial Matters

Review Unaudited Financial
Statements and Approve
Payment of Claims

Mr. Shultz reviewed the claims payable in the amount of \$214,517.51 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the claims. Mr. Shultz reviewed the January 31, 2023 unaudited financial statements with the Board.

Other Financial Matters

None.

Landscape Maintenance

Review Landscape
Maintenance Report and
Status of Approved Work
Orders

Mr. Cox reviewed the Landscape Maintenance Report dated February 23, 2023 with the Board noting that the pots around the a./c. fencing are waiting to be ordered once payment is received (invoice #34382) and scheduled delivery is 4-6 weeks once the order is placed. The annual flower order has been placed which includes soil and preparation for the flower beds. Mr. Cox noted the beds need to be rejuvenated every year to maintain vibrancy of annual plantings. The replacement of perennial plantings at the monuments are due to begin as soon as the nurseries commence stocking with plant material and once the weather stabilizes. Mr. Cox noted the tree that was damaged due to a resident accident will be planted once material is available from the nursery in about 4 weeks and there will not be a charge for this. Mr. Cox informed the Board the tree well/mulch bed replenishments are due to be completed once the weather stabilizes which is currently on the schedule in the next 4-6 weeks.

Mr. Cox discussed the City of Aurora water restrictions and Cox's watering plan. The Board requested he prepare a map of areas for potential turf reduction along with proposals for additional technologies to reduce water usage.

Review and Consider
Approval of Work
Orders/Proposals

Mr. Cox reviewed Estimate No. [REDACTED] (invoice 34299) for the soil amendment in the amount of \$8,594.50 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the estimate.

Mr. Cox reviewed Estimate No. 1738 to repair the damage done by Lowe's in the amount of \$638.75 with the Board. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the estimate.

The Board discussed the services for the Wheatlands Park Phase II noting they would like the same service frequency as on the existing Cox maintained park areas.

Other Landscape
Maintenance Matters

None.

Legal Matters

Update on May Director's
Election

Mr. Waldron noted that as there were not more candidates than positions available, the May 2, 2023 director's election has been cancelled as previously authorized by the Board. Directors Martin, DeWalt and Bhatnagar are reelected by acclamation.

Other Legal Matters

Mr. Waldron provided an update on the Murphy Creek Trail project to the Board. The City recently selected JR Engineering to design the project, and they are just getting started. The City anticipates completing the design and construction documents for the trail in the fall of 2023. Once the design is complete, the legal descriptions will be created so that the City's Real Property Division can assist with temporary and permanent easements for the trail since it crosses multiple property lines. After the easements are recorded, the City can send the project out to bid and hopefully begin construction in spring of 2024.

Mr. Waldron provided an update on the Radar Dome Park. PROS is planning to put out a request for proposal for consultant services for the Radar Dome Park master plan this year; however, it has not yet gone out.

District Management

Review District Manager's
Report

Ms. Rodau reviewed the District Manager's Report with the Board.

Other Management Items

None.

Capital Projects

Update on Kitchen and
Bathroom Remodel

Ms. Rodau noted the kitchen and bathroom remodel project has been completed.

Urban Soccer Fields Update

Ms. Rodau updated the Board that the City had approved the plans, and she has sent the plans to multiple contractors for proposals.

Director's Items

Wheatlands Park and
Recreation Authority Update

The YMCA sent the Wheatlands Park and Recreation Authority (WPRA) marketing updates to the Board. Ms. Barela noted that

the WPRA Board held its quarterly meeting, and they are looking to have the YMCA and bank negotiate directly on a possible restructuring.

Review and Discuss Board
Emails Received
(board@wheatlandsmetro.org)

None.

Other Director Items

None.

Other Business

None.

Adjourn

There being no further business to come before the Board, upon motion, second and unanimous vote, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved the 5th day of April, 2023.

MINUTES OF A SPECIAL MEETING OF THE BOARD OF
DIRECTORS

OF

WHEATLANDS METROPOLITAN DISTRICT

Held: April 5, 2023 at 6:00 p.m., via Zoom teleconference.

Attendance

A special meeting of the Board of Directors of Wheatlands Metropolitan District was called and held as shown above and in accordance with the applicable statutes of the State of Colorado. The following Directors were in attendance:

Paulette Martin
Kathy Barela
Rodney DeWalt
Sameer Bhatnagar
Brooke Holliman

Also present were: Clint C. Waldron, Esq., White Bear Ankele Tanaka & Waldron, District General Counsel, and Isabell Rodau, YMCA, District Manager

Call to Order

It was noted that a quorum of the Board was present, and the meeting was called to order at 6:00 p.m.

Disclosure Matters

Mr. Waldron reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Waldron inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.

Agenda

The Board reviewed the proposed agenda. Following discussion, upon a motion duly made and seconded, the Board unanimously approved the agenda, as presented.

Public Comment

None

Capital Projects

Review Bids for Soccer Fields Site Preparation and Consider Award of Contract and Authorize Issuance of Notice of Award and Notice to Proceed

Mr. Waldron reported that the District did not receive any bids as part of the public bidding process. Ms. Rodau reached out to Richdell who submitted a proposal in the amount of \$85,500. TaylorKohrs submitted pricing in the amount of \$275,000, but was unable to provide a formal proposal due to lack of grading crews. Following discussion, upon motion duly made and seconded, the Board unanimously awarded the contract to Richdell and authorized legal counsel to finalize the contract and issue the Notice of Award and Notice to Proceed.

Consider Approval of Contract Amendment No. 2 with Elevation Consulting in the amount of \$8,000 for Construction Oversight, Pay Application Review and Record Drawings

The Board reviewed Contract Amendment No. 2 with Elevation Consulting in the amount of \$8,000 for Construction Oversight, Pay Application Review and Record Drawings. Following discussion, upon motion duly made and seconded, the Board unanimously approved the contract amendment.

Consider Approval of Proposal from Urban Soccer Park for Installation of Soccer Fields in the amount of \$35,000 and Shipping Costs in the Estimated Amount of \$6,950

The Board reviewed the proposal from Urban Soccer Park for installation of soccer fields in the amount of \$35,000 and shipping costs in the estimated amount of \$6,950. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal, with installation tentatively scheduled for May 22, 2023.

Landscape Maintenance

Review and Consider Approval of Work Orders/Proposals with Cox

Deferred.

Review Tree Trimming and Tree Removal Proposals from ArborScape (\$13,090) and N&D Tree LLC (\$8,2070) and Consider Award of Contract(s)

The Board reviewed the proposals and correspondence from Mr. Howey. Mr. Howey would like to have the Board approve N&D to do the Pinewood work and Arborscapes to do the Wheatlands Park and Wheatlands Parkway work. The proposal from N&D was higher for the work along Wheatlands Parkway. Following discussion, upon motion duly made and seconded, the Board unanimously approved the proposal from N&D to do the Pinewood work, and the proposal from

Arborscapes to do the Wheatlands Park and Wheatlands Parkway work.

Other Landscape
Maintenance Matters

None.

District Management

Signs By Tomorrow Wall
Panel Estimate for the Urban
Soccer Field

The Board reviewed the Signs By Tomorrow Wall Panel Estimate for the Urban Soccer Field. Following discussion, upon motion duly made and seconded, the Board unanimously approved the estimate and purchase of the sign panel.

Public Comment

None.

Other Business

None.

Adjourn

There being no further business to come before the Board, upon motion, second and unanimous vote, the meeting was adjourned.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Secretary for the Meeting

The foregoing minutes were approved the 13th day of April, 2023.

APPLICATION AND CERTIFICATE FOR PAYMENT

COVER

TO OWNER:

Wheatlands Metropolitan District
White Bear Ankele Tanaka & Waldron
2154 E. Commons Ave. Suite 2000
Centennial, CO 80122

Attn: Lesanne Dominguez
Liz Wolfman
Paulette Martin

APPLICATION NO: 11
PERIOD TO: 3/31/2023

Distribution to:
OWNER ☒
ARCHITECT ☒

FROM CONTRACTOR:

Richdell Construction, Inc
7905 West 120th Avenue
Broomfield, CO 80020
Telephone: 303-252-0809

CONTRACT FOR: Wheatlands Park Phase II Impvts.
CONTRACT DATE: 2/15/2022
PROJECT NOS:

CONTRACTOR ☒
FIELD ☐
OTHER ☐

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, is attached.

| | | |
|---|----|--------------|
| 1. TOTAL CONTRACT..... | \$ | 1,648,000.00 |
| 2. NET CHANGE BY CHANGE ORDERS/GMP'S..... | | \$33,614.56 |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2)..... | \$ | 1,681,614.56 |
| 4. TOTAL COMPLETED & STORED TO DATE..... | \$ | 1,681,614.56 |
| (Column G on G703) | | |
| 5. RETAINAGE | | |
| a. 10% of Completed and stored work | | |
| or if over 50% complete | | |
| b. Max 5% of completed & stored work | | \$84,080.73 |

Total Retainage

Total in Column I of G703) \$84,080.73

| | | |
|---|--------|----------------|
| 6. TOTAL EARNED LESS RETAINAGE..... | | \$1,597,533.83 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT | | |
| (Line 6 from prior Certificate)..... | | \$1,594,840.58 |
| 8. CURRENT PAYMENT DUE..... | | \$2,693.25 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE | | |
| (Line 3 less Line 4)..... | \$0.00 | |
| (Line 3 less Line 6)..... | | \$84,080.73 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-------------|------------|
| Total changes approved in previous months by Owner | \$33,614.56 | \$0.00 |
| Total changes approved current month | \$0.00 | \$0.00 |
| TOTALS | \$33,614.56 | \$0.00 |
| NET CHANGES by Change Order | \$33,614.56 | |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [COMPANY]

By: *Eva Spang* Date: 3-30-23
State of: COLORADO
County of: LARIMER
Subscribed and sworn to before me this day of March 2023

Notary Public: *Mary R Skiff*
My Commission expires: 7/20/2023

Mary R Skiff
Notary Public
State of Colorado
Notary ID 19954011220
My Commission Expires July 20, 2023

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Owner certifies that to the best of the Owner's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....\$ 2,693.25

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: *Liz Wolfman* Date: 04/11/23

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

COVER

Page 1 of 1

CHANGE ORDERS

| | | |
|--|----|--------------|
| ORIGINAL CONTRACT | \$ | 1,648,000.00 |
| NET CHANGE BY CHANGE ORDERS | \$ | 33,614.56 |
| ADJUSTED CONTRACT TOTAL | \$ | 1,681,614.56 |
| CONTRACT TIME CHANGED BY CHANGE ORDERS | | 0 |

APPLICATION NO: 11
 PERIOD TO: 3/31/2023
 CONTRACT FOR: Wheatlands Park Phase II Impvts.
 CONTRACT DATE: 2/15/2022
 PROJECT NOS: 0

| ITEM NO. | Description of Change | Date Submitted | Change Price | Approved (Yes or No) | Approved Amount | Contract Time Change (Days) |
|--------------|-----------------------|----------------|--------------|----------------------|--------------------|-----------------------------|
| 01 | Change Order #1 | 7/29/2022 | \$ 25,000.00 | Yes | \$25,000.00 | 0 |
| 02 | Change Order #2 | 10/10/2022 | \$ 7,389.40 | Yes | \$7,389.40 | 0 |
| 03 | Change Order #3 | | \$ 1,156.47 | Yes | \$1,156.47 | 0 |
| 04 | Change Order #4 | | \$ - | | \$0.00 | 0 |
| 05 | Change Order #5 | | \$ - | | \$0.00 | 0 |
| 06 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| 07 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| 08 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| 09 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| 10 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| 11 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| 12 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| 13 | [DESCRIPTION] | | \$ - | | \$0.00 | 0 |
| Total | | | | | \$33,614.56 | 0 |

CONTINUATION SHEET

APPLICATION NO: 11
 PERIOD TO: 3/31/2023
 CONTRACT FOR: Wheatlands Park Phase II Impvts.
 CONTRACT DATE: 2/15/2022
 PROJECT NOS:

| | | | | | | WORK | COMPLETED | PERIOD | MATERIALS | TOTAL | | BALANCE | Retainage rate | RETAINAGE |
|----------------------|--------------------------------|-------|-------|---------------|-----------------|---------------------------|----------------------|--------------------|----------------------------------|--------------------------------------|---------|-----------------|---|--------------------|
| ITEM NO. | DESCRIPTION OF WORK | QTY | UNITS | UNIT PRICE | SCHEDULED VALUE | FROM PREVIOUS APPLICATION | THIS PERIOD QUANTITY | THIS PERIOD AMOUNT | PRESENTLY STORED (NOT IN F OR G) | COMPLETED AND STORED TO DATE (F+G+H) | % (I+E) | TO FINISH (E-I) | (10% retained to 50% completion) max 5% of total contract | (IF VARIABLE RATE) |
| Columbine Hills Park | | | | | | | | | | | | | | |
| 01 | Mobilization | 1 | LS | \$ 80,000.00 | \$80,000.00 | \$80,000.00 | 0.00% | \$ - | \$0.00 | \$ 80,000.00 | 100% | \$0.00 | 5% | \$ 4,000.00 |
| 02 | Construction Survey | 1 | LS | \$ 20,000.00 | \$20,000.00 | \$20,000.00 | 0.00% | \$ - | \$0.00 | \$ 20,000.00 | 100% | \$0.00 | 5% | \$ 1,000.00 |
| 03 | Traffic Control | 1 | LS | \$ 5,000.00 | \$5,000.00 | \$5,000.00 | 0.00% | \$ - | \$0.00 | \$ 5,000.00 | 100% | \$0.00 | 5% | \$ 250.00 |
| 04 | Site Prep & Demo | 1 | LS | \$ 45,000.00 | \$45,000.00 | \$45,000.00 | 0.00% | \$ - | \$0.00 | \$ 45,000.00 | 100% | \$0.00 | 5% | \$ 2,250.00 |
| 05 | Tree Retention & Protection | 1 | LS | \$ 1,000.00 | \$1,000.00 | \$1,000.00 | 0.00% | \$ - | \$0.00 | \$ 1,000.00 | 100% | \$0.00 | 5% | \$ 50.00 |
| 06 | Erosion and Sediment Control | 1 | LS | \$ 26,000.00 | \$26,000.00 | \$26,000.00 | 0.00% | \$ - | \$0.00 | \$ 26,000.00 | 100% | \$0.00 | 5% | \$ 1,300.00 |
| 07 | Earthwork | 1 | LS | \$ 70,000.00 | \$70,000.00 | \$70,000.00 | 0.00% | \$ - | \$0.00 | \$ 70,000.00 | 100% | \$0.00 | 5% | \$ 3,500.00 |
| 08 | Engineered Wood Fiber | 2600 | SF | \$ 4.00 | \$10,400.00 | \$10,400.00 | 0.00% | \$ - | \$0.00 | \$ 10,400.00 | 100% | \$0.00 | 5% | \$ 520.00 |
| 09 | Crusher Fines | 5350 | SF | \$ 5.00 | \$26,750.00 | \$26,750.00 | 0.00% | \$ - | \$0.00 | \$ 26,750.00 | 100% | \$0.00 | 5% | \$ 1,337.50 |
| 10 | 6" Perforated HDPE Pipe | 240 | LF | \$ 40.00 | \$9,600.00 | \$9,600.00 | 0.00% | \$ - | \$0.00 | \$ 9,600.00 | 100% | \$0.00 | 5% | \$ 480.00 |
| 11 | 6" PVC Pipe | 390 | LF | \$ 38.00 | \$14,820.00 | \$14,820.00 | 0.00% | \$ - | \$0.00 | \$ 14,820.00 | 100% | \$0.00 | 5% | \$ 741.00 |
| 12 | 8" PVC Pipe | 135 | LF | \$ 50.00 | \$6,750.00 | \$6,750.00 | 0.00% | \$ - | \$0.00 | \$ 6,750.00 | 100% | \$0.00 | 5% | \$ 337.50 |
| 13 | 12" PVC Pipe | 65 | LF | \$ 75.00 | \$4,875.00 | \$4,875.00 | 0.00% | \$ - | \$0.00 | \$ 4,875.00 | 100% | \$0.00 | 5% | \$ 243.75 |
| 14 | 8" Drain Basin | 5 | EA | \$ 1,000.00 | \$5,000.00 | \$5,000.00 | 0.00% | \$ - | \$0.00 | \$ 5,000.00 | 100% | \$0.00 | 5% | \$ 250.00 |
| 15 | 10" Drain Basin | 4 | EA | \$ 1,600.00 | \$6,400.00 | \$6,400.00 | 0.00% | \$ - | \$0.00 | \$ 6,400.00 | 100% | \$0.00 | 5% | \$ 320.00 |
| 16 | 12" Drain Basin | 1 | EA | \$ 2,000.00 | \$2,000.00 | \$2,000.00 | 0.00% | \$ - | \$0.00 | \$ 2,000.00 | 100% | \$0.00 | 5% | \$ 100.00 |
| 17 | 15" Drain Basin | 1 | EA | \$ 3,000.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 18 | 24" Drain Basin | 1 | EA | \$ 4,500.00 | \$4,500.00 | \$4,500.00 | 0.00% | \$ - | \$0.00 | \$ 4,500.00 | 100% | \$0.00 | 5% | \$ 225.00 |
| 19 | Modified Type C Inlet | 1 | EA | \$ 6,000.00 | \$6,000.00 | \$6,000.00 | 0.00% | \$ - | \$0.00 | \$ 6,000.00 | 100% | \$0.00 | 5% | \$ 300.00 |
| 20 | 6" Mitered Drain | 2 | EA | \$ 750.00 | \$1,500.00 | \$1,500.00 | 0.00% | \$ - | \$0.00 | \$ 1,500.00 | 100% | \$0.00 | 5% | \$ 75.00 |
| 21 | 12" Mitered Drain | 1 | EA | \$ 2,200.00 | \$2,200.00 | \$2,200.00 | 0.00% | \$ - | \$0.00 | \$ 2,200.00 | 100% | \$0.00 | 5% | \$ 110.00 |
| 22 | Irrigation System Modification | 1 | LS | \$ 120,000.00 | \$120,000.00 | \$120,000.00 | 0.00% | \$ - | \$0.00 | \$ 120,000.00 | 100% | \$0.00 | 5% | \$ 6,000.00 |
| 23 | Soil Preparation | 44150 | SF | \$ 0.30 | \$13,245.00 | \$13,245.00 | 0.00% | \$ - | \$0.00 | \$ 13,245.00 | 100% | \$0.00 | 5% | \$ 662.25 |
| 24 | Bluegrass Sod | 44150 | SF | \$ 1.00 | \$44,150.00 | \$44,150.00 | 0.00% | \$ - | \$0.00 | \$ 44,150.00 | 100% | \$0.00 | 5% | \$ 2,207.50 |
| 25 | American Hophornbeam 2.5" | 4 | EA | \$ 750.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 26 | Chinquapin Oak 2.5" | 3 | EA | \$ 750.00 | \$2,250.00 | \$2,250.00 | 0.00% | \$ - | \$0.00 | \$ 2,250.00 | 100% | \$0.00 | 5% | \$ 112.50 |
| 27 | Baby Blue Eyes Spruce 8' | 2 | EA | \$ 750.00 | \$1,500.00 | \$1,500.00 | 0.00% | \$ - | \$0.00 | \$ 1,500.00 | 100% | \$0.00 | 5% | \$ 75.00 |
| 28 | Golden Raintree 2.5" | 5 | EA | \$ 750.00 | \$3,750.00 | \$3,750.00 | 0.00% | \$ - | \$0.00 | \$ 3,750.00 | 100% | \$0.00 | 5% | \$ 187.50 |
| 29 | Hot Wings Maple 2.5" | 9 | EA | \$ 750.00 | \$6,750.00 | \$6,750.00 | 0.00% | \$ - | \$0.00 | \$ 6,750.00 | 100% | \$0.00 | 5% | \$ 337.50 |
| 30 | London Plaintree 2.5" | 5 | EA | \$ 750.00 | \$3,750.00 | \$3,750.00 | 0.00% | \$ - | \$0.00 | \$ 3,750.00 | 100% | \$0.00 | 5% | \$ 187.50 |
| 31 | Sensation Box Elder 2.5" | 4 | EA | \$ 750.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 32 | Skyline Honeylocust 2.5" | 7 | EA | \$ 750.00 | \$5,250.00 | \$5,250.00 | 0.00% | \$ - | \$0.00 | \$ 5,250.00 | 100% | \$0.00 | 5% | \$ 262.50 |
| 33 | Redmond Linden 2.5" | 5 | EA | \$ 750.00 | \$3,750.00 | \$3,750.00 | 0.00% | \$ - | \$0.00 | \$ 3,750.00 | 100% | \$0.00 | 5% | \$ 187.50 |
| 34 | Neon Flash Spirea #5 | 236 | EA | \$ 50.00 | \$11,800.00 | \$11,800.00 | 0.00% | \$ - | \$0.00 | \$ 11,800.00 | 100% | \$0.00 | 5% | \$ 590.00 |
| 35 | Butterfly Bush #5 | 64 | EA | \$ 60.00 | \$3,840.00 | \$3,840.00 | 0.00% | \$ - | \$0.00 | \$ 3,840.00 | 100% | \$0.00 | 5% | \$ 192.00 |
| 36 | Royal Gold Woadwaxen #5 | 80 | EA | \$ 75.00 | \$6,000.00 | \$6,000.00 | 0.00% | \$ - | \$0.00 | \$ 6,000.00 | 100% | \$0.00 | 5% | \$ 300.00 |
| 37 | Dwarf Fountain Grass Hemeln #5 | 217 | EA | \$ 65.00 | \$14,105.00 | \$14,105.00 | 0.00% | \$ - | \$0.00 | \$ 14,105.00 | 100% | \$0.00 | 5% | \$ 705.25 |
| 38 | Catmint #1 | 42 | EA | \$ 16.00 | \$672.00 | \$672.00 | 0.00% | \$ - | \$0.00 | \$ 672.00 | 100% | \$0.00 | 5% | \$ 33.60 |
| 39 | Chocolate Flower #1 | 186 | EA | \$ 20.00 | \$3,720.00 | \$3,720.00 | 0.00% | \$ - | \$0.00 | \$ 3,720.00 | 100% | \$0.00 | 5% | \$ 186.00 |
| 40 | White Coneflower #1 | 224 | EA | \$ 16.00 | \$3,584.00 | \$3,584.00 | 0.00% | \$ - | \$0.00 | \$ 3,584.00 | 100% | \$0.00 | 5% | \$ 179.20 |
| 41 | Landscape Boulder | 21 | EA | \$ 375.00 | \$7,875.00 | \$7,875.00 | 0.00% | \$ - | \$0.00 | \$ 7,875.00 | 100% | \$0.00 | 5% | \$ 393.75 |
| 42 | Bicycle Rack | 11 | EA | \$ 600.00 | \$6,600.00 | \$6,600.00 | 0.00% | \$ - | \$0.00 | \$ 6,600.00 | 100% | \$0.00 | 5% | \$ 330.00 |
| 43 | Trash Receptacle | 7 | EA | \$ 3,500.00 | \$24,500.00 | \$24,500.00 | 0.00% | \$ - | \$0.00 | \$ 24,500.00 | 100% | \$0.00 | 5% | \$ 1,225.00 |
| 44 | Umbrella | 7 | EA | \$ 6,200.00 | \$43,400.00 | \$43,400.00 | 0.00% | \$ - | \$0.00 | \$ 43,400.00 | 100% | \$0.00 | 5% | \$ 2,170.00 |
| 45 | Picnic Table | 7 | EA | \$ 6,500.00 | \$45,500.00 | \$45,500.00 | 0.00% | \$ - | \$0.00 | \$ 45,500.00 | 100% | \$0.00 | 5% | \$ 2,275.00 |
| 46 | Game Table | 2 | EA | \$ 7,100.00 | \$14,200.00 | \$14,200.00 | 0.00% | \$ - | \$0.00 | \$ 14,200.00 | 100% | \$0.00 | 5% | \$ 710.00 |
| 47 | Adirondack Chair | 12 | EA | \$ 1,400.00 | \$16,800.00 | \$16,800.00 | 0.00% | \$ - | \$0.00 | \$ 16,800.00 | 100% | \$0.00 | 5% | \$ 840.00 |
| 48 | Ping Pong Table | 1 | EA | \$ 10,000.00 | \$10,000.00 | \$10,000.00 | 0.00% | \$ - | \$0.00 | \$ 10,000.00 | 100% | \$0.00 | 5% | \$ 500.00 |
| 49 | Cornhole Board (pair) | 3 | EA | \$ 2,500.00 | \$7,500.00 | \$7,500.00 | 0.00% | \$ - | \$0.00 | \$ 7,500.00 | 100% | \$0.00 | 5% | \$ 375.00 |
| 50 | Hammock Posts | 7 | EA | \$ 1,500.00 | \$10,500.00 | \$10,500.00 | 0.00% | \$ - | \$0.00 | \$ 10,500.00 | 100% | \$0.00 | 5% | \$ 525.00 |
| 51 | Basketball Goal | 3 | EA | \$ 3,000.00 | \$9,000.00 | \$9,000.00 | 0.00% | \$ - | \$0.00 | \$ 9,000.00 | 100% | \$0.00 | 5% | \$ 450.00 |
| 52 | Reset Trash Receptacle | 2 | EA | \$ 300.00 | \$600.00 | \$600.00 | 0.00% | \$ - | \$0.00 | \$ 600.00 | 100% | \$0.00 | 5% | \$ 30.00 |

CONTINUATION SHEET

APPLICATION NO: 11
 PERIOD TO: 3/31/2023
 CONTRACT FOR: Wheatlands Park Phase II Impvts.
 CONTRACT DATE: 2/15/2022
 PROJECT NOS:

| ITEM NO. | DESCRIPTION OF WORK | QTY | UNITS | UNIT PRICE | SCHEDULED VALUE | WORK | COMPLETED | PERIOD | MATERIALS PRESENTLY STORED (NOT IN F OR G) | TOTAL COMPLETED AND STORED TO DATE (F+G+H) | % (I+E) | BALANCE TO FINISH (E-I) | Retainage rate (10% retained to 50% completion) max 5% of total contract | RETAINAGE (IF VARIABLE RATE) |
|----------|---------------------------------------|-------|--------|---------------|-----------------|---------------------------|----------------------|--------------------|--|--|---------|-------------------------|--|------------------------------|
| | | | | | | FROM PREVIOUS APPLICATION | THIS PERIOD QUANTITY | THIS PERIOD AMOUNT | | | | | | |
| 53 | Basketball Court Striping | 1 | LS | \$ 3,000.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 54 | Concrete Pavement | 18200 | SF | \$ 10.50 | \$191,100.00 | \$191,100.00 | 0.00% | \$ - | \$0.00 | \$ 191,100.00 | 100% | \$0.00 | 5% | \$ 9,555.00 |
| 55 | Post-Tensioned Concrete Pavement | 6450 | SF | \$ 15.00 | \$96,750.00 | \$96,750.00 | 0.00% | \$ - | \$0.00 | \$ 96,750.00 | 100% | \$0.00 | 5% | \$ 4,837.50 |
| 56 | Concrete Curb | 290 | LF | \$ 50.00 | \$14,500.00 | \$14,500.00 | 0.00% | \$ - | \$0.00 | \$ 14,500.00 | 100% | \$0.00 | 5% | \$ 725.00 |
| 57 | Concrete Mowstrip | 100 | LF | \$ 32.00 | \$3,200.00 | \$3,200.00 | 0.00% | \$ - | \$0.00 | \$ 3,200.00 | 100% | \$0.00 | 5% | \$ 160.00 |
| 58 | Concrete Thickened Edge | 80 | LF | \$ 65.00 | \$5,200.00 | \$5,200.00 | 0.00% | \$ - | \$0.00 | \$ 5,200.00 | 100% | \$0.00 | 5% | \$ 260.00 |
| 59 | Concrete Ramp | 1 | EA | \$ 3,000.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 60 | Sidewalk Chase | 3 | EA | \$ 4,000.00 | \$12,000.00 | \$12,000.00 | 0.00% | \$ - | \$0.00 | \$ 12,000.00 | 100% | \$0.00 | 5% | \$ 600.00 |
| 61 | Concrete Table | 2 | EA | \$ 2,200.00 | \$4,400.00 | \$4,400.00 | 0.00% | \$ - | \$0.00 | \$ 4,400.00 | 100% | \$0.00 | 5% | \$ 220.00 |
| 62 | Structural Concrete (stairs) | 12 | CY | \$ 1,750.00 | \$21,000.00 | \$21,000.00 | 0.00% | \$ - | \$0.00 | \$ 21,000.00 | 100% | \$0.00 | 5% | \$ 1,050.00 |
| 63 | Structural Concrete (cheekwalls) | 22 | CY | \$ 1,850.00 | \$40,700.00 | \$40,700.00 | 0.00% | \$ - | \$0.00 | \$ 40,700.00 | 100% | \$0.00 | 5% | \$ 2,035.00 |
| 64 | Structural Concrete (shelter columns) | 76 | CY | \$ 1,740.00 | \$132,240.00 | \$132,240.00 | 0.00% | \$ - | \$0.00 | \$ 132,240.00 | 100% | \$0.00 | 5% | \$ 6,612.00 |
| 65 | Manufactured Stone Veneer | 1225 | FF | \$ 40.00 | \$49,000.00 | \$49,000.00 | 0.00% | \$ - | \$0.00 | \$ 49,000.00 | 100% | \$0.00 | 5% | \$ 2,450.00 |
| 66 | Precast Wall & Column Caps | 450 | SF | \$ 63.00 | \$28,350.00 | \$25,515.00 | 10.00% | \$ 2,835.00 | \$0.00 | \$ 28,350.00 | 100% | \$0.00 | 5% | \$ 1,417.50 |
| 67 | Precast Tabletop (Round Top) | 31 | SF | \$ 119.00 | \$3,689.00 | \$3,689.00 | 0.00% | \$ - | \$0.00 | \$ 3,689.00 | 100% | \$0.00 | 5% | \$ 184.45 |
| 68 | Install Shelter | 2 | EA | \$ 24,000.00 | \$48,000.00 | \$48,000.00 | 0.00% | \$ - | \$0.00 | \$ 48,000.00 | 100% | \$0.00 | 5% | \$ 2,400.00 |
| 69 | Handrail | 70 | LF | \$ 240.00 | \$16,800.00 | \$16,800.00 | 0.00% | \$ - | \$0.00 | \$ 16,800.00 | 100% | \$0.00 | 5% | \$ 840.00 |
| 70 | Electrical/Lighting Service | 1 | LS | \$ 173,685.00 | \$173,685.00 | \$173,685.00 | 0.00% | \$ - | \$0.00 | \$ 173,685.00 | 100% | \$0.00 | 5% | \$ 8,684.25 |
| | | | | | | | | | | \$ - | | | | |
| | Change Order #1 | 1 | LS | \$ 25,068.69 | \$25,068.69 | \$25,068.69 | 0.00% | \$ - | \$0.00 | \$ 25,068.69 | 100% | \$0.00 | 5% | \$ 1,253.43 |
| | Change Order #2 | 1 | LS | \$ 7,389.40 | \$7,389.40 | \$7,389.40 | 0.00% | \$ - | \$0.00 | \$ 7,389.40 | 100% | \$0.00 | 5% | \$ 369.47 |
| | Change Order #3 | 1 | LS | \$ 1,156.47 | \$1,156.47 | \$1,156.47 | 0.00% | \$ - | \$0.00 | \$ 1,156.47 | 100% | \$0.00 | 5% | \$ 57.82 |
| | | | | | | | | | | | | | | |
| | | | (Unit) | | | | | | | | | | | |
| TOTAL | | #REF! | | | \$1,681,614.56 | \$1,678,779.56 | | \$2,835.00 | \$0.00 | \$1,681,614.56 | 100% | \$0.00 | max 5% | \$ 84,080.73 |

APPLICATION AND CERTIFICATE FOR PAYMENT

COVER

TO OWNER:

Wheatlands Metropolitan District
White Bear Ankele Tanaka & Waldron
2154 E. Commons Ave. Suite 2000
Centennial, CO 80122

Attn: Lesanne Dominguez
Liz Wolfman
Paulette Martin

APPLICATION NO: **12 Retainage**
PERIOD TO: **3/31/2023**

Distribution to:
OWNER ☒
ARCHITECT ☒

CONTRACT FOR: **Wheatlands Park Phase II Impvts.**

CONTRACT DATE: **2/15/2022**

CONTRACTOR ☒

PROJECT NOS:

FIELD ☐

OTHER ☐

FROM CONTRACTOR:

Richdell Construction, Inc
7905 West 120th Avenue
Broomfield, CO 80020
Telephone: 303-252-0809

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract Continuation Sheet, is attached.

| | | |
|--|----|--------------|
| 1. TOTAL CONTRACT..... | \$ | 1,648,000.00 |
| 2. NET CHANGE BY CHANGE ORDERS/GMP'S..... | | \$33,614.56 |
| 3. CONTRACT SUM TO DATE (Line 1 ± 2)..... | \$ | 1,681,614.56 |
| 4. TOTAL COMPLETED & STORED TO DATE..... (Column G on G703) | \$ | 1,681,614.56 |
| 5. RETAINAGE | | |
| a. 10% of Completed and stored work or if over 50% complete | | |
| b. Max 5% of completed & stored work | | \$40,000.00 |

Total Retainage

Total in Column I of G703)

\$40,000.00

| | | |
|---|--------|----------------|
| 6. TOTAL EARNED LESS RETAINAGE..... | | \$1,641,614.56 |
| 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)..... | | \$1,597,533.83 |
| 8. CURRENT PAYMENT DUE..... | | \$44,080.73 |
| 9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 4)..... | \$0.00 | |
| PLUS RETAINAGE (Line 3 less Line 6)..... | | \$40,000.00 |

| CHANGE ORDER SUMMARY | ADDITIONS | DEDUCTIONS |
|--|-------------|------------|
| Total changes approved in previous months by Owner | \$33,614.56 | \$0.00 |
| Total changes approved current month | \$0.00 | \$0.00 |
| TOTALS | \$33,614.56 | \$0.00 |
| NET CHANGES by Change Order | \$33,614.56 | |

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: [COMPANY]

By: *[Signature]*
State of: COLORADO
County of: LARIMER
Subscribed and sworn to before me this 10 day of April 2023

Notary Public: *[Signature]*
My Commission expires: 7/20/2023

Mary R Skiff
Notary Public
State of Colorado
Notary ID 19954011220
My Commission Expires July 20, 2023

OWNER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Owner certifies that to the best of the Owner's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: \$ **44,080.73**

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: *[Signature]* Date: **04/11/23**

This certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this contract.

COVER

Page 1 of 1

15

CHANGE ORDERS

| | | |
|--|----|--------------|
| ORIGINAL CONTRACT | \$ | 1,648,000.00 |
| NET CHANGE BY CHANGE ORDERS | \$ | 33,614.56 |
| ADJUSTED CONTRACT TOTAL | \$ | 1,681,614.56 |
| CONTRACT TIME CHANGED BY CHANGE ORDERS | | 0 |

APPLICATION NO: 12
 PERIOD TO: 3/31/2023
 CONTRACT FOR: Wheatlands Park Phase II Impvts.
 CONTRACT DATE: 2/15/2022
 PROJECT NOS: 0

| ITEM NO. | Description of Change | Date Submitted | Change Price | Approved (Yes or No) | Approved Amount | Contract Time Change (Days) |
|--------------|-----------------------|----------------|--------------|----------------------|--------------------|-----------------------------|
| 01 | Change Order #1 | 7/29/2022 | \$ 25,068.69 | Yes | \$25,068.69 | 0 |
| 02 | Change Order #2 | 10/10/2022 | \$ 7,389.40 | Yes | \$7,389.40 | 0 |
| 03 | Change Order #3 | | \$ 1,166.47 | Yes | \$1,166.47 | 0 |
| 04 | Change Order #4 | | \$ - | | \$0.00 | 0 |
| 05 | Change Order #5 | | \$ - | | \$0.00 | 0 |
| 06 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| 07 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| 08 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| 09 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| 10 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| 11 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| 12 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| 13 | [DESCRIPTION] | | \$ - | | \$0.00 | |
| Total | | | | | \$33,614.56 | 0 |

CONTINUATION SHEET

APPLICATION NO: 12 Retainage
 PERIOD TO: 3/31/2023
 CONTRACT FOR: Wheatlands Park Phase II Impvts.
 CONTRACT DATE: 2/15/2022
 PROJECT NOS:

| ITEM NO. | DESCRIPTION OF WORK | QTY | UNITS | UNIT PRICE | SCHEDULED VALUE | WORK FROM PREVIOUS APPLICATION | COMPLETED THIS PERIOD QUANTITY | PERIOD THIS PERIOD AMOUNT | MATERIALS PRESENTLY STORED (NOT IN F OR G) | TOTAL COMPLETED AND STORED TO DATE (F+G+H) | % (I+E) | BALANCE TO FINISH (E-I) | Retainage rate (10% retained to 50% completion) max 5% of total contract | RETAINAGE (IF VARIABLE RATE) |
|----------------------|--------------------------------|-------|-------|---------------|-----------------|--------------------------------|--------------------------------|---------------------------|--|--|---------|-------------------------|--|------------------------------|
| Columbine Hills Park | | | | | | | | | | | | | | |
| 01 | Mobilization | 1 | LS | \$ 80,000.00 | \$80,000.00 | \$80,000.00 | 0.00% | \$ - | \$0.00 | \$ 80,000.00 | 100% | \$0.00 | 5% | \$ 4,000.00 |
| 02 | Construction Survey | 1 | LS | \$ 20,000.00 | \$20,000.00 | \$20,000.00 | 0.00% | \$ - | \$0.00 | \$ 20,000.00 | 100% | \$0.00 | 5% | \$ 1,000.00 |
| 03 | Traffic Control | 1 | LS | \$ 5,000.00 | \$5,000.00 | \$5,000.00 | 0.00% | \$ - | \$0.00 | \$ 5,000.00 | 100% | \$0.00 | 5% | \$ 250.00 |
| 04 | Site Prep & Demo | 1 | LS | \$ 45,000.00 | \$45,000.00 | \$45,000.00 | 0.00% | \$ - | \$0.00 | \$ 45,000.00 | 100% | \$0.00 | 5% | \$ 2,250.00 |
| 05 | Tree Retention & Protection | 1 | LS | \$ 1,000.00 | \$1,000.00 | \$1,000.00 | 0.00% | \$ - | \$0.00 | \$ 1,000.00 | 100% | \$0.00 | 5% | \$ 50.00 |
| 06 | Erosion and Sediment Control | 1 | LS | \$ 26,000.00 | \$26,000.00 | \$26,000.00 | 0.00% | \$ - | \$0.00 | \$ 26,000.00 | 100% | \$0.00 | 5% | \$ 1,300.00 |
| 07 | Earthwork | 1 | LS | \$ 70,000.00 | \$70,000.00 | \$70,000.00 | 0.00% | \$ - | \$0.00 | \$ 70,000.00 | 100% | \$0.00 | 5% | \$ 3,500.00 |
| 08 | Engineered Wood Fiber | 2600 | SF | \$ 4.00 | \$10,400.00 | \$10,400.00 | 0.00% | \$ - | \$0.00 | \$ 10,400.00 | 100% | \$0.00 | 5% | \$ 520.00 |
| 09 | Crusher Fines | 5350 | SF | \$ 5.00 | \$26,750.00 | \$26,750.00 | 0.00% | \$ - | \$0.00 | \$ 26,750.00 | 100% | \$0.00 | 5% | \$ 1,337.50 |
| 10 | 6" Perforated HDPE Pipe | 240 | LF | \$ 40.00 | \$9,600.00 | \$9,600.00 | 0.00% | \$ - | \$0.00 | \$ 9,600.00 | 100% | \$0.00 | 5% | \$ 480.00 |
| 11 | 6" PVC Pipe | 390 | LF | \$ 38.00 | \$14,820.00 | \$14,820.00 | 0.00% | \$ - | \$0.00 | \$ 14,820.00 | 100% | \$0.00 | 5% | \$ 741.00 |
| 12 | 8" PVC Pipe | 135 | LF | \$ 50.00 | \$6,750.00 | \$6,750.00 | 0.00% | \$ - | \$0.00 | \$ 6,750.00 | 100% | \$0.00 | 5% | \$ 337.50 |
| 13 | 12" PVC Pipe | 65 | LF | \$ 75.00 | \$4,875.00 | \$4,875.00 | 0.00% | \$ - | \$0.00 | \$ 4,875.00 | 100% | \$0.00 | 5% | \$ 243.75 |
| 14 | 8" Drain Basin | 5 | EA | \$ 1,000.00 | \$5,000.00 | \$5,000.00 | 0.00% | \$ - | \$0.00 | \$ 5,000.00 | 100% | \$0.00 | 5% | \$ 250.00 |
| 15 | 10" Drain Basin | 4 | EA | \$ 1,600.00 | \$6,400.00 | \$6,400.00 | 0.00% | \$ - | \$0.00 | \$ 6,400.00 | 100% | \$0.00 | 5% | \$ 320.00 |
| 16 | 12" Drain Basin | 1 | EA | \$ 2,000.00 | \$2,000.00 | \$2,000.00 | 0.00% | \$ - | \$0.00 | \$ 2,000.00 | 100% | \$0.00 | 5% | \$ 100.00 |
| 17 | 15" Drain Basin | 1 | EA | \$ 3,000.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 18 | 24" Drain Basin | 1 | EA | \$ 4,500.00 | \$4,500.00 | \$4,500.00 | 0.00% | \$ - | \$0.00 | \$ 4,500.00 | 100% | \$0.00 | 5% | \$ 225.00 |
| 19 | Modified Type C Inlet | 1 | EA | \$ 6,000.00 | \$6,000.00 | \$6,000.00 | 0.00% | \$ - | \$0.00 | \$ 6,000.00 | 100% | \$0.00 | 5% | \$ 300.00 |
| 20 | 6" Mitered Drain | 2 | EA | \$ 750.00 | \$1,500.00 | \$1,500.00 | 0.00% | \$ - | \$0.00 | \$ 1,500.00 | 100% | \$0.00 | 5% | \$ 75.00 |
| 21 | 12" Mitered Drain | 1 | EA | \$ 2,200.00 | \$2,200.00 | \$2,200.00 | 0.00% | \$ - | \$0.00 | \$ 2,200.00 | 100% | \$0.00 | 5% | \$ 110.00 |
| 22 | Irrigation System Modification | 1 | LS | \$ 120,000.00 | \$120,000.00 | \$120,000.00 | 0.00% | \$ - | \$0.00 | \$ 120,000.00 | 100% | \$0.00 | 5% | \$ 6,000.00 |
| 23 | Soil Preparation | 44150 | SF | \$ 0.30 | \$13,245.00 | \$13,245.00 | 0.00% | \$ - | \$0.00 | \$ 13,245.00 | 100% | \$0.00 | 5% | \$ 662.25 |
| 24 | Bluegrass Sod | 44150 | SF | \$ 1.00 | \$44,150.00 | \$44,150.00 | 0.00% | \$ - | \$0.00 | \$ 44,150.00 | 100% | \$0.00 | 5% | \$ 2,207.50 |
| 25 | American Hophornbeam 2.5" | 4 | EA | \$ 750.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 26 | Chinquapin Oak 2.5" | 3 | EA | \$ 750.00 | \$2,250.00 | \$2,250.00 | 0.00% | \$ - | \$0.00 | \$ 2,250.00 | 100% | \$0.00 | 5% | \$ 112.50 |
| 27 | Baby Blue Eyes Spruce 8' | 2 | EA | \$ 750.00 | \$1,500.00 | \$1,500.00 | 0.00% | \$ - | \$0.00 | \$ 1,500.00 | 100% | \$0.00 | 5% | \$ 75.00 |
| 28 | Golden Raintree 2.5" | 5 | EA | \$ 750.00 | \$3,750.00 | \$3,750.00 | 0.00% | \$ - | \$0.00 | \$ 3,750.00 | 100% | \$0.00 | 5% | \$ 187.50 |
| 29 | Hot Wings Maple 2.5" | 9 | EA | \$ 750.00 | \$6,750.00 | \$6,750.00 | 0.00% | \$ - | \$0.00 | \$ 6,750.00 | 100% | \$0.00 | 5% | \$ 337.50 |
| 30 | London Plaine 2.5" | 5 | EA | \$ 750.00 | \$3,750.00 | \$3,750.00 | 0.00% | \$ - | \$0.00 | \$ 3,750.00 | 100% | \$0.00 | 5% | \$ 187.50 |
| 31 | Sensation Box Elder 2.5" | 4 | EA | \$ 750.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 32 | Skyline Honeylocust 2.5" | 7 | EA | \$ 750.00 | \$5,250.00 | \$5,250.00 | 0.00% | \$ - | \$0.00 | \$ 5,250.00 | 100% | \$0.00 | 5% | \$ 262.50 |
| 33 | Redmond Linden 2.5" | 5 | EA | \$ 750.00 | \$3,750.00 | \$3,750.00 | 0.00% | \$ - | \$0.00 | \$ 3,750.00 | 100% | \$0.00 | 5% | \$ 187.50 |
| 34 | Neon Flash Spirea #5 | 236 | EA | \$ 50.00 | \$11,800.00 | \$11,800.00 | 0.00% | \$ - | \$0.00 | \$ 11,800.00 | 100% | \$0.00 | 5% | \$ 590.00 |
| 35 | Butterfly Bush #5 | 64 | EA | \$ 60.00 | \$3,840.00 | \$3,840.00 | 0.00% | \$ - | \$0.00 | \$ 3,840.00 | 100% | \$0.00 | 5% | \$ 192.00 |
| 36 | Royal Gold Woadwaxen #5 | 80 | EA | \$ 75.00 | \$6,000.00 | \$6,000.00 | 0.00% | \$ - | \$0.00 | \$ 6,000.00 | 100% | \$0.00 | 5% | \$ 300.00 |
| 37 | Dwarf Fountain Grass Hemeln #5 | 217 | EA | \$ 65.00 | \$14,105.00 | \$14,105.00 | 0.00% | \$ - | \$0.00 | \$ 14,105.00 | 100% | \$0.00 | 5% | \$ 705.25 |
| 38 | Catmint #1 | 42 | EA | \$ 16.00 | \$672.00 | \$672.00 | 0.00% | \$ - | \$0.00 | \$ 672.00 | 100% | \$0.00 | 5% | \$ 33.60 |
| 39 | Chocolate Flower #1 | 186 | EA | \$ 20.00 | \$3,720.00 | \$3,720.00 | 0.00% | \$ - | \$0.00 | \$ 3,720.00 | 100% | \$0.00 | 5% | \$ 186.00 |
| 40 | White Coneflower #1 | 224 | EA | \$ 16.00 | \$3,584.00 | \$3,584.00 | 0.00% | \$ - | \$0.00 | \$ 3,584.00 | 100% | \$0.00 | 5% | \$ 179.20 |
| 41 | Landscape Boulder | 21 | EA | \$ 375.00 | \$7,875.00 | \$7,875.00 | 0.00% | \$ - | \$0.00 | \$ 7,875.00 | 100% | \$0.00 | 5% | \$ 393.75 |
| 42 | Bicycle Rack | 11 | EA | \$ 600.00 | \$6,600.00 | \$6,600.00 | 0.00% | \$ - | \$0.00 | \$ 6,600.00 | 100% | \$0.00 | 5% | \$ 330.00 |
| 43 | Trash Receptacle | 7 | EA | \$ 3,500.00 | \$24,500.00 | \$24,500.00 | 0.00% | \$ - | \$0.00 | \$ 24,500.00 | 100% | \$0.00 | 5% | \$ 1,225.00 |
| 44 | Umbrella | 7 | EA | \$ 6,200.00 | \$43,400.00 | \$43,400.00 | 0.00% | \$ - | \$0.00 | \$ 43,400.00 | 100% | \$0.00 | 5% | \$ 2,170.00 |
| 45 | Picnic Table | 7 | EA | \$ 6,500.00 | \$45,500.00 | \$45,500.00 | 0.00% | \$ - | \$0.00 | \$ 45,500.00 | 100% | \$0.00 | 5% | \$ 2,275.00 |
| 46 | Game Table | 2 | EA | \$ 7,100.00 | \$14,200.00 | \$14,200.00 | 0.00% | \$ - | \$0.00 | \$ 14,200.00 | 100% | \$0.00 | 5% | \$ 710.00 |
| 47 | Adirondack Chair | 12 | EA | \$ 1,400.00 | \$16,800.00 | \$16,800.00 | 0.00% | \$ - | \$0.00 | \$ 16,800.00 | 100% | \$0.00 | 5% | \$ 840.00 |
| 48 | Ping Pong Table | 1 | EA | \$ 10,000.00 | \$10,000.00 | \$10,000.00 | 0.00% | \$ - | \$0.00 | \$ 10,000.00 | 100% | \$0.00 | 5% | \$ 500.00 |
| 49 | Cornhole Board (pair) | 3 | EA | \$ 2,500.00 | \$7,500.00 | \$7,500.00 | 0.00% | \$ - | \$0.00 | \$ 7,500.00 | 100% | \$0.00 | 5% | \$ 375.00 |
| 50 | Hammock Posts | 7 | EA | \$ 1,500.00 | \$10,500.00 | \$10,500.00 | 0.00% | \$ - | \$0.00 | \$ 10,500.00 | 100% | \$0.00 | 5% | \$ 525.00 |
| 51 | Basketball Goal | 3 | EA | \$ 3,000.00 | \$9,000.00 | \$9,000.00 | 0.00% | \$ - | \$0.00 | \$ 9,000.00 | 100% | \$0.00 | 5% | \$ 450.00 |
| 52 | Reset Trash Receptacle | 2 | EA | \$ 300.00 | \$600.00 | \$600.00 | 0.00% | \$ - | \$0.00 | \$ 600.00 | 100% | \$0.00 | 5% | \$ 30.00 |

CONTINUATION

Page 1 of 2

17

CONTINUATION SHEET

APPLICATION NO: 12 Retainage
 PERIOD TO: 3/31/2023
 CONTRACT FOR: Wheatlands Park Phase II Impvts.
 CONTRACT DATE: 2/15/2022
 PROJECT NOS:

| ITEM NO. | DESCRIPTION OF WORK | QTY | UNITS | UNIT PRICE | SCHEDULED VALUE | WORK FROM PREVIOUS APPLICATION | COMPLETED THIS PERIOD QUANTITY | PERIOD THIS PERIOD AMOUNT | MATERIALS PRESENTLY STORED (NOT IN F OR G) | TOTAL COMPLETED AND STORED TO DATE (F+G+H) | % (I+J) | BALANCE TO FINISH (E-I) | Retainage rate (10% retained to 50% completion) max 5% of total contract | RETAINAGE (IF VARIABLE RATE) |
|----------|---------------------------------------|-------|--------|---------------|-----------------|--------------------------------|--------------------------------|---------------------------|--|--|---------|-------------------------|--|------------------------------|
| 53 | Basketball Court Striping | 1 | LS | \$ 3,000.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 54 | Concrete Pavement | 18200 | SF | \$ 10.50 | \$191,100.00 | \$191,100.00 | 0.00% | \$ - | \$0.00 | \$ 191,100.00 | 100% | \$0.00 | 5% | \$ 9,555.00 |
| 55 | Post-Tensioned Concrete Pavement | 6450 | SF | \$ 15.00 | \$96,750.00 | \$96,750.00 | 0.00% | \$ - | \$0.00 | \$ 96,750.00 | 100% | \$0.00 | 5% | \$ 4,837.50 |
| 56 | Concrete Curb | 290 | LF | \$ 50.00 | \$14,500.00 | \$14,500.00 | 0.00% | \$ - | \$0.00 | \$ 14,500.00 | 100% | \$0.00 | 5% | \$ 725.00 |
| 57 | Concrete Mowstrip | 100 | LF | \$ 32.00 | \$3,200.00 | \$3,200.00 | 0.00% | \$ - | \$0.00 | \$ 3,200.00 | 100% | \$0.00 | 5% | \$ 160.00 |
| 58 | Concrete Thickened Edge | 80 | LF | \$ 65.00 | \$5,200.00 | \$5,200.00 | 0.00% | \$ - | \$0.00 | \$ 5,200.00 | 100% | \$0.00 | 5% | \$ 260.00 |
| 59 | Concrete Ramp | 1 | EA | \$ 3,000.00 | \$3,000.00 | \$3,000.00 | 0.00% | \$ - | \$0.00 | \$ 3,000.00 | 100% | \$0.00 | 5% | \$ 150.00 |
| 60 | Sidewalk Chase | 3 | EA | \$ 4,000.00 | \$12,000.00 | \$12,000.00 | 0.00% | \$ - | \$0.00 | \$ 12,000.00 | 100% | \$0.00 | 5% | \$ 600.00 |
| 61 | Concrete Table | 2 | EA | \$ 2,200.00 | \$4,400.00 | \$4,400.00 | 0.00% | \$ - | \$0.00 | \$ 4,400.00 | 100% | \$0.00 | 5% | \$ 220.00 |
| 62 | Structural Concrete (stairs) | 12 | CY | \$ 1,750.00 | \$21,000.00 | \$21,000.00 | 0.00% | \$ - | \$0.00 | \$ 21,000.00 | 100% | \$0.00 | 5% | \$ 1,050.00 |
| 63 | Structural Concrete (cheekwalls) | 22 | CY | \$ 1,850.00 | \$40,700.00 | \$40,700.00 | 0.00% | \$ - | \$0.00 | \$ 40,700.00 | 100% | \$0.00 | 5% | \$ 2,035.00 |
| 64 | Structural Concrete (shelter columns) | 76 | CY | \$ 1,740.00 | \$132,240.00 | \$132,240.00 | 0.00% | \$ - | \$0.00 | \$ 132,240.00 | 100% | \$0.00 | 5% | \$ 6,612.00 |
| 65 | Manufactured Stone Veneer | 1225 | FF | \$ 40.00 | \$49,000.00 | \$49,000.00 | 0.00% | \$ - | \$0.00 | \$ 49,000.00 | 100% | \$0.00 | 5% | \$ 2,450.00 |
| 66 | Precast Wall & Column Caps | 450 | SF | \$ 63.00 | \$28,350.00 | \$28,350.00 | 0.00% | \$ - | \$0.00 | \$ 28,350.00 | 100% | \$0.00 | 5% | \$ 1,417.50 |
| 67 | Precast Tabletop (Round Top) | 31 | SF | \$ 119.00 | \$3,689.00 | \$3,689.00 | 0.00% | \$ - | \$0.00 | \$ 3,689.00 | 100% | \$0.00 | 5% | \$ 184.45 |
| 68 | Install Shelter | 2 | EA | \$ 24,000.00 | \$48,000.00 | \$48,000.00 | 0.00% | \$ - | \$0.00 | \$ 48,000.00 | 100% | \$0.00 | 5% | \$ 2,400.00 |
| 69 | Handrail | 70 | LF | \$ 240.00 | \$16,800.00 | \$16,800.00 | 0.00% | \$ - | \$0.00 | \$ 16,800.00 | 100% | \$0.00 | 5% | \$ 840.00 |
| 70 | Electrical/Lighting Service | 1 | LS | \$ 173,685.00 | \$173,685.00 | \$173,685.00 | 0.00% | \$ - | \$0.00 | \$ 173,685.00 | 100% | \$0.00 | 5% | \$ 8,684.25 |
| | | | | | | | | | \$ - | | | | | |
| | Change Order #1 | 1 | LS | \$ 25,068.69 | \$25,068.69 | \$25,068.69 | 0.00% | \$ - | \$0.00 | \$ 25,068.69 | 100% | \$0.00 | 5% | \$ 1,253.43 |
| | Change Order #2 | 1 | LS | \$ 7,389.40 | \$7,389.40 | \$7,389.40 | 0.00% | \$ - | \$0.00 | \$ 7,389.40 | 100% | \$0.00 | 5% | \$ 369.47 |
| | Change Order #3 | 1 | LS | \$ 1,156.47 | \$1,156.47 | \$1,156.47 | 0.00% | \$ - | \$0.00 | \$ 1,156.47 | 100% | \$0.00 | 5% | \$ 57.82 |
| | | | | | | | | | | | | | | |
| | | | (Unit) | | | | | | | | | | | |
| TOTAL | #REF! | | | | \$1,681,614.56 | \$1,681,614.56 | | \$0.00 | \$0.00 | \$1,681,614.56 | 100% | \$0.00 | max 5% | \$ 84,080.73 |



MEETING NOTES

Date: March 15, 2023

Project: Wheatlands Park, Phase 2

Re: Construction Progress Meeting

Present: Liz Wolfman, The Architerra Group (AG)
Eric Sperry, Richdell Construction
Trevor Riddell, Richdell Construction
Octavio Lucio, Cox Pro Landscape

Date Issued: March 21, 2023

A walk-through was conducted on March 15, 2023 to review the punch list items and the completion of the shelter.

The following items were identified during the Substantial Completion walk-through (12/13/22) and need to be addressed by Richdell. These items will be reviewed at the Final Completion walk-through later in the spring/early summer:

1. Clean all dirt and debris off all concrete pavement and improvements.
 - a. Power wash walkways to try to remove marks from construction equipment.
2. Install backer rod and caulking at the bottom of all seat walls where the walls are adjacent to concrete pavement. Richdell informed us that this will be completed when the weather is warmer.
3. Irrigation system will be tested, and coverage will be reviewed. Due to weather and temperatures, the irrigation system has been drained for the season.
 - a. Architerra will notify Cox Pro Landscape when the walk-through for the irrigation will occur.
4. All planting will be reviewed, including the replacement tree at S. Kewaunee Way and S. Wheatlands Parkway, north of the stop sign. The replacement tree will be a 2.5" caliper Redpointe Maple and will be planted in the spring of 2023.
5. Court surfacing will be reviewed once it is installed. The installation schedule will be dependent on Renner's spring schedule. Richdell will keep Architerra informed on schedule.
6. Due to late planting, many areas of sod did not have adequate time to root and have started curling at the edges. These areas will be reviewed in the spring.

Additional items that will need to be addressed for the Final Completion walk-through:

1. Multiple light posts will require touch-up painting. Touch up spots on light posts where the paint has been damaged.
2. Replace and weld railing post caps on stair railing near the basketball court.
3. Change grate in the crusher fines near the cornhole/shelter area to a solid lid.
4. Touch up seeded areas and sodded areas (where sod seams are apparent) when weather permits.
5. See attached electrical report attached for additional notes.
6. Seed/reseed trenches along S. Pinewood Drive and S. Jamestown Way.

Cc: All present,

Clint Waldron, WBATW

Erin Stutz, WBATW

Mark Taylor, AG

Nathan Jensen, Richdell Construction

Lesanne Dominguez, AG

Brooke Holliman, WMD

Scott Riddell, Richdell Construction

Kevin Cox, Cox Pro Landscape

We believe this report accurately reflects what transpired at this meeting. Please comment if you have a different understanding of what occurred. Unless we are notified otherwise within 5 days of receiving this report, we will assume all parties agree that this report is accurate.



WORKING SESSION

EXECUTIVE SUMMARY

4/13/2023

Number of open violations: 67

Last Inspection dates: March 15th, 2023 and April 5th, 2023

Next Inspection dates: April 19th, 2023 and May 10th, 2023

Violations by type:

| | |
|-------------------------------|-----------------------------|
| Basketball Hoops – 0 | Lawn in Poor Condition – 5 |
| Boat- 0 | Livestock- 0 |
| Business – 0 | Maintenance - 0 |
| Commercial Vehicle- 2 | Missing Tree Front Yard - 2 |
| Common Area Dumping- 0 | Nuisance - 0 |
| Dead Tree Backyard- 0 | Paint – 5 |
| Dead Tree Front/Side Yard –19 | RV/Camper - 0 |
| Exterior Damage -0 | Shutters Missing – 1 |
| Fence -Paint/Stain - 2 | Signs- 0 |
| Fence Repair – 7 | Trailer - 1 |
| Holiday Lights- 9 | Trash Cans - 3 |
| Inoperable Vehicle- 0 | Tree Care- 0 |
| Items Stored - 1 | Tree Under Caliper- 1 |
| Landscape Maint - 2 | Vehicle Repair -0 |
| Lawn Care -Weeds- 2 | Unauthorized Change - 4 |
| Lawn Care- Watering – 0 | Unsightly Conditions - 1 |
| Lawn in need of mowing - 0 | Window Units- 0 |
| Total- 67 | |

OPERATIONS SUMMARY

Report Date:
04/06/2023

Wheatlands Metropolitan District

March 1, 2023 - April 6, 2023

***By Status** displays the combined count of all current and past instances for each status assigned during the selected time period.

| | | | | | |
|-----------------------|---|----------------------------|-----|--------------------------------|----------|
| Architectural Control | { | Request Status: | | Approved | 8 |
| | | | | Approved With Conditions | 0 |
| | | | | Cancelled | 1 |
| | | | | Completed | 10 |
| | | | | Completed | 0 |
| | | | | Denied | 0 |
| | | | | More Info Requested | 7 |
| | | | | New Request | 10 |
| | | | | Under Review | 3 |
| | | Total | | | 39 |
| Correspondence: | | Emails | 179 | | |
| | | US Mails | 0 | | |
| | | | | | |
| Violations | { | Open: | | Carried Over | 16 |
| | | | | Created | 49 |
| | | Total | | | 65 |
| | | By Status*: | | 1st Notice | 16 |
| | | | | 2nd Notice | 10 |
| | | | | 4th Notice | 1 |
| | | | | 5th Notice | 1 |
| | | | | 6th Notice | 3 |
| | | | | Dismissed | 3 |
| | | | | Resolved | 44 |
| | | Total | | | 78 |
| | | Average Days To | | | 25 |
| | | Total Fines Assessed | | | \$125.00 |

Wheatlands Metropolitan District
Statement of Net Position

| February 28, 2023 | | | | | | |
|---|------------------|-------------------|--------------------------|---------------------------------|---------------------------|---------------------|
| | General Fund | Debt Service Fund | Special Revenue ARI Fund | Special Revenue Operations Fund | Special Revenue Park Fund | Fixed Assets & LTD |
| | | | | | | TOTAL |
| ASSETS | | | | | | |
| CASH | | | | | | |
| CSAFE | 1,819,758 | | | | | 1,819,758 |
| Wells Fargo | 355,984 | | | | | 355,984 |
| Wells Fargo-Merchant Software | 239 | | | | | 239 |
| CSB&T - Series 2015 Bond Fund | - | 369,023 | - | - | - | 369,023 |
| Pooled Cash Allocation | (574,133) | 40,203 | 344 | 352,701 | 180,885 | - |
| TOTAL CASH | 1,601,849 | 409,226 | 344 | 352,701 | 180,885 | 2,545,004 |
| OTHER CURRENT ASSETS | | | | | | |
| Due from County Treasurer | - | - | - | | | - |
| Accounts Receivable | 23,128 | | - | 12,864 | 28,945 | 64,937 |
| Accounts Receivable - Builder | - | | | - | - | - |
| Accounts Receivable - Other | - | | | - | - | - |
| Property Taxes Receivable | 1,823,761 | 1,271,183 | 52,441 | | | 3,147,386 |
| Prepaid Expenses | - | | | - | 5,258 | 5,258 |
| TOTAL OTHER CURRENT ASSETS | 1,846,889 | 1,271,183 | 52,441 | 12,864 | 34,203 | 3,217,580 |
| FIXED & OTHER NON-CURRENT ASSETS | | | | | | |
| Construction In Progress | | | | | | 638,274 |
| Land | | | | | | - |
| Capital Assets, Net of Depreciation | | | | | | 5,881,607 |
| Prepaid Bond Insur-Net of Amortization | | | | | | 165,608 |
| TOTAL FIXED ASSETS | - | - | - | - | - | 6,685,489 |
| TOTAL ASSETS | 3,448,738 | 1,680,409 | 52,785 | 365,565 | 215,088 | 12,448,073 |
| LIABILITIES & DEFERED INFLOWS | | | | | | |
| CURRENT LIABILITIES | | | | | | |
| Accounts Payable | 130,361 | | | | | 130,361 |
| Wells Fargo Credit Card | - | | | | | - |
| WPRA Fee Payable | | | | | - | - |
| Retainage Payable | | | | | 83,938 | 83,938 |
| Accrued Expenses | - | - | 344 | - | - | 344 |
| Director's Fees Payable | - | | | | | - |
| Payroll Liabilities | - | | | | | - |
| Century Communities Deposit | | | | | - | - |
| Prepaid Fees | | | | 13,844 | 31,150 | 44,994 |
| TOTAL CURRENT LIABILITIES | 130,361 | - | 344 | 13,844 | 115,088 | 259,638 |
| DEFERRED INFLOWS | | | | | | |
| Deferred Property Taxes | 1,823,761 | 1,271,183 | 52,441 | - | - | 3,147,386 |
| TOTAL DEFERRED INFLOWS | 1,823,761 | 1,271,183 | 52,441 | - | - | 3,147,386 |
| LONG-TERM LIABILITIES | | | | | | |
| Accrued Interest | | | | | | 79,298 |
| Bonds Payable - Series 2015 | | | | | | 22,660,000 |
| Bond Premium, Net of Amortization | | | | | | 309,984 |
| TOTAL LONG-TERM LIABILITIES | - | - | - | - | - | 23,049,282 |
| TOTAL LIAB & DEF INFLOWS | 1,954,123 | 1,271,183 | 52,785 | 13,844 | 115,088 | 26,456,306 |
| NET POSITION | | | | | | |
| Net Investment in Capital Assets | | | | | | 6,519,881 |
| Amount to be Provided for Debt | | | | | | (22,883,675) |
| Nonspendable | - | | | | 5,258 | 5,258 |
| Restricted For Debt | | 409,226 | | | - | 409,226 |
| Restricted For Emergencies | 60,800 | | | 9,000 | 21,400 | 91,200 |
| Restricted For ARI | | | - | | | - |
| Assigned for Capital Replacements | 640,000 | | | | | 640,000 |
| Assigned for Next Year Budget Deficit | - | | | | | - |
| Unassigned | 793,815 | | | 342,721 | 73,342 | 1,209,877 |
| TOTAL NET POSITION | 1,494,615 | 409,226 | - | 351,721 | 100,000 | (14,008,232) |
| | = | = | = | = | = | = |

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

Modified
Accrual
Basis

Print Date: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|--|--------------------------|---------------------------|------------------------------------|------------------|--------------------------------|--------------------------------|------------------------------------|
| PROPERTY TAXES | | | | | | | |
| Assessed Valuation | 47,276,236 | 45,956,955 | - | 45,956,955 | | | |
| Mill Levy | | | | | | | |
| General Fund | 36.602 | 39.820 | (3) | 36.602 | | | |
| Debt Service Fund | 27.755 | 27.755 | - | 27.755 | | | |
| SARIA Fund | 1.110 | 1.145 | (0) | 1.110 | | | |
| Total mill levy | 65.467 | 68.720 | (3) | 65.467 | | | |
| Property Taxes Levied | | | | | | | |
| General Fund | 1,730,405 | 1,830,006 | (147,889) | 1,682,116 | | | |
| Debt Service Fund | 1,312,152 | 1,275,535 | - | 1,275,535 | | | |
| SARIA Fund | 52,477 | 52,621 | (1,608) | 51,012 | | | |
| | 3,095,033 | 3,158,162 | (149,498) | 3,008,664 | | | |
| Less Provision For Uncollectible | | | | | | | |
| General Fund | - | - | - | - | | | |
| Debt Service Fund | - | - | - | - | | | |
| SARIA Fund | - | - | - | - | | | |
| | | - | - | - | | | |
| Budgeted Property Taxes | | | | | | | |
| General Fund | 1,730,405 | 1,830,006 | | 1,682,116 | | | |
| Debt Service Fund | 1,312,152 | 1,275,535 | | 1,275,535 | | | |
| SARIA Fund | 52,477 | 52,621 | | 51,012 | | | |
| | 3,095,033 | 3,158,162 | - | 3,008,664 | | | |
| 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 | | | |
| New - Richmond | - | - | - | - | | | |
| New - Elacora | - | - | - | - | | | |
| New - Lokal (31 bldgs./93 units planned) | - | - | - | - | | | |
| Other | - | - | - | - | | | |
| End of Period | 1,053 | 1,053 | - | 1,053 | | | |
| Apartments | | | | | | | |
| Beginning of Period | 338 | 338 | - | 338 | | | |
| Additions | - | - | - | - | | | |
| Other | - | - | - | - | | | |
| End of Period | 338 | 338 | | 338 | | | |
| Sales | | | | | | | |
| First time sales | - | - | | - | | | |
| Re-sale | 60 | 60 | | 60 | | | |
| | 60 | 60 | | 60 | | | |
| FEES | | | | | | | |
| Operations Fee - Monthly / Unit | | | | | | | |
| Houses | | \$ 20.00 | | \$ 20.00 | | | |
| Apartments | | \$ - | | \$ - | | | |
| Park Fee - Monthly / Unit | | | | | | | |
| Houses | | \$ 45.00 | | \$ 45.00 | | | |
| Apartments | | \$ 20.00 | | \$ 20.00 | | | |
| WPRA Fee | | | | | | | |
| Membership | | \$ 30.00 | | \$ 32.73 | | | |
| Debt Reserve | | \$ 5.00 | | \$ 5.00 | | | |

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

Modified
Accrual
Basis

Print Date: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|--------------------------|--------------------------|---------------------------|------------------------------------|------------------|--------------------------------|--------------------------------|------------------------------------|
| COMBINED FUNDS | | | | | | | |
| REVENUE | | | | | | | |
| Property Taxes | 3,095,033 | 3,158,162 | - | 3,158,162 | 10,776 | 9,474 | 1,302 |
| Specific Ownership Taxes | 195,395 | 190,907 | - | 190,907 | 15,922 | 15,909 | 13 |
| Interest & other income | 72,308 | 9,000 | 89,000 | 98,000 | 15,133 | 509 | 14,623 |
| Operations fees | 253,180 | 252,720 | - | 252,720 | 42,120 | 42,120 | - |
| Fines & penalties | 36,753 | 23,350 | - | 23,350 | 1,548 | 3,892 | (2,344) |
| Working capital fees | 8,850 | 9,000 | - | 9,000 | 900 | 300 | 600 |
| Design review | - | - | - | - | - | - | - |
| Clubhouse rental fees | 30,755 | 25,000 | - | 25,000 | 4,408 | 1,609 | 2,798 |
| Park fees | 649,890 | 649,740 | - | 649,740 | 108,290 | 108,290 | - |
| Bond/Loan proceeds | - | - | - | - | - | - | - |
| Other Income | 20,442 | 8,500 | 14,500 | 23,000 | 16,154 | - | 16,154 |
| Sale of Assets | - | - | - | - | - | - | - |
| TOTAL REVENUE | 4,362,607 | 4,326,379 | 103,500 | 4,429,879 | 215,249 | 182,104 | 33,146 |
| | = | = | = | = | = | = | = |

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

**Modified
Accrual
Basis**

Print Date: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|--|-----------------------------------|------------------------------------|---|--------------------------|---|---|---|
| COMBINED FUNDS (Continued) | | | | | | | |
| EXPENDITURES | | | | | | | |
| General Operating: | | | | | | | |
| Accounting - contract | 81,670 | 92,600 | - | 92,600 | 15,484 | 15,433 | (50) |
| Accounting - special projects | 20,539 | 15,600 | - | 15,600 | 582 | 3,200 | 2,618 |
| Audit | 5,000 | 5,800 | - | 5,800 | - | - | - |
| County Treasurer's fees | 46,438 | 47,372 | - | 47,372 | 162 | 141 | (20) |
| Director's fees | 7,105 | 12,000 | - | 12,000 | - | - | - |
| Director expenses & equipment | 1,254 | 2,500 | - | 2,500 | - | - | - |
| Election | 33,703 | 35,000 | 33,000 | 2,000 | 1,587 | 17,500 | 15,913 |
| Insurance & bonds | 38,847 | 44,700 | (10,361) | 55,061 | 55,061 | 44,700 | (10,361) |
| Legal - contract | 87,051 | 99,500 | - | 99,500 | 14,864 | 16,583 | 1,719 |
| Legal - special projects | 19,452 | 19,600 | - | 19,600 | 4,802 | 3,267 | (1,535) |
| Bank Charges | 3,194 | 4,200 | - | 4,200 | 668 | 700 | 32 |
| Miscellaneous | 117 | - | - | - | - | - | - |
| Contingency | - | 32,500 | 2,500 | 30,000 | - | - | - |
| Website | 616 | 1,000 | - | 1,000 | - | 500 | 500 |
| Debt Service: | | | | | | | |
| Interest | 968,981 | 951,581 | - | 951,581 | - | - | - |
| Principal | 435,000 | 450,000 | - | 450,000 | - | - | - |
| Paying agent / trustee fees / legal | 1,000 | 1,000 | - | 1,000 | - | - | - |
| Bond/Loan issuance expense | - | - | - | - | - | - | - |
| Contingency | - | 5,000 | 5,000 | - | - | - | - |
| Community Operations | | | | | | | |
| Design review | - | - | - | - | - | - | - |
| Facilities mgmt. & billing - Contract | 113,914 | 134,300 | - | 134,300 | 20,834 | 22,375 | 1,541 |
| Facilities mgmt. & billing - Spec Projects | - | 15,000 | - | 15,000 | - | 2,500 | 2,500 |
| Covenant Enforcement | 44,222 | 48,000 | - | 48,000 | 7,210 | 8,000 | 790 |
| Legal - collections | 13,352 | 12,000 | - | 12,000 | 1,873 | 2,000 | 127 |
| Trash removal-residential pickup | 151,117 | 166,900 | - | 166,900 | 25,432 | 27,817 | 2,384 |
| Community Activities / Christmas Lights | 30,859 | 22,900 | - | 22,900 | 1,818 | 590 | (1,228) |
| Landscaping | 249,497 | 334,900 | - | 334,900 | 29,397 | 31,933 | 2,536 |
| WPRA Support | 222,626 | 166,500 | - | 166,500 | 13,140 | 23,640 | 10,500 |
| Snow removal | 3,936 | 17,600 | - | 17,600 | 7,345 | 7,040 | (305) |
| Clubhouse repairs and maintenance | 122,340 | 123,703 | (33,275) | 156,978 | 56,798 | 19,534 | (37,264) |
| Sport Fields | 336,308 | 50,000 | - | 50,000 | 10,202 | 12,500 | 2,298 |
| Grounds maintenance | 75,236 | 94,900 | - | 94,900 | 14,070 | 15,817 | 1,747 |
| Pool operations | 176,130 | 208,938 | (14,375) | 223,313 | 62,114 | 54,075 | (8,039) |
| Utilities | 207,363 | 278,100 | - | 278,100 | 1,847 | 5,080 | 3,234 |
| Transfer to SARIA Authority | 51,689 | 51,831 | - | 51,831 | 180 | 155 | (24) |
| Capital outlay | - | - | - | - | - | - | - |
| Proposed facilities - Project costs | 1,799,730 | - | (76,000) | 76,000 | 66,621 | - | (66,621) |
| WPRA fee | 468,106 | 489,645 | - | 489,645 | 79,459 | 81,608 | 2,148 |
| Contingency | - | 169,300 | - | 169,300 | - | 25,833 | 25,833 |
| TOTAL EXPENDITURES | 5,816,393 | 4,204,471 | (93,511) | 4,297,982 | 491,550 | 442,522 | (49,028) |
| CHANGE IN FUND BALANCE | (1,453,787) | 121,908 | 9,989 | 131,897 | (276,300) | (260,418) | (15,882) |
| BEGINNING FUND BALANCE | 4,085,648 | 1,859,740 | 772,122 | 2,631,861 | 2,631,861 | 1,859,740 | 772,122 |
| ENDING FUND BALANCE | 2,631,861 | 1,981,648 | 782,111 | 2,763,759 | 2,355,561 | 1,599,321 | 756,240 |
| | = | = | = | = | = | = | = |
| COMPONENTS OF FUND BALANCE: | | | | | | | |
| Nonspendable | 8,362 | 46,935 | 16,137 | 63,072 | 5,258 | | |
| Restricted - TABOR emergency reserve | 86,800 | 88,483 | 2,717 | 91,200 | 91,200 | | |
| Restricted - Debt Covenants | 397,102 | 320,827 | 24,628 | 345,455 | 409,226 | | |
| Restricted - SARIA Projects | - | - | - | - | - | | |
| Assigned - Next Years Budget Deficit | - | - | - | - | - | | |
| Assigned - Capital Improv/Replacement | 930,000 | 390,000 | 760,000 | 1,150,000 | 640,000 | | |
| Assigned - Parks & Operations | 414,678 | 347,321 | (13,109) | 334,213 | 416,063 | | |
| Unassigned | 794,920 | 788,082 | (8,263) | 779,818 | 793,815 | | |
| TOTAL ENDING FUND BALANCE | 2,631,861 | 1,981,648 | 782,111 | 2,763,758 | 2,355,561 | | |
| | = | = | = | = | = | | |

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

Modified
Accrual
Basis

Print Date: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|---|--------------------------|---------------------------|------------------------------------|--------------------|--------------------------------|--------------------------------|------------------------------------|
| GENERAL FUND | | | | | | | |
| REVENUE | | | | | | | |
| Property taxes | 1,730,405 | 1,830,006 | - | 1,830,006 | 6,244 | 5,490 | 754 |
| Abatements | - | - | - | - | - | - | - |
| Specific ownership taxes | 111,128 | 114,375 | - | 114,375 | 9,382 | 9,531 | (149) |
| Interest income | 57,652 | 3,000 | 77,000 | 80,000 | 13,836 | 500 | 13,336 |
| Other income | 306 | - | - | - | - | - | - |
| TOTAL REVENUE | 1,899,491 | 1,947,381 | 77,000 | 2,024,381 | 29,462 | 15,521 | 13,941 |
| EXPENDITURES | | | | | | | |
| Accounting - contract | 65,256 | 74,100 | - | 74,100 | 12,344 | 12,350 | 6 |
| Accounting - special projects | 16,449 | 12,000 | - | 12,000 | 509 | 2,000 | 1,491 |
| Audit | 5,000 | 5,800 | - | 5,800 | - | - | - |
| County treasurer's fees | 25,963 | 27,450 | - | 27,450 | 96 | 82 | (14) |
| Director's fees | 7,105 | 12,000 | - | 12,000 | - | - | - |
| Director expenses and equipment | 1,254 | 2,500 | - | 2,500 | - | - | - |
| Election | 33,703 | 35,000 | 33,000 | 2,000 | 1,587 | 17,500 | 15,913 |
| Insurance & bonds | 5,659 | 6,500 | 1,095 | 5,405 | 5,405 | 6,500 | 1,095 |
| Legal - contract | 62,179 | 73,300 | - | 73,300 | 10,248 | 12,217 | 1,969 |
| Legal - special projects | 2,650 | 5,000 | - | 5,000 | - | 833 | 833 |
| Bank Charges | 27 | 500 | - | 500 | - | 83 | 83 |
| Miscellaneous | 117 | - | - | - | - | - | - |
| Contingency | - | 30,000 | - | 30,000 | - | - | - |
| Website | 616 | 1,000 | - | 1,000 | - | 500 | 500 |
| TOTAL EXPENDITURES | 225,979 | 285,150 | 34,095 | 251,055 | 30,189 | 52,065 | 21,876 |
| Excess Revenue Over Expenditures | 1,673,512 | 1,662,231 | 111,095 | 1,773,326 | (727) | (36,544) | 35,817 |
| OTHER SOURCES (USES) | | | | | | | |
| Transfers (To)/From Debt Service Fund | - | - | - | - | - | - | - |
| Transfers (To)/From SARIA Fund | - | - | - | - | - | - | - |
| Transfers (To)/From Operations Fund | - | - | - | - | - | - | - |
| Transfers (To)/From Park Fund | (3,125,921) | (1,441,296) | (118,106) | (1,559,402) | (287,028) | (230,819) | (56,209) |
| Total Other Sources / (Uses) | (3,125,921) | (1,441,296) | (118,106) | (1,559,402) | (287,028) | (230,819) | (56,209) |
| CHANGE IN FUND BALANCE | (1,452,409) | 220,935 | (7,011) | 213,924 | (287,755) | (267,363) | (20,392) |
| BEGINNING FUND BALANCE | 3,234,779 | 1,022,472 | 759,898 | 1,782,370 | 1,782,370 | 1,022,472 | 759,898 |
| ENDING FUND BALANCE | 1,782,370 | 1,243,407 | 752,887 | 1,996,294 | 1,494,615 | 755,109 | 739,506 |
| COMPONENTS OF FUND BALANCE | | | | | | | |
| Nonspendable | 450 | 6,825 | (1,150) | 5,675 | - | - | - |
| Restricted - TABOR emergency reserve | 57,000 | 58,500 | 2,300 | 60,800 | 60,800 | - | - |
| Assigned - Capital Improv/Replacement | 930,000 | 390,000 | 760,000 | 1,150,000 | 640,000 | - | - |
| Assigned - Next Years Budget Deficit | - | - | - | - | - | - | - |
| Restricted - Debt Covenants | - | - | - | - | - | - | - |
| Unassigned | 794,920 | 788,082 | (8,263) | 779,818 | 793,815 | - | - |
| TOTAL ENDING FUND BALANCE | 1,782,370 | 1,243,407 | 752,887 | 1,996,294 | 1,494,615 | | |
| | = | = | = | = | = | | |

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

Modified
Accrual
Basis

Print Date: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|---|--------------------------|---------------------------|------------------------------------|------------------|--------------------------------|--------------------------------|------------------------------------|
| DEBT SERVICE FUND | | | | | | | |
| REVENUE | | | | | | | |
| Property taxes | 1,312,152 | 1,275,535 | - | 1,275,535 | 4,352 | 3,827 | 526 |
| Abatements | - | - | - | - | - | - | - |
| Specific ownership taxes | 84,267 | 76,532 | - | 76,532 | 6,539 | 6,378 | 162 |
| Interest income | 14,656 | 6,000 | 12,000 | 18,000 | 1,297 | 9 | 1,288 |
| TOTAL REVENUE | 1,411,076 | 1,358,067 | 12,000 | 1,370,067 | 12,189 | 10,214 | 1,975 |
| EXPENDITURES | | | | | | | |
| Accounting - Special Projects | - | - | - | - | - | - | - |
| Legal | - | - | - | - | - | - | - |
| Treasurer's fees | 19,688 | 19,133 | - | 19,133 | 65 | 57 | (8) |
| Bond interest - Series 2015 | 968,981 | 951,581 | - | 951,581 | - | - | - |
| Bond principal - Series 2015 | 435,000 | 450,000 | - | 450,000 | - | - | - |
| 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 | - | - | - |
| Contingency | - | 5,000 | 5,000 | - | - | - | - |
| TOTAL EXPENDITURES | 1,424,669 | 1,426,714 | 5,000 | 1,421,714 | 65 | 57 | (8) |
| Excess Revenue Over Expenditures | (13,593) | (68,647) | 17,000 | (51,647) | 12,124 | 10,157 | 1,967 |
| OTHER SOURCES / (USES) | | | | | | | |
| Transfers (To)/From Other Funds | - | - | - | - | - | - | - |
| Bond proceeds | - | - | - | - | - | - | - |
| Bond premium | - | - | - | - | - | - | - |
| Total Other Sources / (Uses) | - | - | - | - | - | - | - |
| CHANGE IN FUND BALANCE | (13,593) | (68,647) | 17,000 | (51,647) | 12,124 | 10,157 | 1,967 |
| BEGINNING FUND BALANCE | 410,695 | 389,474 | 7,628 | 397,102 | 397,102 | 389,474 | 7,628 |
| ENDING FUND BALANCE | 397,102 | 320,827 | 24,628 | 345,455 | 409,226 | 399,630 | 9,595 |
| | = | = | = | | = | = | = |

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

Modified
Accrual
Basis

Print Date: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|--|--------------------------|---------------------------|------------------------------------|------------------|--------------------------------|--------------------------------|------------------------------------|
| SARIA FUND | | | | | | | |
| REVENUE | | | | | | | |
| Property taxes | 52,477 | 52,621 | - | 52,621 | 180 | 158 | 22 |
| Abatements | - | - | - | - | - | - | - |
| Specific Ownership Tax | - | - | - | - | - | - | - |
| Interest income | - | - | - | - | - | - | - |
| Other income | - | 2,500 | (2,500) | - | - | - | - |
| TOTAL REVENUE | 52,477 | 55,121 | (2,500) | 52,621 | 180 | 158 | 22 |
| EXPENDITURES | | | | | | | |
| Legal - contract | - | - | - | - | - | - | - |
| Legal - special projects | - | - | - | - | - | - | - |
| Capital outlay District ARI Improvements | - | - | - | - | - | - | - |
| Contribution to SARIA Authority | 51,689 | 51,831 | - | 51,831 | 180 | 155 | (24) |
| Treasurer's fee | 787 | 789 | - | 789 | - | 2 | 2 |
| Contingency | - | 2,500 | 2,500 | - | - | - | - |
| TOTAL EXPENDITURES | 52,477 | 55,121 | 2,500 | 52,621 | 180 | 158 | (22) |
| 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: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|--|--------------------------|---------------------------|------------------------------------|------------------|--------------------------------|--------------------------------|------------------------------------|
| OPERATIONS FUND | | | | | | | |
| REVENUE | | | | | | | |
| Operations Fees - Houses | 253,180 | 252,720 | - | 252,720 | 42,120 | 42,120 | - |
| Warning letter fees | - | - | - | - | - | - | - |
| Working capital fees | 2,950 | 3,000 | - | 3,000 | 300 | 100 | 200 |
| Late charges and collection fees | 5,685 | 7,000 | - | 7,000 | 783 | 1,167 | (384) |
| Legal - collections | 4,416 | 3,500 | - | 3,500 | (361) | 583 | (944) |
| Design review | - | - | - | - | - | - | - |
| Violations / Fines | 3,925 | 3,500 | - | 3,500 | 175 | 583 | (408) |
| Interest income | - | - | - | - | - | - | - |
| Other income | - | - | - | - | - | - | - |
| TOTAL REVENUE | 270,156 | 269,720 | - | 269,720 | 43,017 | 44,553 | (1,536) |
| EXPENDITURES | | | | | | | |
| Accounting - Contract - O&M | 4,078 | 4,600 | - | 4,600 | 772 | 767 | (5) |
| Accounting - Spec Projects - O&M | 1,023 | 800 | - | 800 | 32 | 267 | 235 |
| Design review | - | - | - | - | - | - | - |
| Covenant Compliance | 44,222 | 48,000 | - | 48,000 | 7,210 | 8,000 | 790 |
| Facilities Management - Contract | 22,146 | 25,900 | - | 25,900 | 4,315 | 4,315 | 0 |
| Facilities Management - Spec Projects | - | - | - | - | - | - | - |
| Billing Service - Late Charges & Collections | 1,122 | 2,500 | - | 2,500 | 149 | 417 | 267 |
| Billing Service - Base Rate | 11,675 | 12,900 | - | 12,900 | 1,946 | 2,150 | 204 |
| Legal - Contract | 12,436 | 13,400 | - | 13,400 | 2,096 | 2,233 | 138 |
| Legal - spec projects | 2,674 | 2,600 | - | 2,600 | 533 | 433 | (99) |
| Legal - collections | 6,244 | 7,000 | - | 7,000 | 961 | 1,167 | 205 |
| Bank Charges | 1,204 | 1,200 | - | 1,200 | 241 | 200 | (41) |
| Trash removal - Residential | 151,117 | 166,900 | - | 166,900 | 25,432 | 27,817 | 2,384 |
| Contingency | - | 14,300 | - | 14,300 | - | - | - |
| TOTAL EXPENDITURES | 257,940 | 300,100 | - | 300,100 | 43,686 | 47,765 | 4,079 |
| Excess Revenue Over Expenditures | 12,216 | (30,380) | - | (30,380) | (669) | (3,212) | 2,543 |
| OTHER SOURCES / (USES) | | | | | | | |
| Transfers (To)/From other Funds | - | - | - | - | - | - | - |
| Total Other Sources / (Uses) | - | - | - | - | - | - | - |
| CHANGE IN FUND BALANCE | 12,216 | (30,380) | - | (30,380) | (669) | (3,212) | 2,543 |
| BEGINNING FUND BALANCE | 340,174 | 347,794 | 4,596 | 352,390 | 352,390 | 347,794 | 4,596 |
| ENDING FUND BALANCE | 352,390 | 317,414 | 4,596 | 322,010 | 351,721 | 344,582 | 7,139 |
| COMPONENTS OF FUND BALANCE | | | | | | | |
| Nonspendable | - | - | - | - | - | - | - |
| Restricted - TABOR emergency reserve | 8,100 | 9,100 | (100) | 9,000 | 9,000 | | |
| Assigned - Future Operations | 344,290 | 308,314 | 4,696 | 313,010 | 342,721 | | |
| TOTAL ENDING FUND BALANCE | 352,390 | 317,414 | 4,596 | 322,010 | 351,721 | | |
| | = | = | = | = | = | | |

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

Modified
Accrual
Basis
Print Date: 4/4/2023

| | 2022 Prelim Actual | 2023 Adopted Budget | Variance Positive (Negative) | 2023 Forecast | YTD Thru 02/28/23 Actual | YTD Thru 02/28/23 Budget | Variance Positive (Negative) |
|--|-----------------------------------|------------------------------------|---|--------------------------|---|---|---|
| PARK FUND | | | | | | | |
| REVENUE | | | | | | | |
| Working capital fees | 5,900 | 6,000 | - | 6,000 | 600 | 200 | 400 |
| Clubhouse rental fees | 30,755 | 25,000 | - | 25,000 | 4,408 | 1,609 | 2,798 |
| Late charges and collection fees | 12,790 | 5,600 | - | 5,600 | 1,762 | 933 | 829 |
| Legal - collection fees | 9,937 | 3,750 | - | 3,750 | (812) | 625 | (1,437) |
| Park fees - Builders - Lots | - | - | - | - | - | - | - |
| Park fees - Residential Units | 568,770 | 568,620 | - | 568,620 | 94,770 | 94,770 | - |
| Park fees - Apartment Units | 81,120 | 81,120 | - | 81,120 | 13,520 | 13,520 | - |
| Grant | 7,453 | - | - | - | - | - | - |
| Interest income | - | - | - | - | - | - | - |
| Sport Field Program Revenue | - | - | - | - | - | - | - |
| Other income | 12,682 | 6,000 | 17,000 | 23,000 | 16,154 | - | 16,154 |
| TOTAL REVENUE | 729,408 | 696,090 | 17,000 | 713,090 | 130,402 | 111,657 | 18,744 |
| EXPENDITURES | | | | | | | |
| Accounting - Contract | 12,336 | 13,900 | - | 13,900 | 2,368 | 2,317 | (51) |
| Accounting - Special Projects | 3,068 | 2,800 | - | 2,800 | 42 | 933 | 892 |
| Facilities Management - Contract | 50,179 | 58,300 | - | 58,300 | 9,710 | 9,710 | (0) |
| Facilities Management - Spec Projects | - | 15,000 | - | 15,000 | - | 2,500 | 2,500 |
| Billing Service - Late Charges & Collections | 2,523 | 5,600 | - | 5,600 | 336 | 933 | 598 |
| Billing Service - Base Rate | 26,269 | 29,100 | - | 29,100 | 4,378 | 4,850 | 472 |
| Community Activities / Christmas Lights | 30,859 | 22,900 | - | 22,900 | 1,818 | 590 | (1,228) |
| Insurance | 33,187 | 38,200 | (11,456) | 49,656 | 49,656 | 38,200 | (11,456) |
| Legal - Contract | 12,436 | 12,800 | - | 12,800 | 2,520 | 2,133 | (387) |
| Legal - Special Projects | 14,129 | 12,000 | - | 12,000 | 4,269 | 2,000 | (2,269) |
| Legal - Collections | 7,108 | 5,000 | - | 5,000 | 912 | 833 | (78) |
| Bank Charges | 1,963 | 2,500 | - | 2,500 | 428 | 417 | (11) |
| Proposed Facility & Project Planning | - | - | - | - | - | - | - |
| Park - Project Costs | 1,799,730 | - | (76,000) | 76,000 | 66,621 | - | (66,621) |
| Sport Field Improvements | 336,308 | 50,000 | - | 50,000 | 10,202 | 12,500 | 2,298 |
| Sport Field Program Expenses | - | - | - | - | - | - | - |
| Irrigation Repairs & Improvements | 45,852 | 43,300 | - | 43,300 | - | - | - |
| Landscape Maintenance Contract - WMD | 164,945 | 191,600 | - | 191,600 | 29,397 | 31,933 | 2,536 |
| Landscape Improvements - WMD | 38,700 | 100,000 | - | 100,000 | - | - | - |
| Snow Removal | 3,936 | 17,600 | - | 17,600 | 7,345 | 7,040 | (305) |
| Clubhouse Repairs and Maintenance | 122,340 | 117,203 | (33,275) | 150,478 | 56,798 | 19,534 | (37,264) |
| Parking Lot Maintenance | - | 6,500 | - | 6,500 | - | - | - |
| Grounds Maintenance | 56,135 | 86,000 | - | 86,000 | 11,191 | 14,333 | 3,142 |
| Chemicals & Supplies | 11,845 | 13,000 | - | 13,000 | - | - | - |
| Contract / Lifeguards | 142,500 | 159,338 | - | 159,338 | 27,091 | 26,073 | (1,018) |
| Equipment Repairs & Replacement | 21,784 | 36,600 | (14,375) | 50,975 | 35,023 | 28,002 | (7,021) |
| Gas and Electric | 28,917 | 28,100 | - | 28,100 | 1,199 | 3,081 | 1,882 |
| Telephone/ WiFi / Cable | - | - | - | - | - | - | - |
| Water and Sewer | 178,446 | 250,000 | - | 250,000 | 648 | 1,999 | 1,351 |
| Trash Removal - Clubhouse/Non-Res | - | - | - | - | - | - | - |
| WPRA Fee | 468,106 | 489,645 | - | 489,645 | 79,459 | 81,608 | 2,148 |
| Community Park Maintenance | 19,101 | 8,900 | - | 8,900 | 2,878 | 1,483 | (1,395) |
| WPRA Support | 222,626 | 166,500 | - | 166,500 | 13,140 | 23,640 | 10,500 |
| Property Acquisition/Improvements | - | - | - | - | - | - | - |
| Contingency | - | 155,000 | - | 155,000 | - | 25,833 | 25,833 |
| TOTAL EXPENDITURES | 3,855,328 | 2,137,386 | (135,106) | 2,272,492 | 417,429 | 342,476 | (74,953) |
| Excess Revenue Over Expenditures | (3,125,921) | (1,441,296) | (118,106) | (1,559,402) | (287,028) | (230,819) | (56,209) |
| OTHER SOURCES / (USES) | | | | | | | |
| Transfers (To)/From other Funds | 3,125,921 | 1,441,296 | 118,106 | 1,559,402 | 287,028 | 230,819 | 56,209 |
| Loan issuance | - | - | - | - | - | - | - |
| Proceeds from Sale of Land | - | - | - | - | - | - | - |
| Total Other Sources / (Uses) | 3,125,921 | 1,441,296 | 118,106 | 1,559,402 | 287,028 | 230,819 | 56,209 |
| CHANGE IN FUND BALANCE | - | - | - | - | - | - | - |
| BEGINNING FUND BALANCE | 100,000 | 100,000 | - | 100,000 | 100,000 | 100,000 | - |
| ENDING FUND BALANCE | 100,000 | 100,000 | - | 100,000 | 100,000 | 100,000 | - |
| COMPONENTS OF FUND BALANCE | | | | | | | |
| Nonspendable | 7,912 | 40,110 | 17,287 | 57,397 | 5,258 | - | - |
| Restricted - TABOR emergency reserve | 21,700 | 20,883 | 517 | 21,400 | 21,400 | - | - |
| Restricted - Replacement reserve | - | - | - | - | - | - | - |
| Restricted - Loan reserve & Surplus | - | - | - | - | - | - | - |
| Assigned for Parks | 70,388 | 39,007 | (17,804) | 21,203 | 73,342 | - | - |
| TOTAL ENDING FUND BALANCE | 100,000 | 100,000 | - | 100,000 | 100,000 | - | - |

Wheatlands Metropolitan District
Payment of Claims
Month of
March 2023

| Payee | Description | Total Amount |
|--|--|---------------------|
| GENERAL FUND PAYMENTS TO BE RATIFIED: | | |
| *Aurora Water | Water Service 02/03/2023 - 03/06/2023 | 666.61 |
| *City of Aurora | Tract B. Work | 425.00 |
| *Waste Management (Clubhouse) | March 2022 Clubhouse Trash Service | 70.10 |
| *Waste Management (Residential) | March 2022 Residential Trash Service | 13,100.57 |
| *Wells Fargo Card Services - Business | # Feb 2022 CC Bill | 8,889.35 |
| *XCEL Energy | January 2023 Electric & Gas Utility | 307.10 |
| Altitude Community Law P.C. | February 2023 Legal Services for Collections | 975.00 |
| American Conservation & Billing Solutions | March 2023 Billing Services | 3,432.00 |
| American Mechanical Services of Denver, L | March 2023 HVAC Maintenance | 185.00 |
| | Replacement of pool equipment room furnace | 4,632.00 |
| | April 2023 HVAC Maintenance | 185.00 |
| AMI-Advanced Management, LLC | March 2023 Covenant Enforcement | 3,605.00 |
| Around the Corner Handyman LLC | Replacement of lock and mechanism on dumpster gate | 99.28 |
| Colorado Lighting, Inc. | February 2023 Inspection Fees | 398.14 |
| Cox Professional Landscape Services, LLC | March 2023 Landscape Maintenance Contract | 13,956.00 |
| | March 2023 Park Restroom Cleaning Services | 303.75 |
| | Snow Removal Supplies | 95.00 |
| | Snow Pretreatment & Snow Removal Supplies | 447.50 |
| | Top Dress Playground area beside Clubhouse | 1,028.50 |
| | Snow Removal & Supplies - WPRA | 355.00 |
| Elevation Consulting Group, LTD | Soccer Field Work | 5,500.00 |
| IDEA Law Group, LLC | Litigation Fees Matter 48048247 | 960.50 |
| Juana Saquimux | February 2023 Cleaning Service for Clubhouse | 95.00 |
| | January 2023 Cleaning Service for Clubhouse | 760.00 |
| Leo Renovations, LLC | Final payment for Kitchenette/Restroom Remodel | 13,000.75 |
| Marchetti & Weaver, LLC | February 2023 Accounting Services | 7,897.13 |
| | February 2023 Accounting Services | 357.75 |
| Mountain Alarm Security | March 2023 Alarm Monitoring Services | 207.30 |
| Pool Doctor | Down Payment for Est. 40217 Main Drain Cover Replacement | 13,328.61 |
| Richdell Construction, Inc. | Park Phase II Work through February 2023 | 62,939.35 |
| So. Aurora Regional Improvement Authority | Sept. 2022 thru Feb. 2023 ARI Mill Levy Tax Distribution | 20,909.67 |
| Veteran Guardians, LLC | December 17, 2022 Clubhouse Event Security | 360.00 |
| White Bear Ankele P.C. | February 2023 Legal Services | 9,272.77 |
| YMCA of Metropolitan Denver | February 2023 Management Services | 18,884.38 |
| Zions Bancorporation, NA | March 2023 WPRA District Fee | 39,729.69 |
| TOTAL TO BE RATIFIED & APPROVED | | 247,358.80 |

WHEATLANDS METROPOLITAN DISTRICT

Financial Statements

December 31, 2022

DRAFT

WHEATLANDS METROPOLITAN DISTRICT

TABLE OF CONTENTS

| | <u>Page</u> |
|--|-------------|
| Independent Auditor's Report | 1 |
| Management's Discussion and Analysis | 4 |
| Basic Financial Statements: | |
| Government-Wide Financial Statements: | |
| Statement of Net Position | 9 |
| Statement of Activities | 10 |
| Fund Financial Statements: | |
| Governmental Funds | |
| Balance Sheet | 11 |
| Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position | 13 |
| Statement of Revenues, Expenditures and Changes in Fund Balances | 14 |
| Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities | 16 |
| Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual | |
| General Fund | 17 |
| Special Revenue – Aurora Regional Improvements (ARI) Fund | 18 |
| Special Revenue – Operations Fund | 19 |
| Special Revenue – Park Fund | 20 |
| Notes to the Financial Statements | 21 |
| Supplementary Information | |
| Debt Service Fund – Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual | 40 |
| Other Information | |
| Schedules of Debt Service Requirements to Maturity | 41 |
| History of District's Assessed Valuation and Mill Levies | 42 |



Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Wheatlands Metropolitan District
Arapahoe County, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the Wheatlands Metropolitan District, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2022, and the respective changes in financial position and the respective budgetary comparisons for the General Fund, the Special Revenue – Aurora Regional Improvements (ARI) Fund, the Special Revenue – Operations Fund and the Special Revenue – Park Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

8200 South Quebec Street, Suite A3259, Centennial, Colorado 80112
303-905-0809 • info@dazziocpa.com

• Member American Institute of Certified Public Accountants • Member Colorado Society of Certified Public Accountants •

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 4-8 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge

we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

March 8, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

**Wheatlands Metropolitan District
Management's Discussion and Analysis
December 31, 2022**

As management of Wheatlands Metropolitan District ("District"), we offer readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2022.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements.

Government-wide financial statements: The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business. Current year to prior year comparisons are presented below to help users evaluate the results of the District over the past two years.

The Statement of Net Position presents information on all of the District's assets, deferred outflows, liabilities, and deferred inflows, with the difference between them reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements can be found on pages 9 and 10 of this report.

Fund financial statements: A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District utilizes 5 governmental funds: the General Fund, Debt Service Fund, Special Revenue – Aurora Regional Improvement ("ARI") Fund, Special Revenue – Operations Fund and, Special Revenue – Park Fund.

Governmental funds: Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. The governmental funds provide a reconciliation to facilitate this comparison between governmental funds and governmental activities on pages 13 and 16 of this report.

The District adopts an annual appropriated budget for each of its governmental funds. A budgetary comparison statement for all funds except the Debt Service Fund has been provided on pages 17 through 20 to demonstrate compliance with this budget. The budgetary comparison for the Debt Service Fund is provided as part of the Supplementary Information on page 40.

Notes to the Financial Statements: The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The Notes to the Financial Statements can be found starting on page 21 of this report.

Government-wide Financial Analysis: The following table shows a condensed statement of net position as of December 31, 2022 and December 31, 2021 derived from the government-wide financial statements.

**Wheatlands Metropolitan District
Net Position**

| | Governmental Activities | |
|---|--------------------------------|-------------------------------|
| | <u>2022</u> | <u>2021</u> |
| Assets: | | |
| Current assets | \$ 6,111,065 | \$ 7,298,141 |
| Capital and other assets | 6,685,490 | 4,524,024 |
| Total Assets | <u>12,796,555</u> | <u>11,822,165</u> |
| Liabilities and Deferred Inflows: | | |
| Current liabilities and deferred inflows | 3,558,501 | 3,293,240 |
| Long-term and other liabilities | 22,969,983 | 23,418,510 |
| Total Liabilities and Deferred Inflows | <u>26,528,484</u> | <u>26,711,750</u> |
| Net Position: | | |
| Net Investment in capital assets | 6,519,882 | 4,351,190 |
| Restricted | 404,604 | 411,748 |
| Unrestricted | (20,656,415) | (19,652,523) |
| Total Net Position | <u>\$ (13,731,929)</u> | <u>\$ (14,889,585)</u> |

At the end of the current fiscal year, the District has a negative unrestricted net position which results from the District conveying the majority of its infrastructure to the City of Aurora but having the liability for the debt issued to construct the infrastructure.

The changes in net position for the years ended December 31, 2022 and December 31, 2021 are summarized in the following table:

| Wheatlands Metropolitan District | | |
|---|--------------------------------|-------------------------------|
| Change in Net Position | | |
| | Governmental Activities | |
| | <u>2022</u> | <u>2021</u> |
| Revenues: | | |
| Charges for services | \$ 979,428 | \$ 965,107 |
| Operating Grants & Contributions | 15,967 | - |
| Property taxes | 3,290,429 | 3,131,754 |
| Interest and other income | 72,614 | 6,153 |
| Total Revenues | 4,358,438 | 4,103,014 |
| Expenses: | | |
| General government | 225,979 | 170,048 |
| Operations | 257,940 | 250,680 |
| Park & Recreation | 1,392,028 | 1,368,865 |
| Aurora Capital Improvements | 52,477 | 49,676 |
| Interest & depreciation expense | 1,272,358 | 1,237,414 |
| Total Expenses | 3,200,782 | 3,076,683 |
| Change in Net Position | 1,157,656 | 1,026,331 |
| Net Position- Beginning | (14,889,585) | (15,915,916) |
| Net Position- Ending | <u>\$ (13,731,929)</u> | <u>\$ (14,889,585)</u> |

The primary contributing factors for the increase in net position for 2022 is capital additions being less than depreciation expense and repayments of long-term debt.

Financial Analysis of the District's Funds

As mentioned earlier, the District uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds: The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, the unrestricted fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

General Fund revenues were \$1,899,491 in 2022 and \$1,758,857 in 2021. This increase is primarily related to increases in both property taxes and interest earnings. General Fund expenditures were \$225,979 in 2022 and \$170,048 in 2021. The increase results from increases in professional service fees, insurance, and costs for tax collection fees which correlate with the increased tax revenue.

Aurora Regional Improvement (“ARI”) Fund revenues were \$52,477 in 2022 and \$49,676 in 2021. This increase is because of increased tax revenue due to a higher assessed valuation. ARI Fund expenditures were \$52,477 in 2022 and \$49,676 in 2021. The increase is a result of the increase in tax revenue. The South Aurora Regional Improvement Authority (“Authority”) requires ARI property tax revenue be passed through to the Authority. Further explanation of the Authority is found on pages 36 of this report.

Operations Fund revenues were \$270,156 in 2022 and \$272,203 in 2021. This decrease is negligible.

Park Fund revenues were \$725,239 in 2022 and \$692,904 in 2021. The increase is primarily attributable to increased clubhouse rental revenues. See the note to the financial statements entitled Operations and Working Capital Fees on page 25 of this report. Park Fund expenditures were \$3,851,160 in 2022 and \$1,721,921 in 2021. Expenditures increased in 2022 primarily due to an increase in expenditures for capital improvements for phase 2 of the community park.

Debt Service Fund revenues were \$1,411,075 in 2022 and \$1,329,374 in 2021. This increase results from an increase in assessed valuation resulting in increased tax collections. Debt Service Fund expenditures were \$1,424,669 in 2022 and \$1,394,213 in 2021. The increase results from a higher principal payment on the Series 2015 bonds.

As of the end of 2022, the District’s governmental funds reported an ending fund balance of \$2,631,862 a decrease of \$1,453,787 from the prior year. The decrease is attributable to the spending for capital outlays related to the construction of phase 2 of the community park.

Budget variances: The General Fund ending fund balance finished the year \$882,332 ahead of the amended budget because the transfer to the Park Fund for construction of phase 2 of the park was less than budget. A budget to actual statement for the General Fund can be found on page 17 of this report.

The ARI Fund ending fund balance finished the year substantially equal to budget. See the audit note related to South Aurora Regional Improvement Authority Establishment Agreement on page 36. A budget to actual statement for the ARI Fund can be found on page 18 of this report.

The Operations Fund ending fund balance finished the year \$57,145 ahead of budget because the actual beginning fund balance was greater than originally budgeted and the District had savings in operating expenditures compared to budget. A budget to actual statement for the Operations Fund can be found on page 19 of this report.

The Park Fund ending fund balance finished the year equal to the amended budget at \$100,000. The net decrease in the change in fund balance less than budgeted is offset by the net decrease in transfers from the general fund to offset the change. A budget to actual statement for the Park Fund can be found on page 20 of this report.

The Debt Service Fund ending fund balance finished the year \$24,759 ahead of budget due to increased specific ownership taxes and interest income as well as the budgeted contingency not being spent. A budget to actual statement for the Debt Fund can be found as part of the supplementary information on page 40 of this report.

Capital assets: The District's total net capital assets increased by \$2,168,692 because costs for phase 2 of the community park and other upgrades exceeded annual depreciation. Additional information as well as a detailed classification of the District's net capital assets can be found in the Notes to the Financial Statements on page 32 of this report.

Long-term debt: The overall debt of the District was reduced by \$448,527 in 2022. The decrease is attributable to a \$435,000 principal payment made on the Series 2015 Bonds and the annual amortization of the original issue premium for the Series 2015 bonds. Further detail of long-term debt can be found on pages 32 – 34 of this report.

Request for Information: This financial report is designed to provide a general overview of the District's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Wheatlands Metropolitan District, c/o Marchetti & Weaver, LLC, 245 Century Circle, Suite 103, Louisville, CO 80027, (720) 210-9136.

BASIC FINANCIAL STATEMENTS

WHEATLANDS METROPOLITAN DISTRICT

STATEMENT OF NET POSITION

December 31, 2022

| | <u>Governmental Activities</u> |
|---|------------------------------------|
| Assets | |
| Cash and Investments - Unrestricted | \$ 2,474,784 |
| Investments - Restricted | 391,043 |
| Accounts Receivable | 64,284 |
| Receivable from County Treasurer | 14,430 |
| Prepaid Expenses | 8,362 |
| Prepaid Bond Insurance | 165,608 |
| Property Taxes Receivable | 3,158,162 |
| Capital Assets Not Being Depreciated | 638,275 |
| Capital Assets, Net of Accumulated Depreciation | 5,881,607 |
| Total Assets | <u>12,796,555</u> |
| Liabilities | |
| Accounts Payable | 210,162 |
| Prepaid Assessments | 30,254 |
| Accrued Interest Payable | 79,298 |
| Retainage Payable | 80,625 |
| Noncurrent Liabilities | |
| Due Within One Year | 450,000 |
| Due In More Than One Year | 22,519,983 |
| Total Liabilities | <u>23,370,322</u> |
| Deferred Inflows of Resources | |
| Unavailable Revenue - Property Taxes | <u>3,158,162</u> |
| Net Position | |
| Net Investment in Capital Assets | 6,519,882 |
| Restricted | |
| Tabor Emergencies | 86,800 |
| Debt Service | 317,804 |
| Unrestricted | (20,656,415) |
| Total Net Position | <u><u>\$ (13,731,929)</u></u> |

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2022

| Function/Program Activities | Expenses | Program Revenues | | | Net (Expense) Revenue and Changes in Net Position |
|---|---------------------|---------------------------------|---|---|--|
| | | Charges for Services | Operating Grants and Contributions | Capital Grants and Contributions | |
| Governmental Activities | | | | | |
| General Government | \$ 225,979 | \$ - | \$ - | \$ - | \$ (225,979) |
| Operations | 257,940 | 270,156 | - | - | 12,216 |
| Parks and Recreation | 1,392,028 | 709,272 | 15,967 | - | (666,789) |
| Aurora Regional Improvements | 52,477 | - | - | - | (52,477) |
| Unallocated Depreciation | 290,440 | - | - | - | (290,440) |
| Interest on Long-term Debt and Related Costs | 981,918 | - | - | - | (981,918) |
| Total | <u>\$ 3,200,782</u> | <u>\$ 979,428</u> | <u>\$ 15,967</u> | <u>\$ -</u> | <u>(2,205,387)</u> |
| General Revenues | | | | | |
| Property Taxes | | | | | 3,095,034 |
| Specific Ownership Taxes | | | | | 195,395 |
| Net Investment Income | | | | | 72,308 |
| Miscellaneous | | | | | 306 |
| Total General Revenues | | | | | <u>3,363,043</u> |
| Change in Net Position | | | | | 1,157,656 |
| Net Position - Beginning | | | | | (14,889,585) |
| Net Position - Ending | | | | | <u>\$ (13,731,929)</u> |

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

**BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2022**

| | General Fund | Special Revenue ARI Fund | Special Revenue Operations Fund |
|---|-------------------------|---|--|
| Assets | | | |
| Cash and Investments - Unrestricted | \$ 1,983,711 | \$ - | \$ 341,919 |
| Investments - Restricted | - | 164 | - |
| Accounts Receivable | - | - | 19,780 |
| Receivable from County Treasurer | 8,207 | - | - |
| Prepaid Expenditures | 450 | - | - |
| Property Taxes Receivable | 1,830,006 | 52,621 | - |
| Total Assets | \$ 3,822,374 | \$ 52,785 | \$ 361,699 |
| Liabilities | | | |
| Accounts Payable | \$ 209,998 | \$ 164 | \$ - |
| Prepaid Assessments | - | - | 9,309 |
| Retainage Payable | - | - | - |
| Total Liabilities | 209,998 | 164 | 9,309 |
| Deferred Inflows of Resources | | | |
| Unavailable Revenue - Property Taxes | 1,830,006 | 52,621 | - |
| Fund Balances | | | |
| Nonspendable | | | |
| Prepaid Expenditures | 450 | - | - |
| Restricted | | | |
| TABOR Emergencies | 57,000 | - | 8,100 |
| Debt Service | - | - | - |
| Assigned | | | |
| Capital Replacement Reserve | 930,000 | - | - |
| Operations | - | - | 344,290 |
| Parks | - | - | - |
| Unassigned | 794,920 | - | - |
| Total Fund Balances | 1,782,370 | - | 352,390 |
| Total Liabilities, Deferred Inflows of Resources and Fund Balances | \$ 3,822,374 | \$ 52,785 | \$ 361,699 |

The notes to the financial statements are an integral part of this statement.

| Special Revenue Park Fund | Debt Service Fund | Total Governmental Funds |
|--|----------------------------------|---|
| \$ 149,154 | \$ - | \$ 2,474,784 |
| - | 390,879 | 391,043 |
| 44,504 | - | 64,284 |
| - | 6,223 | 14,430 |
| 7,912 | - | 8,362 |
| - | 1,275,535 | 3,158,162 |
| <u>\$ 201,570</u> | <u>\$ 1,672,637</u> | <u>\$ 6,111,065</u> |
| \$ - | \$ - | \$ 210,162 |
| 20,945 | - | 30,254 |
| 80,625 | - | 80,625 |
| <u>101,570</u> | <u>-</u> | <u>321,041</u> |
| - | 1,275,535 | 3,158,162 |
| 7,912 | - | 8,362 |
| 21,700 | - | 86,800 |
| - | 397,102 | 397,102 |
| - | - | 930,000 |
| - | - | 344,290 |
| 70,388 | - | 70,388 |
| - | - | 794,920 |
| <u>100,000</u> | <u>397,102</u> | <u>2,631,862</u> |
| <u>\$ 201,570</u> | <u>\$ 1,672,637</u> | <u>\$ 6,111,065</u> |

WHEATLANDS METROPOLITAN DISTRICT

**RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET TO THE STATEMENT OF NET POSITION
December 31, 2022**

Total Fund Balances - Governmental Funds \$ 2,631,862

Total net position reported for governmental activities in the statement
of net position is different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported in the funds.

Those assets consist of:

| | | |
|--------------------------------------|------------------|-----------|
| Capital Assets Not Being Depreciated | \$ 638,275 | |
| Capital Assets, Net | <u>5,881,607</u> | 6,519,882 |

Net prepaid bond insurance costs are not financial resources
and, therefore, are not reported in the funds 165,608

Long-term liabilities applicable to the District's governmental
activities are not due and payable in the current period and
accordingly are not reported as fund liabilities. Interest on
long-term debt is not accrued in governmental funds, but
rather is recognized as an expenditure when due. All
liabilities - both current and long-term - are reported in the
statement of net position.

Balances at year end are:

| | | |
|--------------------------|-----------------|---------------------|
| Bonds Payable | (22,660,000) | |
| Bond Premium | (309,983) | |
| Accrued Interest Payable | <u>(79,298)</u> | <u>(23,049,281)</u> |

Net Position - Governmental Activities \$ (13,731,929)

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

GOVERNMENTAL FUNDS

For the Year Ended December 31, 2022

| | General Fund | Special Revenue ARI Fund | Special Revenue Operations Fund |
|--|-------------------------|---|--|
| Revenues | | | |
| Property Taxes | \$ 1,730,405 | \$ 52,477 | \$ - |
| Specific Ownership Taxes | 111,128 | - | - |
| Operations and Park Fees | - | - | 253,180 |
| Late Charges and Collection Fees | - | - | 5,685 |
| Working Capital Fees | - | - | 2,950 |
| Clubhouse Rental Fees | - | - | - |
| Legal - Collections | - | - | 4,416 |
| Violations / Fines | - | - | 3,925 |
| Grant Income | - | - | - |
| Net Investment Income | 57,652 | - | - |
| Other | 306 | - | - |
| Total Revenues | 1,899,491 | 52,477 | 270,156 |
| Expenditures | | | |
| General Government | | | |
| Accounting and Audit | 86,705 | - | 5,100 |
| Legal | 64,739 | - | 21,354 |
| Insurance and Bonds | 5,659 | - | - |
| Bank Fees | 27 | - | 1,204 |
| County Treasurer's Fees | 25,963 | 788 | - |
| Directors' Fees | 7,105 | - | - |
| Election | 33,793 | - | - |
| Website | 616 | - | - |
| Operations and Maintenance | - | - | 79,165 |
| Utilities | - | - | 151,117 |
| Miscellaneous | 1,372 | - | - |
| Contribution to South Aurora Regional Improvement Authority | - | 51,689 | - |
| WPRA Fees | - | - | - |
| Debt Service | | | |
| Principal | - | - | - |
| Interest | - | - | - |
| Paying Agent / Trustee Fees | - | - | - |
| Capital Outlay | - | - | - |
| Total Expenditures | 225,979 | 52,477 | 257,940 |
| Excess Revenues Over (Under) Expenditures | 1,673,512 | - | 12,216 |
| Other Financing Sources (Uses) | | | |
| Transfers In (Out) | (3,125,921) | - | - |
| Net Change in Fund Balances | (1,452,409) | - | 12,216 |
| Fund Balances - Beginning | 3,234,779 | - | 340,174 |
| Fund Balances - Ending | \$ 1,782,370 | \$ - | \$ 352,390 |

The notes to the financial statements are an integral part of this statement.

| Special Revenue Park Fund | Debt Service Fund | Total Governmental Funds |
|--|----------------------------------|---|
| \$ - | \$ 1,312,152 | \$ 3,095,034 |
| - | 84,267 | 195,395 |
| 649,890 | - | 903,070 |
| 12,790 | - | 18,475 |
| 5,900 | - | 8,850 |
| 30,755 | - | 30,755 |
| 9,937 | - | 14,353 |
| - | - | 3,925 |
| 7,453 | - | 7,453 |
| - | 14,656 | 72,308 |
| 8,514 | - | 8,820 |
| <u>725,239</u> | <u>1,411,075</u> | <u>4,358,438</u> |
| 15,403 | - | 107,208 |
| 33,673 | - | 119,766 |
| 33,187 | - | 38,846 |
| 1,963 | - | 3,194 |
| - | 19,688 | 46,439 |
| - | - | 7,105 |
| - | - | 33,793 |
| - | - | 616 |
| 955,428 | - | 1,034,593 |
| 207,363 | - | 358,480 |
| - | - | 1,372 |
| - | - | 51,689 |
| 468,106 | - | 468,106 |
| - | 435,000 | 435,000 |
| - | 968,981 | 968,981 |
| - | 1,000 | 1,000 |
| <u>2,136,037</u> | <u>-</u> | <u>2,136,037</u> |
| <u>3,851,160</u> | <u>1,424,669</u> | <u>5,812,225</u> |
| (3,125,921) | (13,594) | (1,453,787) |
| <u>3,125,921</u> | <u>-</u> | <u>-</u> |
| - | (13,594) | (1,453,787) |
| <u>100,000</u> | <u>410,696</u> | <u>4,085,649</u> |
| <u>\$ 100,000</u> | <u>\$ 397,102</u> | <u>\$ 2,631,862</u> |

WHEATLANDS METROPOLITAN DISTRICT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2022**

Net Change in Fund Balances - Governmental Funds **\$ (1,453,787)**

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

| | | |
|----------------------|------------------|-----------|
| Capital Outlay | \$ 2,459,132 | |
| Depreciation expense | <u>(290,440)</u> | 2,168,692 |

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.

| | | |
|----------------------------------|--|---------|
| Principal Paid on Long Term Debt | | 435,000 |
|----------------------------------|--|---------|

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds:

| | | |
|--|----------------|--------------|
| Change in accrued interest on bonds and loan payable | 1,450 | |
| Amortization of bond premium | 13,527 | |
| Amortization of bond insurance costs | <u>(7,226)</u> | <u>7,751</u> |

| | | |
|---|--|-----------------------------------|
| Change in Net Position - Governmental Activities | | <u><u>\$ 1,157,656</u></u> |
|---|--|-----------------------------------|

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

GENERAL FUND

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL**

For the Year Ended December 31, 2022

(With Comparative Actual Totals for the Year Ended December 31, 2021)

| | Original Budget | Final Budget | Actual Amounts | Variance with Final Budget - Positive (Negative) | 2021 Actual |
|-------------------------------------|----------------------------|-------------------------|---------------------------|---|------------------------|
| Revenues | | | | | |
| Property Taxes | \$ 1,730,405 | \$ 1,730,405 | \$ 1,730,405 | \$ - | \$ 1,638,713 |
| Specific Ownership Taxes | 121,128 | 121,128 | 111,128 | (10,000) | 114,887 |
| Net Investment Income | 3,000 | 3,000 | 57,652 | 54,652 | 2,156 |
| Other | - | - | 306 | 306 | 3,101 |
| Total Revenues | 1,854,533 | 1,854,533 | 1,899,491 | 44,958 | 1,758,857 |
| Expenditures | | | | | |
| General Government | | | | | |
| Accounting | 72,800 | 72,800 | 81,705 | (8,905) | 64,772 |
| Audit | 5,800 | 5,800 | 5,000 | 800 | 5,000 |
| Legal | 72,900 | 72,900 | 64,739 | 8,161 | 62,595 |
| Insurance and bonds | 4,100 | 4,100 | 5,659 | (1,559) | 3,836 |
| County Treasurer's Fees | 25,956 | 25,956 | 25,963 | (7) | 24,594 |
| Directors' fees | 12,000 | 12,000 | 7,105 | 4,895 | 6,577 |
| Bank Fees | - | - | 27 | (27) | - |
| Website | 1,000 | 1,000 | 616 | 384 | 540 |
| Election | 2,500 | 35,000 | 33,793 | 1,207 | 109 |
| Miscellaneous | 6,500 | 6,500 | 1,372 | 5,128 | 2,025 |
| Contingency | 30,000 | 50,000 | - | 50,000 | - |
| Total Expenditures | 233,556 | 286,056 | 225,979 | 60,077 | 170,048 |
| Excess Revenues Over (Under) | | | | | |
| Expenditures | 1,620,977 | 1,568,477 | 1,673,512 | 105,035 | 1,588,809 |
| Other Financing (Uses) | | | | | |
| Transfers Out | (2,808,303) | (3,903,218) | (3,125,921) | 777,297 | (1,030,713) |
| Net Change in Fund Balance | (1,187,326) | (2,334,741) | (1,452,409) | 882,332 | 558,096 |
| Fund Balance - Beginning | 3,117,721 | 3,234,779 | 3,234,779 | - | 2,676,683 |
| Fund Balance - Ending | \$ 1,930,395 | \$ 900,038 | \$ 1,782,370 | \$ 882,332 | \$ 3,234,779 |

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

**SPECIAL REVENUE - AURORA REGIONAL IMPROVEMENTS (ARI) FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL**

For the Year Ended December 31, 2022

(With Comparative Actual Totals for the Year Ended December 31, 2021)

| | Original and Final Budget | Actual Amounts | Variance with Final Budget - Positive (Negative) | 2021 Actual |
|--|--|---------------------------|---|------------------------|
| Revenues | | | | |
| Property Taxes | \$ 52,477 | \$ 52,477 | \$ - | \$ 49,676 |
| Other | 2,500 | - | (2,500) | - |
| Total Revenues | <u>54,977</u> | <u>52,477</u> | <u>(2,500)</u> | <u>49,676</u> |
| Expenditures | | | | |
| General Government | | | | |
| County Treasurer's Fees | 788 | 788 | - | 746 |
| Contingency | 2,500 | - | 2,500 | - |
| Contribution to South Aurora Regional Improvement Authority | 51,689 | 51,689 | - | 48,930 |
| Total Expenditures | <u>54,977</u> | <u>52,477</u> | <u>2,500</u> | <u>49,676</u> |
| Net Change in Fund Balance | - | - | - | - |
| Fund Balance - Beginning | - | - | - | - |
| Fund Balance - Ending | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> | <u>\$ -</u> |

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

**SPECIAL REVENUE - OPERATIONS FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL**

For the Year Ended December 31, 2022

(With Comparative Actual Totals for the Year Ended December 31, 2021)

| | Original and Final Budget | Actual Amounts | Variance with Final Budget - Positive (Negative) | 2021 Actual |
|-----------------------------------|--|---------------------------|---|------------------------|
| Revenues | | | | |
| Operations Fees | \$ 252,720 | \$ 253,180 | \$ 460 | \$ 252,880 |
| Late Charges/Collection Fees | 14,000 | 5,685 | (8,315) | 6,770 |
| Working Capital Fees | 3,000 | 2,950 | (50) | 4,200 |
| Legal - Collections | 9,300 | 4,416 | (4,884) | 4,878 |
| Design Review | - | - | - | - |
| Violations / Fines | 1,200 | 3,925 | 2,725 | 3,475 |
| Total Revenues | 280,220 | 270,156 | (10,064) | 272,203 |
| Expenditures | | | | |
| General Government | | | | |
| Accounting | 4,500 | 5,100 | (600) | 4,002 |
| Legal | 27,600 | 21,354 | 6,246 | 21,083 |
| Billing | 26,300 | 12,797 | 13,503 | 12,807 |
| Facilities Management | 23,000 | 22,146 | 854 | 18,462 |
| Design Review | - | - | - | - |
| Covenant Enforcement | 44,500 | 44,222 | 278 | 42,958 |
| Trash Removal | 165,300 | 151,117 | 14,183 | 150,321 |
| Bank Charges | 1,200 | 1,204 | (4) | 1,047 |
| Contingency | 14,700 | - | 14,700 | - |
| Total Expenditures | 307,100 | 257,940 | 49,160 | 250,680 |
| Net Change in Fund Balance | (26,880) | 12,216 | 39,096 | 21,523 |
| Fund Balance - Beginning | 322,125 | 340,174 | 18,049 | 318,651 |
| Fund Balance - Ending | \$ 295,245 | \$ 352,390 | \$ 57,145 | \$ 340,174 |

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

SPECIAL REVENUE - PARK FUND

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL**

For the Year Ended December 31, 2022

(With Comparative Actual Totals for the Year Ended December 31, 2021)

| | Original Budget | Final Budget | Actual Amounts | Variance with Final Budget - Positive (Negative) | 2021 Actual |
|-------------------------------------|----------------------------|-------------------------|---------------------------|---|------------------------|
| Revenues | | | | | |
| Park and Recreation Fees | \$ 649,740 | \$ 649,740 | \$ 649,890 | \$ 150 | \$ 649,959 |
| Late Charges/Collection Fees | 3,000 | 3,000 | 12,790 | 9,790 | 15,234 |
| Working Capital Fees | 6,000 | 6,000 | 5,900 | (100) | 8,400 |
| Clubhouse Rental Fees | 12,000 | 25,315 | 30,755 | 5,440 | 3,303 |
| Legal - Collections | 20,775 | 20,775 | 9,937 | (10,838) | 10,976 |
| Grant Income | - | - | 7,453 | 7,453 | - |
| Other | 3,000 | 3,000 | 8,514 | 5,514 | 5,032 |
| Total Revenues | 694,515 | 707,830 | 725,239 | 17,409 | 692,904 |
| Expenditures | | | | | |
| General Government | | | | | |
| Accounting | 13,700 | 13,700 | 15,403 | (1,703) | 12,040 |
| Legal | 42,900 | 42,900 | 33,673 | 9,227 | 39,381 |
| Insurance and Bonds | 33,100 | 33,100 | 33,187 | (87) | 28,773 |
| Bank Charges | 2,400 | 2,400 | 1,963 | 437 | 2,265 |
| Operations and Maintenance | 121,800 | 121,800 | 105,662 | 16,138 | 93,207 |
| Landscape Maintenance | 782,800 | 687,800 | 532,194 | 155,606 | 511,267 |
| Clubhouse Maintenance | 66,500 | 89,000 | 122,341 | (33,341) | 125,219 |
| Pool Maintenance | 193,800 | 193,800 | 176,130 | 17,670 | 185,888 |
| Park Maintenance | 8,900 | 8,900 | 19,101 | (10,201) | 14,595 |
| Utilities | 223,700 | 240,200 | 207,363 | 32,837 | 178,945 |
| WPRA Fees | 473,218 | 473,218 | 468,106 | 5,112 | 442,260 |
| Contingency | 25,000 | 100,000 | - | 100,000 | - |
| Capital Outlay | 1,515,000 | 2,604,230 | 2,136,037 | 468,193 | 88,081 |
| Total Expenditures | 3,502,818 | 4,611,048 | 3,851,160 | 759,888 | 1,721,921 |
| Excess Revenues Over (Under) | | | | | |
| Expenditures | (2,808,303) | (3,903,218) | (3,125,921) | 777,297 | (1,029,017) |
| Other Financing Sources | | | | | |
| Transfers In | 2,808,303 | 3,903,218 | 3,125,921 | (777,297) | 1,030,713 |
| Net Change in Fund Balance | - | - | - | - | 1,696 |
| Fund Balance - Beginning | 100,000 | 100,000 | 100,000 | - | 98,304 |
| Fund Balance - Ending | \$ 100,000 | \$ 100,000 | \$ 100,000 | \$ - | \$ 100,000 |

The notes to the financial statements are an integral part of this statement.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 1 –REPORTING ENTITY

Wheatlands Metropolitan District, formerly Wheatlands Metropolitan District No. 2 (“the District”), a quasi-municipal corporation and political subdivision of the State of Colorado was organized by order and decree of the District Court in and for Arapahoe County on December 4, 2001 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 2, Colorado Revised Statutes). The District changed its name from Wheatlands Metropolitan District No. 2 to Wheatlands Metropolitan District pursuant to a court order dated September 6, 2012. The District operates under a Service Plan approved by the City of Aurora (“the City”) as amended and restated on August 6, 2004, as further amended by a First Amendment approved by the City on August 24, 2015 (“Amended Service Plan”). The District’s service area boundaries are located entirely in the City, in Arapahoe County, Colorado (“County”). The District is one of two related districts: Wheatlands Metropolitan District No. 1 (“District No. 1”) and Wheatlands Metropolitan District (“the Districts”). Pursuant to the Service Plan, the District is referred to as the Taxing District and District No. 1 is the Operating District. The Operating District is responsible for management of the construction of all facilities and improvements and for operation and maintenance of all improvements not conveyed to the City. The Taxing District provides the funding for infrastructure improvements and the tax base needed to support ongoing operations. During 2011, District No. 1 turned over operations and maintenance functions to the District and went inactive; consequently, the District now acts as both the “operating” and “financing” District.

The District was established principally for the financing of public improvements, including streets and roadways, safety protection systems, water improvements, sanitary sewer and storm drainage, and park and recreation improvements and facilities.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflows of resources and liabilities and deferred inflows of resources of the District is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Other items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days after year-end. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures are recorded when the related fund liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Special Revenue – Aurora Regional Improvements (ARI) Fund is used to account for revenues received from the ARI mill levy which is required to be used for payment of the planning, designing, permitting, construction, acquisition and financing of the regional improvements described in the ARI Master Plan.

The Special Revenue — Operations Fund is used to account for operations fee revenues and the costs associated with design review, covenant enforcement and trash services.

The Special Revenue – Park Fund is used to account for park fee revenues and the costs associated with the general operations and maintenance of the District's park and recreation facilities.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds a public hearing in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District has amended its annual budget for the year ended December 31, 2022.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments. Investments are carried at fair value.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes if any, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Operations and Working Capital Fees

The District charges a monthly operating fee of \$20 to all homeowners for architectural review, covenant enforcement and trash service. The District also charges a monthly park and recreation fee of \$45 to all single family residential and vacant lot owners for the operation and maintenance of the park and recreation functions of the District. The District imposed a reduced park and recreation fee of \$20 per month for apartments ("Apartment Park and Rec Fee"). The District also entered into an agreement with Avalon Southland Inc. in which the District agreed to assess the Apartment Park and Rec Fee for apartments owned by Avalon Southland Inc. in exchange for qualified access to the District's swimming and clubhouse facilities and other landscaping and sign maintenance considerations.

In addition to the monthly operations fees, the District imposes a working capital fee on all transfers of residential units by an end user. The amount of the working capital fee is \$150 when the consideration exceeds \$500. Of the \$150 fee, \$50 is allocated to the Operations Fund and \$100 is allocated to the Park Fund. For consideration of less than \$500, no working capital fee shall be payable.

Capital Assets

Capital assets, which include the park and recreation facilities, are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of the net investment in capital assets component of the District's net position.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

| | |
|---------------------------------|---------------|
| Parks and recreation facilities | 10 - 30 years |
| Landscaping Improvements | 10 - 25 years |

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position/balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position/balance sheet will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, unavailable property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Long-term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position. Bonds payable are reported net of the applicable bond premium. Bond premiums are deferred and amortized over the life of the bonds using the straight-line method and charged to interest expense. Debt issuance costs, except any portion related to prepaid bond insurance costs, are expensed when incurred. Bond insurance costs are prepaid and amortized over the term of the bonds.

In the fund financial statements, governmental fund types recognize debt premiums and discounts, as well as debt issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Net Position and Fund Equity

Net Position

The government-wide financial statements utilize a net position presentation. Net position is categorized as net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position is subject to restrictions by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provision or enabling legislation.

The District reports the following restricted net position balances:

Restricted for TABOR Emergencies

Emergency reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 9).

Restricted for Debt Service

Net position is restricted for debt service because their use is limited by applicable bond covenants.

Restricted for ARI Projects

Net position is restricted for projects associated with the ARI Master Plan.

Unrestricted net position represents assets that do not have any third-party limitations on their use.

The District has a deficit in unrestricted net position. This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements which were constructed and primarily conveyed to other governmental entities, and which costs were removed from the District's financial records.

For government-wide presentation purposes, when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Fund Balances

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned.

Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable fund balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted fund balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed fund balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned fund balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

The following fund balances are assigned:

Capital Replacement Reserve – The District has provided for a replacement reserve in the General Fund for use in subsequent year capital improvement projects.

Operations – assigned for purposes of the Special Revenue – Operations Fund.

Parks – assigned for purposes of the Special Revenue – Parks Fund.

Unassigned fund balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Use of Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. An example of such an estimate that has been made by management is depreciation expense.

NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2022 are classified in the accompanying financial statements as follows:

| | Unrestricted | Restricted | Total |
|-------------|---------------------|-------------------|---------------------|
| Deposits | \$ 283,146 | \$ - | \$ 283,146 |
| Investments | 2,191,638 | 391,043 | 2,582,681 |
| Total | <u>\$ 2,474,784</u> | <u>\$ 391,043</u> | <u>\$ 2,865,827</u> |

Deposits with Financial Institutions

Custodial credit risk

Custodial risk for deposits is the risk that, in the event of a failure of a depository financial institution, the District will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The Colorado Public Deposit Protection Act (PDPA) governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels (\$250,000) must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and as such, these deposits are considered to be uninsured but collateralized. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

At December 31, 2022, the District's cash deposits had a bank balance of \$284,209 and a carrying balance of \$283,146.

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to obligations of the United States, certain U.S. government agency securities and Local Government Investment Pools, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party. Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors, such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities and securities of the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

As of December 31, 2022, the District had the following investments:

| <u>Investment</u> | <u>Maturity</u> | <u>Amount</u> |
|---|------------------|---------------------|
| | Weighted Average | |
| Colorado Surplus Asset Fund Trust (CSAFE) | under 60 days | <u>\$ 2,582,681</u> |

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf by Fitch Ratings and CSAFE CORE is rated AAaf/S1 by FitchRatings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

Restricted Cash and Investments

At December 31, 2022, cash and investments in the amount of \$391,043 are restricted. This includes cash and investments held by the ARI Fund, if any, and the Debt Service Fund, pursuant to applicable contractual and debt requirements (see Note 5).

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 4 – CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

| | Beginning Balance | Additions | Deletions | Ending Balance |
|---|----------------------|--------------|----------------|-------------------|
| Capital Assets Not Being Depreciated | | | | |
| Construction in Process | \$ 211,607 | \$ 2,363,915 | \$ (1,937,247) | \$ 638,275 |
| Capital Assets Being Depreciated | | | | |
| Parks and Recreation Facilities | 5,532,214 | 1,993,764 | - | 7,525,978 |
| Landscape Improvements | 277,615 | 38,700 | - | 316,315 |
| Subtotal | 5,809,829 | 2,032,464 | - | 7,842,293 |
| Less Accumulated Depreciation for | | | | |
| Parks and Recreation Facilities | (1,631,633) | (277,807) | - | (1,909,440) |
| Landscape Improvements | (38,613) | (12,633) | - | (51,246) |
| Subtotal | (1,670,246) | (290,440) | - | (1,960,686) |
| Total Capital Assets Being Depreciated, Net | 4,139,583 | 1,742,024 | - | 5,881,607 |
| Total Capital Assets, Net | \$ 4,351,190 | \$ 4,105,939 | \$ (1,937,247) | \$ 6,519,882 |

NOTE 5 – LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2022:

| | Beginning Balance | Additions | Deletions | Ending Balance | Due Within One Year |
|-------------------------------------|----------------------|-----------|------------|-------------------|------------------------|
| G.O. Refunding Bonds, Series 2015 | \$ 23,095,000 | \$ - | \$ 435,000 | \$ 22,660,000 | \$ 450,000 |
| Original Issue Premium, Series 2015 | 323,510 | - | 13,527 | 309,983 | - |
| Total | 23,418,510 | \$ - | \$ 448,527 | 22,969,983 | \$ 450,000 |

\$24,635,000 General Obligation Refunding Bonds, Series 2015

On September 10, 2015, the District issued \$24,635,000 General Obligation Refunding Bonds, Series 2015 (the Bonds). The Bonds were issued to refund, on a current basis, all of the District's outstanding General Obligation Bonds (Limited Tax Convertible to Unlimited Tax), Series 2005, the Subordinate General Obligation (Limited Tax Convertible to Unlimited Tax), Series 2008, and pay and cancel the District's Repayment Obligation incurred under a Debt

WHEATLANDS METROPOLITAN DISTRICT**NOTES TO THE FINANCIAL STATEMENTS****December 31, 2022**

Service Guaranty Agreement amounting to \$2,755,000. Interest payments are due semi-annually at rates ranging from 4.00% to 5.00%, beginning on December 1, 2015. The Bonds consist of \$3,435,000 of serial bonds due annually in varying amounts from 2017 through 2025 and term bonds due annually in varying amounts from 2026 through 2045 in the amount of \$21,200,000. The Bonds maturing on December 1, 2030, December 1, 2038, and December 1, 2045 (the "Term Bonds") are subject to mandatory sinking fund redemption at a price equal to the principal amount thereof, plus accrued interest to the redemption date. Repayment of both principal and interest on the Bonds are insured by Build America Mutual Assurance Company. Bonds maturing on or after January 1, 2030 are callable at par in any order of maturity on December 1, 2025. The bonds are rated AA by Standard and Poor's and A3 by Moody's.

The Bonds mature as follows:

| | Principal | Interest | Total |
|-----------|----------------------|----------------------|----------------------|
| 2023 | \$ 450,000 | \$ 951,581 | \$ 1,401,581 |
| 2024 | 495,000 | 933,581 | 1,428,581 |
| 2025 | 515,000 | 913,781 | 1,428,781 |
| 2026 | 565,000 | 893,181 | 1,458,181 |
| 2027 | 595,000 | 864,931 | 1,459,931 |
| 2028-2032 | 3,730,000 | 3,835,555 | 7,565,555 |
| 2033-2037 | 4,985,000 | 2,948,205 | 7,933,205 |
| 2038-2042 | 6,530,000 | 1,823,631 | 8,353,631 |
| 2043-2045 | 4,795,000 | 402,394 | 5,197,394 |
| | <u>\$ 22,660,000</u> | <u>\$ 13,566,840</u> | <u>\$ 36,226,840</u> |

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Authorized Debt

On November 2, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$732,750,000 at an interest rate not to exceed 18% per annum. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

| | Amount Authorized on November 2, 2004 | Authorization Used | | | Authorized but Unissued |
|----------------------------|--|----------------------|----------------------|---------------------|----------------------------|
| | | Series 2005 Bonds | Series 2008 Bonds | Series 2013 Note | |
| Streets | \$ 55,000,000 | \$ 19,877,670 | \$ 6,980,190 | \$ - | \$ 28,142,140 |
| Traffic and safety | 55,000,000 | - | - | - | 55,000,000 |
| Water | 55,000,000 | - | 2,572,847 | - | 52,427,153 |
| Sanitation | 55,000,000 | - | 454,641 | - | 54,545,359 |
| Park and recreation | 55,000,000 | 1,772,330 | 2,237,322 | 1,150,000 | 49,840,348 |
| Fire protection | 55,000,000 | - | - | - | 55,000,000 |
| Transportation | 55,000,000 | - | - | - | 55,000,000 |
| Mosquito control | 55,000,000 | - | - | - | 55,000,000 |
| TV Relay | 55,000,000 | - | - | - | 55,000,000 |
| Operations and maintenance | 2,000,000 | - | - | - | 2,000,000 |
| Refundings | 110,000,000 | - | - | - | 110,000,000 |
| Various agreements | 125,750,000 | - | - | - | 125,750,000 |
| | <u>\$ 732,750,000</u> | <u>\$ 21,650,000</u> | <u>\$ 12,245,000</u> | <u>\$ 1,150,000</u> | <u>\$ 697,705,000</u> |

Pursuant to the Amended Service Plan, the District is permitted to issue bonded indebtedness of up to \$85,000,000. The maximum mill levy is 50 mills for aggregate debt which exceeds 50% of the District's assessed valuation. The maximum mill levy may be adjusted if there are changes in the method of calculating assessed value, such as a change in the ratio of assessed valuation, provided the actual tax revenue generated by the mill levy are neither diminished or enhanced as a result of such changes. For the portion of any aggregate Debt which is equal to or less than 50% of the District's assessed valuation, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

In 2015, the 50 mill maximum for the maximum mill levy was eliminated for the purpose of refunding or refinancing existing outstanding debt (see Note 6).

The 2015 General Obligation Refunding Bonds do not consume any authorized amount because they were issued at a lower interest rate than the Bonds they refunded.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

NOTE 6 – AGREEMENTS

City of Aurora Intergovernmental Agreement

On February 2, 2015, the District entered into an intergovernmental agreement with the City of Aurora, ("Aurora IGA"). The Aurora IGA memorializes covenants and agreements related to the provision of services within the District defined in the District's Service Plan. Included in the Aurora IGA is a debt issuance limitation of \$55,000,000 (subsequently changed to \$85,000,000 in the First Amendment to the Service Plan dated August 24, 2015), an agreement to impose the mill levy for Aurora Regional Improvements (ARI Mill Levy), and the establishment of the Maximum Debt Mill Levy of 50 mills while the District's aggregate debt exceeds 50% and no Maximum Debt Mill Levy once aggregated District debt is 50% or less of the District's assessed valuation. The Aurora IGA also sets the Maximum Debt Mill Levy Term of 40 years unless a majority of the board being residents have voted in favor of extending the term as a result of refunding that results in a net present value savings to the District.

On August 24, 2015, the District executed the First Amendment to the Aurora IGA. Pursuant to this amendment, the District is authorized to issue one or more series of unlimited mill levy Bonds or other Debt or obligations which are not subject to the Maximum Debt Mill Levy, for the purpose of refunding or refinancing outstanding debt existing on that date. Further, the District may pledge to the payment of such Refunding Bonds such revenues as it may determine, including the revenues from a mill levy to be imposed on all taxable property within the District without limitation as to rate and in such amounts as are sufficient to pay the Refunding Bonds as they come due.

On June 5, 2017, the District executed the Second Amendment to the Aurora IGA which clarified some terms in the Aurora IGA related to the ownership and maintenance of certain Public Improvements.

As mentioned above, pursuant to the Service Plan, the District is required to impose the Aurora Regional Improvement (ARI) Mill Levy on property within the District's boundaries. This mill levy is 1.000 mill for the first twenty years of the District, which for this purpose begins the first year that the District certifies a debt service mill levy. The levy increases to 5.000 mills for year twenty-one through forty or the date of repayment of the debt incurred for public improvement other than regional improvements, whichever occurs first. For the ten years subsequent to the period where the 5.000 mills is imposed, the ARI mill levy is the average of the debt service mill levy for the previous 10 years. The ARI Mill Levy may be adjusted if there are changes in the method of calculating assessed valuation, such as a change in the ratio of actual valuation to assessed valuation, provided the actual tax revenues generated by the mill levy are neither diminished nor enhanced as a result of such changes.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

South Aurora Regional Improvement Authority Establishment Agreement

On July 10, 2017, the District entered into the South Aurora Regional Improvement Authority Establishment Agreement ("SARIA IGA") between the District, the City, and other unrelated metropolitan districts (collectively the "Parties") to form the South Aurora Regional Improvement Authority ("Authority"). The Authority was organized for the purpose of planning, designing, constructing, installing, acquiring, relocating, redeveloping and financing the Regional Improvements designated in ARI Master Plans.

The Authority is authorized to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment of Regional Improvements from the ARI Mill Levy, and/or the proceeds of revenue bonds to be issued by the Authority or may delegate and assign those rights and responsibilities to individual Parties.

Each of the Districts which are Parties to this Agreement agree that the Authority may fund its operations with the ARI Mill Levy revenues transferred to the Authority. The amount of money necessary to fund the operations of the Authority shall be determined each year as a part of the budget process.

On October 2, 2018, the Districts entered into the First Amendment to the SARIA IGA primarily to confirm that each of the Parties to the SARIA IGA have made their initial contributions to the Authority and to allow for the transfer of the District's ARI Mill to either the Authority or the Bond Trustee designated by the Authority in writing.

Upon approval of an ARI Master Plan by the Authority and the District, the financial obligations of the District to remit the ARI Mill Levy to the Authority hereunder shall be a multiple fiscal year financial obligation of the District, payable from ad valorem property taxes, net of County treasurer's fees, generated as a result of the certification by the District of the ARI Mill Levy. From and after the date of each District's approval of the ARI Master Plan or Plans, the District's ARI Mill Levy, as limited hereby, is pledged to the punctual payment of the obligations of the Authority with respect to the Authority's revenue bonds or other financial obligations. On December 8, 2017, the Parties to the SARIA IGA approved the South Aurora Regional Improvement Authority ARI Master Plan Number One ("ARI Master Plan Number One"). On June 15, 2018, the Parties to the SARIA IGA approved the South Aurora Regional Improvement Authority ARI Master Plan Number Two, ("ARI Master Plan Number Two") which supersedes ARI Master Plan Number One. ARI Master Plan Number Two prioritizes regional improvements projects within the Authority. In accordance with the SARIA IGA, the District remitted \$51,689 to the Authority during the year ended December 31, 2022.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

Wheatlands Park and Recreation Authority

On January 19, 2017, the District entered into the Wheatlands Park and Recreation Authority Establishing Agreement with Blackstone Metropolitan District (formerly High Plains Metropolitan District) to create the Wheatlands Park and Recreation Authority ("WPRA"). The WPRA is organized for the purpose of planning, financing, designing, constructing, installing, operating, maintaining, repairing and replacing park and recreation improvements and facilities within the Wheatlands community.

On February 4, 2019, the District entered into an intergovernmental agreement with the WPRA ("WPRA IGA") to memorialize among other things, the membership fee and future expenses for property maintenance and snow removal.

The membership fee is defined as the District Rate multiplied by the number of Member Residences. The District Rate is defined as \$30 per month for each of the Member Residences, as defined in the WPRA IGA. The District Rate may be increased from time to time consistent with rate increases for other memberships to the Recreation Center. In addition, the WPRA IGA defines the Reserve Fund Payment of \$5.00 per month per Member Residence the District will pay to WPRA until WPRA, at its sole discretion or as otherwise limited by the Applicable Loan Documents, determines the Reserve Fund Payment to be no longer necessary. During the year ended December 31, 2022, the District remitted \$468,106 to the WPRA pursuant to the WPRA IGA.

The Parties also agree that, to the extent the Authority is at any time unable to provide for landscape and snow removal services, the District shall endeavor to assist the Authority in meeting such needs as mutually, agreed in writing by the Parties at that time.

NOTE 7 – INTERFUND TRANSFERS

During the year ended December 31, 2022, the District transferred \$3,125,921 from the General Fund to the Special Revenue Park Fund to provide funds related to the design and planning of Wheatlands Park, improvements to the clubhouse, improvements to the pool, and general landscaping improvements.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS December 31, 2022

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees, or natural disasters.

The District is a member of the Colorado Special Districts Property and Liability Pool (“the Pool”) as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three years.

The District pays annual premiums to the Pool for liability, property, public officials liability and workers compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

NOTE 9 – TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (“TABOR”), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary or benefit increases.

On November 2, 2004, the voters approved the District to increase taxes \$2,000,000 annually for the purpose of paying the District's operations, maintenance and other expenses without regard to any spending, revenue raising or other limitation contained within Article X, Section 20 of the Colorado Constitution or any other property tax limitation or law. Additionally, the voters authorized the District to collect, retain and expend each year all revenues it receives from all sources as voter-approved revenue changes and without regard to any spending, revenue raising or other limitation.

WHEATLANDS METROPOLITAN DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

DRAFT

SUPPLEMENTARY INFORMATION

WHEATLANDS METROPOLITAN DISTRICT

DEBT SERVICE FUND

**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE -
BUDGET AND ACTUAL**

For the Year Ended December 31, 2022

(With Comparative Actual Totals for the Year Ended December 31, 2021)

| | Original and Final Budget | Actual Amounts | Variance with Final Budget - Positive (Negative) | 2021 Actual |
|-----------------------------------|--|---------------------------|---|------------------------|
| Revenues | | | | |
| Property Taxes | \$ 1,312,152 | \$ 1,312,152 | \$ - | \$ 1,241,443 |
| Specific Ownership Taxes | 78,729 | 84,267 | 5,538 | 87,035 |
| Net Investment Income | 600 | 14,656 | 14,056 | 896 |
| Total Revenues | 1,391,481 | 1,411,075 | 19,594 | 1,329,374 |
| Expenditures | | | | |
| Debt Service | | | | |
| Principal - Series 2015 | 435,000 | 435,000 | - | 390,000 |
| Interest - Series 2015 | 968,981 | 968,981 | - | 984,581 |
| County Treasurer's Fees | 19,682 | 19,688 | (6) | 18,632 |
| Paying Agent / Trustee Fees | 1,200 | 1,000 | 200 | 1,000 |
| Contingency | 5,000 | - | 5,000 | - |
| Total Expenditures | 1,429,863 | 1,424,669 | 5,194 | 1,394,213 |
| Net Change in Fund Balance | (38,382) | (13,594) | 24,788 | (64,839) |
| Fund Balance - Beginning | 410,725 | 410,696 | (29) | 475,535 |
| Fund Balance - Ending | \$ 372,343 | \$ 397,102 | \$ 24,759 | \$ 410,696 |

See the Independent Auditor's Report

OTHER INFORMATION

WHEATLANDS METROPOLITAN DISTRICT**Schedule of Debt Service Requirements to Maturity
December 31, 2022****\$24,635,000 General Obligation
Refunding Bonds, Series 2015**

| Year | Rate | Principal | Interest | Total |
|------|-------|----------------------|----------------------|----------------------|
| 2023 | 4.000 | \$ 450,000 | \$ 951,581 | \$ 1,401,581 |
| 2024 | 4.000 | 495,000 | 933,581 | 1,428,581 |
| 2025 | 4.000 | 515,000 | 913,781 | 1,428,781 |
| 2026 | 5.000 | 565,000 | 893,181 | 1,458,181 |
| 2027 | 5.000 | 595,000 | 864,931 | 1,459,931 |
| 2028 | 5.000 | 655,000 | 835,181 | 1,490,181 |
| 2029 | 5.000 | 685,000 | 802,431 | 1,487,431 |
| 2030 | 5.000 | 750,000 | 768,181 | 1,518,181 |
| 2031 | 4.000 | 790,000 | 730,681 | 1,520,681 |
| 2032 | 4.000 | 850,000 | 699,081 | 1,549,081 |
| 2033 | 4.000 | 885,000 | 665,081 | 1,550,081 |
| 2034 | 4.000 | 950,000 | 629,681 | 1,579,681 |
| 2035 | 4.000 | 990,000 | 591,681 | 1,581,681 |
| 2036 | 4.000 | 1,060,000 | 552,081 | 1,612,081 |
| 2037 | 4.000 | 1,100,000 | 509,681 | 1,609,681 |
| 2038 | 4.000 | 1,180,000 | 465,681 | 1,645,681 |
| 2039 | 4.125 | 1,225,000 | 418,481 | 1,643,481 |
| 2040 | 4.125 | 1,310,000 | 367,950 | 1,677,950 |
| 2041 | 4.125 | 1,365,000 | 313,913 | 1,678,913 |
| 2042 | 4.125 | 1,450,000 | 257,606 | 1,707,606 |
| 2043 | 4.125 | 1,510,000 | 197,794 | 1,707,794 |
| 2044 | 4.125 | 1,610,000 | 135,506 | 1,745,506 |
| 2045 | 4.125 | 1,675,000 | 69,094 | 1,744,094 |
| | | <u>\$ 22,660,000</u> | <u>\$ 13,566,840</u> | <u>\$ 36,226,840</u> |

WHEATLANDS METROPOLITAN DISTRICT

History of District's Assessed Valuation and Mill Levies

| Levy Year | Collection Year | Assessed Valuation | Percent Increase | Mills Levied | | | Total Levy | Total Tax Levy | Current Collection (5) | Collection Rate |
|-----------|-----------------|--------------------|------------------|--------------|--------------|----------------------------|------------|----------------|------------------------|-----------------|
| | | | | General | Debt Service | Contractual Obligation (1) | | | | |
| 2012 | 2013 | \$ 14,418,500 | 17.8% | 25.000 | 50.000 | 1.000 | 76.000 | \$ 1,095,806 | \$ 1,095,365 | 99.96% |
| 2013 | 2014 | \$ 17,184,890 | 19.2% | 25.000 | 50.000 | 1.000 | 76.000 | \$ 1,306,052 | \$ 1,300,036 | 99.54% |
| 2014 | 2015 | \$ 21,402,836 | 24.5% | 25.000 | 50.000 | 1.000 | 76.000 | \$ 1,626,616 | \$ 1,626,529 | 99.99% |
| 2015 | 2016 | \$ 28,639,921 | 33.8% | 30.000 | 40.000 | 1.000 | 71.000 | \$ 2,033,434 | \$ 2,033,424 | 100.00% |
| 2016 | 2017 | \$ 29,886,585 | 4.4% | 25.000 | 35.000 | 1.000 | 61.000 | \$ 1,823,082 | \$ 1,822,938 | 99.99% |
| 2017 | 2018 (2) | \$ 33,018,481 | 10.5% | 38.587 | 38.587 | 1.102 | 78.276 | \$ 2,584,555 | \$ 2,583,549 | 99.96% |
| 2018 | 2019 | \$ 36,669,112 | 11.1% | 38.595 | 38.595 | 1.103 | 78.293 | \$ 2,870,935 | \$ 2,870,159 | 99.97% |
| 2019 | 2020 (3) | \$ 44,114,908 | 20.3% | 42.176 | 27.748 | 1.110 | 71.034 | \$ 3,133,658 | \$ 3,132,515 | 99.96% |
| 2020 | 2021 | \$ 44,752,801 | 1.4% | 36.617 | 27.740 | 1.110 | 65.467 | \$ 2,929,832 | \$ 2,929,832 | 100.00% |
| 2021 | 2022 | \$ 47,276,236 | 5.6% | 36.602 | 27.755 | 1.110 | 65.467 | \$ 3,095,034 | \$ 3,095,034 | 100.00% |

Estimated for
Year Ending
December 31,
2023 (4)

\$ 45,956,955 3.9% 39.820 27.755 1.145 68.720 \$ 3,158,162

Notes:

- (1) Represents a contractual obligation for Aurora Regional Improvements.
- (2) Final certified assessed valuation, mill levies for 2017 (2018 collection year) certified in December 2017. The certified assessed valuation for 2017 taxes to be collected in 2018 reflects a decrease in the residential assessment rate from 7.96% to 7.20%.
- (3) Final certified assessed valuation, mill levies for 2019 (2020 collection year) certified in December 2019. The certified assessed valuation for 2019 taxes to be collected in 2020 reflects a decrease in the residential assessment rate from 7.20% to 7.15%.
- (4) Final certified assessed valuation, mill levies for 2022 (2023 collection year) certified in December 2022. The certified assessed valuation for 2022 taxes to be collected in 2023 reflects a decrease in the residential assessment rate from 7.15% to 6.95%.
- (5) Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Arapahoe County Treasurer does not permit identification of specific year of levy.

Source: Arapahoe County Assessor and Treasurer.



Dazzio & Associates, PC

Certified Public Accountants

March 8, 2023

To the Board of Directors
Wheatlands Metropolitan District
Arapahoe County, Colorado

We have audited the financial statements of the governmental activities and each major fund of Wheatlands Metropolitan District (the District) for the year ended December 31, 2022. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated August 19, 2022. Professional standards also require that we communicate to you the following information related to our audit.

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the District are described in Note 2 to the financial statements.

No new accounting policies were adopted and the application of existing policies was not changed during 2022. We noted no transactions entered into by the District during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected.

The most sensitive estimate affecting the District's financial statements was depreciation:

Management's estimate of depreciation expense is based on the estimated useful lives of the District's capital assets of 10-30 years for park and recreation facilities and 25 years for landscaping improvements. We evaluated the key factors and assumptions used to develop the useful lives in determining that it is reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

We encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. There were no significant misstatements identified during the audit.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated March 8, 2023.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the governmental unit's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the governmental unit's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We were engaged to report on the budget to actual schedule for the debt service fund, which accompanies the financial statements. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the schedule of debt service requirements to maturity and the history of the District's assessed valuation and mill levies. We did not audit or perform other procedures on this other information and we do not express an opinion or provide any assurance on it.

We would like to thank Eric Weaver and James Schultz, District Accountants, for making the audit process efficient and enjoyable. They were very helpful and cooperative.

Restriction on Use

This information is intended solely for the use of the Board of Directors and management of Wheatlands Metropolitan District and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Duggio & Associates, P.C.

WHEATLANDS METROPOLITAN DISTRICT

March 8, 2023

Dazzio & Associates, PC
8200 S. Quebec St., Suite A3259
Centennial, Colorado 80112

This representation letter is provided in connection with your audit of the financial statements of Wheatlands Metropolitan District, (the District), which comprise the respective financial position of the governmental activities and each major fund as of December 31, 2022, and the respective changes in financial position for the year then ended, and the disclosures (collectively, the “financial statements”), for the purpose of expressing opinions as to whether the financial statements are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America (U.S. GAAP)

We confirm, to the best of our knowledge and belief, as of March 8, 2023, the following representations made to you during your audit.

Financial Statements

- 1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated August 19, 2022, including our responsibility for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP and for preparation of the supplementary information in accordance with the applicable criteria.
- 2) The financial statements referred to above are fairly presented in conformity with U.S. GAAP and include all properly classified funds and other financial information of the primary government and all component units required by generally accepted accounting principles to be included in the financial reporting entity.
- 3) We acknowledge our responsibility for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.
- 4) We acknowledge our responsibility for the design, implementation, and maintenance of internal control to prevent and detect fraud.
- 5) Significant assumptions we used in making accounting estimates, including those measured at fair value, are reasonable.
- 6) Related party relationships and transactions, including revenues, expenditures/expenses, loans, transfers, leasing arrangements, and guarantees, and amounts receivable from or payable to related parties have been appropriately accounted for and disclosed in accordance with U.S. GAAP.
- 7) Adjustments or disclosures have been made for all events, including instances of noncompliance, subsequent to the date of the financial statements that would require adjustment to or disclosure in the financial statements.
- 8) Guarantees, whether written or oral, under which the District is contingently liable, if any, have been properly recorded or disclosed.

Information Provided

9) We have provided you with:

- a) Access to all information, of which we are aware, that is relevant to the preparation and fair presentation of the financial statements, such as records (including information obtained from outside of the general and subsidiary ledgers), documentation, and other matters.
- b) Additional information that you have requested from us for the purpose of the audit.
- c) Unrestricted access to persons within the District from whom you determined it necessary to obtain audit evidence.
- d) Minutes of the meetings of the Board of Directors or summaries of actions of recent meetings for which minutes have not yet been prepared.

10) All material transactions have been recorded in the accounting records and are reflected in the financial statements.

11) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

12) We have no knowledge of any fraud or suspected fraud that affects the District and involves—

- Management, or
- Others where the fraud could have a material effect on the financial statements.

13) We have no knowledge of any allegations of fraud or suspected fraud affecting the District's financial statements communicated by employees, former employees, regulators, or others.

14) We have no knowledge of instances of noncompliance or suspected noncompliance with provisions of laws, regulations, contracts, or grant agreements, or waste or abuse, whose effects should be considered when preparing financial statements.

15) We are not aware of any pending or threatened litigation, claims, or assessments or unasserted claims or assessments that are required to be accrued or disclosed in the financial statements.

16) We have disclosed to you the names of the District's related parties and all the related party relationships and transactions, including any side agreements.

Government-specific

17) There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices.

18) We have identified to you any previous audits, attestation engagements, and other studies related to the objectives of the audit and whether related recommendations have been implemented.

19) We have identified to you any investigations or legal proceedings that have been initiated with respect to the period under audit.

20) The District has no plans or intentions that may materially affect the carrying value or classification of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and fund balance or net position.

- 21) We are responsible for compliance with the laws, regulations, and provisions of contracts and grant agreements applicable to us, including tax or debt limits and debt contracts, and legal and contractual provisions for reporting specific activities in separate funds.
- 22) We have identified and disclosed to you all instances of identified and suspected fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we believe have a material effect on the financial statements.
- 23) There are no violations or possible violations of budget ordinances, laws and regulations (including those pertaining to adopting, approving, and amending budgets), provisions of contracts and grant agreements, tax or debt limits, and any related debt covenants whose effects should be considered for disclosure in the financial statements, or as a basis for recording a loss contingency, or for reporting on noncompliance.
- 24) As part of your audit, you assisted with preparation of the financial statements and disclosures. We acknowledge our responsibility as it relates to those nonaudit services, including that we assume all management responsibilities; oversee the services by designating an individual, preferably within senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of the services performed; and accept responsibility for the results of the services. We have reviewed, approved, and accepted responsibility for those financial statements and disclosures.
- 25) The District has satisfactory title to all owned assets, and there are no liens or encumbrances on such assets nor has any asset been pledged as collateral.
- 26) The District has complied with all aspects of contractual agreements that would have a material effect on the financial statements in the event of noncompliance.
- 27) The financial statements include all component units, appropriately present majority equity interests in legally separate organizations and joint ventures with an equity interest, and properly disclose all other joint ventures and other related organizations.
- 28) The financial statements include all fiduciary activities required by [GASBS No. 84](#) .
- 29) The financial statements properly classify all funds and activities in accordance with [GASBS No. 34](#) , as amended.
- 30) All funds that meet the quantitative criteria in [GASBS Nos. 34](#) and [37](#) for presentation as major are identified and presented as such and all other funds that are presented as major are particularly important to financial statement users.
- 31) Components of net position (net investment in capital assets; restricted; and unrestricted) and classifications of fund balance (nonspendable, restricted, committed, assigned, and unassigned) are properly classified and, if applicable, approved.
- 32) Investments are properly valued.
- 33) Provisions for uncollectible receivables have been properly identified and recorded.
- 34) Expenses have been appropriately classified in or allocated to functions and programs in the statement of activities, and allocations have been made on a reasonable basis.

- 35) Revenues are appropriately classified in the statement of activities within program revenues, general revenues, contributions to term or permanent endowments, or contributions to permanent fund principal.
- 36) Interfund, internal, and intra-entity activity and balances have been appropriately classified and reported.
- 37) Deposits and investment securities and derivative instruments are properly classified as to risk and are properly disclosed.
- 38) Capital assets, including infrastructure and intangible assets, are properly capitalized, reported, and, if applicable, depreciated or amortized.
- 39) We have appropriately disclosed the District's policy regarding whether to first apply restricted or unrestricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available and have determined that net position is properly recognized under the policy.
- 40) We are following our established accounting policy regarding which resources (that is, restricted, committed, assigned, or unassigned) are considered to be spent first for expenditures for which more than one resource classification is available. That policy determines the fund balance classifications for financial reporting purposes.
- 41) We acknowledge our responsibility for the required supplementary information (RSI). The RSI is measured and presented within prescribed guidelines and the methods of measurement and presentation have not changed from those used in the prior period. We have disclosed to you any significant assumptions and interpretations underlying the measurement and presentation of the RSI.
- 42) With respect to the supplementary information as listed in the table of contents on which an in-relation-to opinion is issued the (Supplementary Information):
- a) We acknowledge our responsibility for presenting the Supplementary Information in accordance with accounting principles generally accepted in the United States of America, and we believe the Supplementary Information, including its form and content, is fairly presented in accordance with accounting principles generally accepted in the United States of America. The methods of measurement and presentation of the Supplementary Information have not changed from those used in the prior period, and we have disclosed to you any significant assumptions or interpretations underlying the measurement and presentation of the supplementary information.
 - b) If the Supplementary Information is not presented with the audited financial statements, we will make the audited financial statements readily available to the intended users of the supplementary information no later than the date we issue the supplementary information and the auditor's report thereon.

Signed _____

Title: Board Member

Signed _____

Title: Accountant for the District

Cox Professional Landscape Services LLC

14051 E Davies Avenue Unit A
Centennial, CO 80112

Estimate

| Date | Estimate # |
|-----------|------------|
| 3/27/2023 | 1752 |

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

| Ship To |
|---------|
| |

| Project |
|-------------------|
| 2022 Enhancements |

| Description | Qty | U/M | Total |
|--|--------|------|-------------|
| Remove existing turf and replace with rock mulch to reduce watering | | | |
| Area 1-- Incline area between Harvest and Ider on Wheatlands Parkway | | | |
| 18" Turf Stripper | 2 | day | 400.00 |
| Remove and haul away turf | 16,458 | sqft | 5,760.30 |
| Dump fees | 1 | ea | 650.00 |
| Cap existing irrigation spray heads | 10 | hr | 550.00 |
| IRRIGATION PARTS | | | 150.00 |
| Landscape Fabric installed | 16,458 | sqft | 13,989.30 |
| Local River Rock 1 1/2" | 142 | ton | 15,691.00 |
| 4" Roll-top installed | 25 | ft | 246.25 |
| General Landscape Labor | 50 | | 3,750.00 |
| This proposal/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 _____ | | | |
| Total | | | \$41,186.85 |

| 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 # |
|-----------|------------|
| 3/27/2023 | 1753 |

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

| Ship To |
|---------|
| |

| Project |
|-------------------|
| 2022 Enhancements |

| Description | Qty | U/M | Total |
|--|-------|------|-------------|
| Remove existing turf and replace with rock mulch to reduce watering | | | |
| Area 2-- Corner of Wheatlands and Powhawtan | | | |
| 18" Turf Stripper | 1 | day | 200.00 |
| Remove and haul away turf | 7,565 | sqft | 2,647.75 |
| Dump fees | 1 | ea | 390.00 |
| Cap existing irrigation spray heads | 6 | hr | 330.00 |
| IRRIGATION PARTS | | | 150.00 |
| Landscape Fabric installed | 7,565 | sqft | 6,430.25 |
| Local River Rock 1 1/2" | 63 | ton | 6,961.50 |
| 4" Roll-top installed | 17 | ft | 167.45 |
| General Landscape Labor | 30 | | 2,250.00 |
| This proposal/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 _____ | | | |
| Total | | | \$19,526.95 |

| 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 # |
|-----------|------------|
| 3/27/2023 | 1754 |

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

| Ship To |
|---------|
| |

| Project |
|-------------------|
| 2022 Enhancements |

| Description | Qty | U/M | Total |
|--|-------|------|------------|
| Remove existing turf and replace with rock mulch to reduce watering | | | |
| Area 3-- Corner of Wheatlands and S. Langdale Court | | | |
| 18" Turf Stripper | 1 | day | 200.00 |
| Remove and haul away turf | 2,963 | sqft | 1,037.05 |
| Dump fees | 1 | ea | 390.00 |
| Cap existing irrigation spray heads | 4 | hr | 220.00 |
| IRRIGATION PARTS | | | 150.00 |
| Landscape Fabric installed | 2,963 | sqft | 2,518.55 |
| Local River Rock 1 1/2" | 25 | ton | 2,762.50 |
| 4" Roll-top installed | 32 | ft | 315.20 |
| General Landscape Labor | 25 | | 1,875.00 |
| This proposal/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 _____ | | | |
| Total | | | \$9,468.30 |

| 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 # |
|-----------|------------|
| 3/13/2023 | 1740 |

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

| Ship To |
|---------|
| |

| Project |
|-------------------|
| 2022 Enhancements |

| Description | Qty | U/M | Total |
|---|-----|------|------------|
| Rejuvenation of annual planting beds around Wheatlands- adding new planting soil and turning beds to prime for planting season. | | | |
| Soil Prep-- add new planting mix, turn beds, work planting mix into beds | 756 | sqft | 1,965.60 |
| General Landscape Labor | 5 | | 325.00 |
| This proposal/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 _____ | | | |
| Total | | | \$2,290.60 |

| 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 # |
|----------|------------|
| 4/5/2023 | 1758 |

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

| Ship To |
|---------|
| |

| Project |
|-------------------|
| 2022 Enhancements |

| Description | Qty | U/M | Total |
|--|-----|-----|------------|
| Rejuvenate areas at corner of E. Wheatlands Parkway and S. Harvest Street | | | |
| Remove and replace existing rusted and damaged rolltop at corner of Wheatlands Parkway and S. Harvest Street | 26 | ft | 256.10 |
| Remove and replace existing rusted and damaged rolltop at corner of Wheatlands Parkway and S. Harvest Street | 43 | ft | 423.55 |
| General Landscape Labor | 2.5 | | 187.50 |
| Top-dress rock at corner of Wheatlands Parkway and S. Harvest street-1.5" Western Tan | 5 | ton | 625.00 |
| General Landscape Labor | 4.5 | | 337.50 |
| This proposal/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 _____ | | | |
| Total | | | \$1,829.65 |

| Phone # |
|--------------|
| 303.693.6878 |

| Email: |
|-------------------------------|
| coxoffice@coxprolandscape.com |

2023 April Agenda

District Business

- Estimates for projects for landscaping work
- Traffic Calming request Wheatlands Parkway/E Euclid intersection
- Hacked tree by resident near 6557 S. Kewaunee Way – letter sent to Sharon to send to resident
- Pool deck furniture – middle of April delivery
- Baby Pool Cover- waiting on estimate
- Clubhouse Parking lot resurfacing – completed
- Water meter – meter pit and piping installed, backflow installed, City inspection is 3/30
- Urban Soccer Field – tentative install date is week of May 22nd
- Urban Soccer Field sponsorships - (2) wall panel – Cox and Garlock Orthodontics
- Authority Update – marketing material for April has been sent, waiting on numbers
- Lifeguards for Wheatlands
 - Wheatlands Head Guard - Robert Baker,
 - Shift leads - Alara Bobus and Hailey Hanson.
 - The floating Shift lead Ashley Christensen
 - Approximately 20 new hires and approximately 18 returning lifeguards so far

Event Recap

- April 8th – Wheatlands Easter Event with 2 face painters, Animal Safari, Easter craft, Easter Eggs Hunt and breakfast food truck and hot beverage tent sponsored by 1320 Homes Real Estate at Clubhouse (275 signed up)

Upcoming Events

- April 21st –Poker Night at Clubhouse (Exit Realty sponsoring prizes) – only one signed up so far
- April 29th- Healthy Kids Day at the Aurora YMCA at Wheatlands
- Early summer from Park update - Park Grand Opening Event (depending on the basketball courts)
- May 18th – Food Truck Night with Magician
- May 27th – Pool Opening Day! Free Otter Pops
- June 16-17th – Neighborhood Garage Sale
- June 17th – Welcome back to summer Event (Face painter, balloon twister and Animal Safari)
- June 22nd – Food Truck Night with Madonna Band
- July 4th Celebration 11-2pm
- July 20th – Food Truck Night with Face painter (Chawna-from Easter)
- August 17th – Food Truck Night with Magician
- September 16th - Bunco Night (Exit Realty sponsoring prizes)
- October ?? – possible Cook like a Chef Night at the Clubhouse (teaching and tasting style)?
- October 14th – Wheatlands Pumpkin Patch
- November 11th – Community Wine Tasting Event (different format then last winetasting event)
- December 2nd – Wheatlands Santa and Sleigh Ride event 4:30pm-6:30pm



Pool Doctor
PO Box 150301
Lakewood CO 80215
Phone: 303-232-8600
Fax: 303-675-8280

QUOTE

DATE

4/10/2023

QUOTE#

0000040972

CUST #

0001356

BILL TO:

Wheatlands Metro Dist (YMCA)
c/o Marchetti & Weaver LLC
245 Century Cir Ste 103
Louisville CO 80027

SHIP TO:

Wheatlands Metro Dist (YMCA)
6601 S Wheatlands Pkwy
Aurora CO 80016

| P.O. NUMBER | | TERMS | SALES PERSON | |
|--|---|--------|--------------|----------|
| | | NET 30 | Craig | |
| QTY | DESCRIPTION | | PRICE EA | AMOUNT |
| Estimate for new safety cover for the activity pool and the main pool - REV on 4/10/23 | | | | |
| Activity Pool | | | | |
| Safety cover - custom, manufactured to fit existing anchors. | | | | |
| 1.00 | Winter Safety Spa Cover - Custom (covers are available in blue or green, please specify which color you would like when ordering). | | 7,670.00000 | 7,670.00 |
| 1.00 | Buckle/spring installation and cover adjustment | | 499.99000 | 499.99 |
| Main Pool | | | | |
| Safety cover - custom, manufactured to fit existing anchors. | | | | |
| 1.00 | Winter Safety Spa Cover - Custom (covers are available in blue or green, please specify which color you would like when ordering). | | 8,648.90000 | 8,648.90 |
| 1.00 | Buckle/spring installation and cover adjustment | | 499.00000 | 499.00 |
| 1.00 | Pick up both cover and deliver to mfr to be used as a template (so the existing anchors can be re-used/we don't have to drill new holes in deck), and delivery of new cover to property | | 849.99000 | 849.99 |
| TOTAL | | | \$18,167.88 | |

Estimates good for 30 days only.

Customer hereby acknowledges and agrees that any account that becomes delinquent will be subject to collection services. Customer agrees to pay all court & reasonable attorney fees for collection of all past due amounts owed plus interest - thereon at 18% per annum on all such amounts outstanding.

Work approved: Customer Signature

Print Name

Date



Pool Doctor
PO Box 150301
Lakewood CO 80215
Phone: 303-232-8600
Fax: 303-675-8280

QUOTE

DATE

3/24/2023

QUOTE#

0000040856

CUST #

0001356

BILL TO:

Wheatlands Metro Dist (YMC)
c/o Marchetti & Weaver LLC
245 Century Cir Ste 103
Louisville CO 80027

SHIP TO:

Wheatlands Metro Dist (YMCA)
6601 S Wheatlands Pkwy
Aurora CO 80016

| P.O. NUMBER | | TERMS | SALES PERSON | |
|--|--|---------------------------|--------------|--------|
| | | NET 30 | Craig | |
| QTY | DESCRIPTION | | PRICE EA | AMOUNT |
| Safety cover repair estimate services - Pool Doctor can take your safety cover to a local cover manufacturer/repair center to be laid out and inspected. We can then provide you with an estimate and/or recommendations for next steps. Repairs will not be done without approval from property management first. | | | | |
| Please note, this estimate does not include the cost of the cover repairs, it is to pick-up the cover from your property and to deliver it to and from the repair facility only. | | | | |
| Additional note - safety covers are large, heavy and awkward to deal with. Most safety covers require 2-3 people to move around and get in and out of a truck. | | | | |
| Pick-up cover: | | | | |
| 1.00 | Service Call - Zone 4 - approx 40 - 50 min from Pool Doctor Shop, 3 helpers, 2 trucks | | 249.99000 | 249.99 |
| 1.00 | Large cover - safety cover estimate, includes 3 helpers/2 trucks - pick-up cover to repair facility for inspection, includes 1 main cover and 1 addition BOW cover up to 15'x15' | | 210.00000 | 210.00 |
| 1.00 | Large Cover - additional body of water | | 92.50000 | 92.50 |
| | Sub Total | | | 552.49 |
| Return cover: | | | | |
| 1.00 | Service Call - Zone 4 - approx 40 - 50 min from Pool Doctor Shop, 3 helpers, 2 trucks | | 249.99000 | 249.99 |
| 1.00 | Large cover - safety cover estimate, includes 3 helpers/2 trucks - pick-up cover to repair facility for inspection, includes 1 main cover and 1 addition BOW cover up to 15'x15' | | 210.00000 | 210.00 |
| 1.00 | Large Cover - additional body of water | | 92.50000 | 92.50 |
| | Sub Total | | | 552.49 |
| Work Order No. 3 to Independent Contractor Agreement for Pool Maintenance and Repair Services dated August 19, 2022 (the “Agreement”). The Parties agree that all terms and conditions of the Agreement shall apply to this Scope of Services set forth in the Work Order. | | | | |
| Contractor: _____ | | Date: _____ | | |
| District <u>Paulette Martin</u> | | Date: <u>Mar 27, 2023</u> | | |
| TOTAL | | | \$1,104.98 | |

Estimates good for 30 days only.

Customer hereby acknowledges and agrees that any account that becomes delinquent will be subject to collection services. Customer agrees to pay all court & reasonable attorney fees for collection of all past due amounts owed plus interest - thereon at 18% per annum on all such amounts outstanding.

| | | |
|-----------------------------------|------------|------|
| Work approved: Customer Signature | Print Name | Date |
| | | 95 |

WHEATLANDS POND 2

March 1, 2023







Forebay



South Inlet



South Inlet



East Inlet



Concrete Channel



Pond Outlet

WHEATLANDS POND 4

March 1, 2023







South Inlet



Northeast Inlet



Underdrain by Northeast Inlet



Concrete Channel



Bank Erosion



Pond Outlet

WHEATLANDS POND 9

March 1, 2023







East Inlet



East Inlet



Pipe Downstream of East Inlet



Trickle Channel



South Inlet



Pond Outlet



Annual Inspection and Maintenance Reporting Form
for
Stormwater Facilities

(This form shall be submitted to the City of Aurora prior to May 31 of each year along with the Inspection Forms and Maintenance Forms as required for the property/subdivision)

Date: _____

To: City of Aurora
Water Department
Attn: Operations Compliance Division
13646 East Ellsworth Avenue
Aurora, CO 80012

Re: Certification of Inspection and Maintenance; Submittal of forms

Property/Subdivision Name: Wheatlands Metropolitan District

Property Address: 6601 E. Wheatlands Parkway Aurora, CO 80016

Contact Name: Paulette Martin, Board President

I verify that the required stormwater facility inspections and required maintenance have been completed in accordance with the Stormwater Facilities Maintenance Agreement, and the Inspection and Maintenance Plan associated with the above referenced property.

The required Stormwater Facility Inspection and Maintenance forms are hereby provided.

Valeria Trevizo, IDES
Name of Party Responsible for Inspection

Valeria Trevizo
Authorized Signature

Property Owner

Name of Party Responsible for Maintenance

Authorized Signature

Signature



POND 2

**EXTENDED DETENTION BASIN (EDB)
INSPECTION FORM**Date: 3/1/2023Subdivision/Business Name: Wheatlands SubdivisionInspector: Valeria TrevizoSubdivision/Business Address: 6601 E Wheatlands PkwyWeather: Cloudy/Snow Melt Occuring, 33 degreesDate of Last Rainfall: Snowfall on February 22nd - 23rdAmount: 5 InchesProperty Classification: Residential Multi Family Commercial Other: _____
(Circle One)Reason for Inspection: Routine Complaint After Significant Rainfall Event
(Circle One)**INSPECTION SCORING** - For each facility inspection item, insert one of the following scores:

0 = No deficiencies identified

2 = Routine maintenance required

1 = Monitor (potential for future problem)

3 = Immediate repair necessary

N/A = Not applicable

FEATURES**1.) Inflow Points**

- 0 Riprap Displaced
- 2 Erosion Present/Outfall Undercut
- 2 Sediment Accumulation
- 0 Structural Damage (pipe, end-section, etc.)
- 0 Woody Growth/Weeds Present

2.) Forebay

- 2 Sediment/Debris Accumulation
- 0 Concrete Cracking/Failing
- 0 Drain Pipe/Wier Clogged (not draining)
- 0 Wier/Drain Pipe Damage

3.) Trickle Channel (Low-flow)

- 2 Sediment/Debris Accumulation
- 0 Concrete/Riprap Damage
- 2 Woody Growth/Weeds Present
- 0 Erosion Outside Channel

4.) Bottom Stage (Micro-Pool)

- 2 Sediment/Debris Accumulation
- 2 Woody Growth/Weeds Present
- 0 Bank Erosion
- 0 Mosquitoes/Algae Treatment
- 0 Petroleum/Chemical Sheen

5.) Outlet Works

- 2 Trash Rack/Well Screen Clogged
- 0 Structural Damage (concrete, steel, subgrade)
- 0 Orifice Plate(s) Missing/Not Secure
- 0 Manhole Access (cover, steps, etc.)
- 0 Woody Growth/Weeds Present

6.) Emergency Spillway

- 0 Riprap Displaced
- 0 Erosion Present
- 0 Woody Growth/Weeds Present
- 0 Obstruction/Debris

7.) Upper Stage (Dry Storage)

- 0 Vegetation Sparse
- 0 Woody Growth/Undesirable Vegetation
- 0 Standing Water/Boggy Areas
- 0 Sediment Accumulation
- 0 Erosion (banks and bottom)
- 0 Trash/Debris
- 0 Maintenance Access

8.) Miscellaneous

- 0 Encroachment in Easement Area
- 0 Graffiti/Vandalism
- 0 Public Hazards
- 0 Burrowing Animals/Pests
- 0 Other

Remove sediment, trash and debris from concrete channel and forebays, dispose of off site. Minor algae removal along channel. Channel erosion present at east inlet. Bank erosion present adjacent to south inlet. Excess material placed along the concrete channel is impeding flow into the channel and potentially causing retaining wall issues on south end of the pond. Debris removal from outlet structure trash rack.

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified

2 = Routine Maintenance Required

1 = Monitor (potential for future problem exists)

3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to the City of Aurora upon request.



EXTENDED DETENTION BASIN (EDB) INSPECTION FORM

POND 4

Date: 3/1/2023

Subdivision/Business Name: Wheatlands Subdivision

Inspector: Valeria Trevizo

Subdivision/Business Address: 6601 E Wheatlands Pkwy

Weather: Cloudy/Snow Melt Occuring, 33 degrees

Date of Last Rainfall: Snowfall on February 22nd - 23rd

Amount: 5 Inches

Property Classification: Residential Multi Family Commercial Other: _____
(Circle One)

Reason for Inspection: Routine Complaint After Significant Rainfall Event
(Circle One)

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:

0 = No deficiencies identified

2 = Routine maintenance required

1 = Monitor (potential for future problem)

3 = Immediate repair necessary

N/A = Not applicable

FEATURES

1.) Inflow Points

- 0 Riprap Displaced
- 2 Erosion Present/Outfall Undercut
- 0 Sediment Accumulation
- 0 Structural Damage (pipe, end-section, etc.)
- 0 Woody Growth/Weeds Present

2.) Forebay

- na Sediment/Debris Accumulation
- na Concrete Cracking/Failing
- na Drain Pipe/Wier Clogged (not draining)
- na Wier/Drain Pipe Damage

3.) Trickle Channel (Low-flow)

- 2 Sediment/Debris Accumulation
- 0 Concrete/Riprap Damage
- 0 Woody Growth/Weeds Present
- 0 Erosion Outside Channel

4.) Bottom Stage (Micro-Pool)

- 2 Sediment/Debris Accumulation
- 0 Woody Growth/Weeds Present
- 0 Bank Erosion
- 0 Mosquitoes/Algae Treatment
- 0 Petroleum/Chemical Sheen

5.) Outlet Works

- 2 Trash Rack/Well Screen Clogged
- 0 Structural Damage (concrete, steel, subgrade)
- 0 Orifice Plate(s) Missing/Not Secure
- 0 Manhole Access (cover, steps, etc.)
- 0 Woody Growth/Weeds Present

6.) Emergency Spillway

- 0 Riprap Displaced
- 0 Erosion Present
- 0 Woody Growth/Weeds Present
- 0 Obstruction/Debris

7.) Upper Stage (Dry Storage)

- 0 Vegetation Sparse
- 0 Woody Growth/Undesirable Vegetation
- 0 Standing Water/Boggy Areas
- 0 Sediment Accumulation
- 2 Erosion (banks and bottom)
- 0 Trash/Debris
- 0 Maintenance Access

8.) Miscellaneous

- 0 Encroachment in Easement Area
- 0 Graffiti/Vandalism
- 0 Public Hazards
- 0 Burrowing Animals/Pests
- 3 Other (Underdrain)

Inspection Summary / Additional Comments: Immediate repair needed next to northeast inlet, underdrain exposed and leaking. Remove sediment and debris from concrete channel and outlet forebay, dispose of off site. Remove debris from outlet structure trash grate. Repair bank erosion, seeding recommended. Repair erosion adjacent to both inflow pipes. Clear vegetation from upstream and downstream sides of concrete pipe downstream of south inlet.

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified

2 = Routine Maintenance Required

1 = Monitor (potential for future problem exists)

3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to the City of Aurora upon request.



EXTENDED DETENTION BASIN (EDB) INSPECTION FORM

POND 9

Date: 3/1/2023

Subdivision/Business Name: Wheatlands Subdivision

Inspector: Valeria Trevizo

Subdivision/Business Address: 6601 E Wheatlands Pkwy

Weather: Cloudy/Snow Melt Occuring, 33 degrees

Date of Last Rainfall: Snowfall on February 22nd - 23rd

Amount: 5 Inches

Property Classification: Residential Multi Family Commercial Other: (Circle One)

Reason for Inspection: Routine Complaint After Significant Rainfall Event (Circle One)

INSPECTION SCORING - For each facility inspection item, insert one of the following scores:

0 = No deficiencies identified

2 = Routine maintenance required

1 = Monitor (potential for future problem)

3 = Immediate repair necessary

N/A = Not applicable

FEATURES

1.) Inflow Points

- 0 Riprap Displaced
- 2 Erosion Present/Outfall Undercut
- 2 Sediment Accumulation
- 0 Structural Damage (pipe, end-section, etc.)
- 2 Woody Growth/Weeds Present

2.) Forebay

- na Sediment/Debris Accumulation
- na Concrete Cracking/Failing
- na Drain Pipe/Wier Clogged (not draining)
- na Wier/Drain Pipe Damage

3.) Trickle Channel (Low-flow)

- 2 Sediment/Debris Accumulation
- 0 Concrete/Riprap Damage
- 0 Woody Growth/Weeds Present
- 0 Erosion Outside Channel

4.) Bottom Stage (Micro-Pool)

- 2 Sediment/Debris Accumulation
- 0 Woody Growth/Weeds Present
- 2 Bank Erosion
- 0 Mosquitoes/Algae Treatment
- 0 Petroleum/Chemical Sheen

5.) Outlet Works

- 2 Trash Rack/Well Screen Clogged
- 0 Structural Damage (concrete, steel, subgrade)
- 0 Orifice Plate(s) Missing/Not Secure
- 0 Manhole Access (cover, steps, etc.)
- 0 Woody Growth/Weeds Present

6.) Emergency Spillway

- 0 Riprap Displaced
- 0 Erosion Present
- 0 Woody Growth/Weeds Present
- 0 Obstruction/Debris

7.) Upper Stage (Dry Storage)

- 0 Vegetation Sparse
- 0 Woody Growth/Undesirable Vegetation
- 0 Standing Water/Boggy Areas
- 0 Sediment Accumulation
- 0 Erosion (banks and bottom)
- 0 Trash/Debris
- 0 Maintenance Access

8.) Miscellaneous

- 0 Encroachment in Easement Area
- 0 Graffiti/Vandalism
- 0 Public Hazards
- 0 Burrowing Animals/Pests
- 0 Other

Remove sediment and debris from concrete channel and dispose of off site. Remove debris from outlet structure trash grate. Regrade inlet areas and add rip rap so water does not pond and can flow through.

Inspection Summary / Additional Comments:

OVERALL FACILITY RATING (Circle One)

0 = No Deficiencies Identified

2 = Routine Maintenance Required

1 = Monitor (potential for future problem exists)

3 = Immediate Repair Necessary

This inspection form shall be kept indefinitely and made available to the City of Aurora upon request.



POND 2

**EXTENDED DETENTION BASIN (EDB)
MAINTENANCE FORM**

Subdivision/Business Name: _____ Completion Date: _____

Subdivision/Business Address: _____ Contact Name: _____

Maintenance Category:
(Circle All That Apply)

Routine

Restoration

Rehabilitation

MAINTENANCE ACTIVITIES PERFORMED**ROUTINE WORK**

- ___ MOWING
- ___ TRASH/DEBRIS REMOVAL
- ___ OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
- ___ WEED CONTROL (HERBICIDE APPLICATION)
- ___ MOSQUITO TREATMENT
- ___ ALGAE TREATMENT

RESTORATION WORK

- ___ SEDIMENT REMOVAL
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL
 - ___ INFLOW
- ___ EROSION REPAIR
 - ___ INFLOW POINT
 - ___ TRICKLE CHANNEL
- ___ VEGETATION REMOVAL/TREE THINNING
 - ___ INFLOW(S)
 - ___ TRICKLE CHANNEL
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
- ___ REVEGETATION
- ___ JET-VAC/CLEARING DRAINS
 - ___ FOREBAY
 - ___ OUTLET WORKS
 - ___ INFLOWS

REHABILITATION WORK

- ___ SEDIMENT REMOVAL (DREDGING)
 - ___ BOTTOM STAGE
 - ___ UPPER STAGE
- ___ EROSION REPAIR
 - ___ OUTLET WORKS
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
 - ___ SPILLWAY
- ___ STRUCTURAL REPAIR
 - ___ INFLOW
 - ___ OUTLET WORKS
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL

OTHER _____

ESTIMATED TOTAL MANHOURS: _____

EQUIPMENT/MATERIAL USED: _____

_____COMMENTS/ADDITIONAL INFO: _____

This Maintenance Activity Form shall be kept indefinitely and made available to the City of Aurora upon request.



POND 4

**EXTENDED DETENTION BASIN (EDB)
MAINTENANCE FORM**

Subdivision/Business Name: _____ Completion Date: _____

Subdivision/Business Address: _____ Contact Name: _____

Maintenance Category: Routine Restoration Rehabilitation
(Circle All That Apply)

MAINTENANCE ACTIVITIES PERFORMED**ROUTINE WORK**

- ___ MOWING
- ___ TRASH/DEBRIS REMOVAL
- ___ OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
- ___ WEED CONTROL (HERBICIDE APPLICATION)
- ___ MOSQUITO TREATMENT
- ___ ALGAE TREATMENT

RESTORATION WORK

- ___ SEDIMENT REMOVAL
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL
 - ___ INFLOW
- ___ EROSION REPAIR
 - ___ INFLOW POINT
 - ___ TRICKLE CHANNEL
- ___ VEGETATION REMOVAL/TREE THINNING
 - ___ INFLOW(S)
 - ___ TRICKLE CHANNEL
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
- ___ REVEGETATION
- ___ JET-VAC/CLEARING DRAINS
 - ___ FOREBAY
 - ___ OUTLET WORKS
 - ___ INFLOWS

REHABILITATION WORK

- ___ SEDIMENT REMOVAL (DREDGING)
 - ___ BOTTOM STAGE
 - ___ UPPER STAGE
- ___ EROSION REPAIR
 - ___ OUTLET WORKS
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
 - ___ SPILLWAY
- ___ STRUCTURAL REPAIR
 - ___ INFLOW
 - ___ OUTLET WORKS
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL

OTHER _____

ESTIMATED TOTAL MANHOURS: _____

EQUIPMENT/MATERIAL USED: _____

COMMENTS/ADDITIONAL INFO: _____

This Maintenance Activity Form shall be kept indefinitely and made available to the City of Aurora upon request.



**EXTENDED DETENTION BASIN (EDB)
MAINTENANCE FORM**

POND 9

Subdivision/Business Name: _____ Completion Date: _____

Subdivision/Business Address: _____ Contact Name: _____

Maintenance Category:
(Circle All That Apply)

Routine

Restoration

Rehabilitation

MAINTENANCE ACTIVITIES PERFORMED

ROUTINE WORK

- ___ MOWING
- ___ TRASH/DEBRIS REMOVAL
- ___ OUTLET WORKS CLEANING (TRASH RACK/WELL SCREEN)
- ___ WEED CONTROL (HERBICIDE APPLICATION)
- ___ MOSQUITO TREATMENT
- ___ ALGAE TREATMENT

RESTORATION WORK

- ___ SEDIMENT REMOVAL
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL
 - ___ INFLOW
- ___ EROSION REPAIR
 - ___ INFLOW POINT
 - ___ TRICKLE CHANNEL
- ___ VEGETATION REMOVAL/TREE THINNING
 - ___ INFLOW(S)
 - ___ TRICKLE CHANNEL
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
- ___ REVEGETATION
- ___ JET-VAC/CLEARING DRAINS
 - ___ FOREBAY
 - ___ OUTLET WORKS
 - ___ INFLOWS

REHABILITATION WORK

- ___ SEDIMENT REMOVAL (DREDGING)
 - ___ BOTTOM STAGE
 - ___ UPPER STAGE
- ___ EROSION REPAIR
 - ___ OUTLET WORKS
 - ___ UPPER STAGE
 - ___ BOTTOM STAGE
 - ___ SPILLWAY
- ___ STRUCTURAL REPAIR
 - ___ INFLOW
 - ___ OUTLET WORKS
 - ___ FOREBAY
 - ___ TRICKLE CHANNEL

OTHER _____

ESTIMATED TOTAL MANHOURS: _____











EQUIPMENT/MATERIAL USED: _____

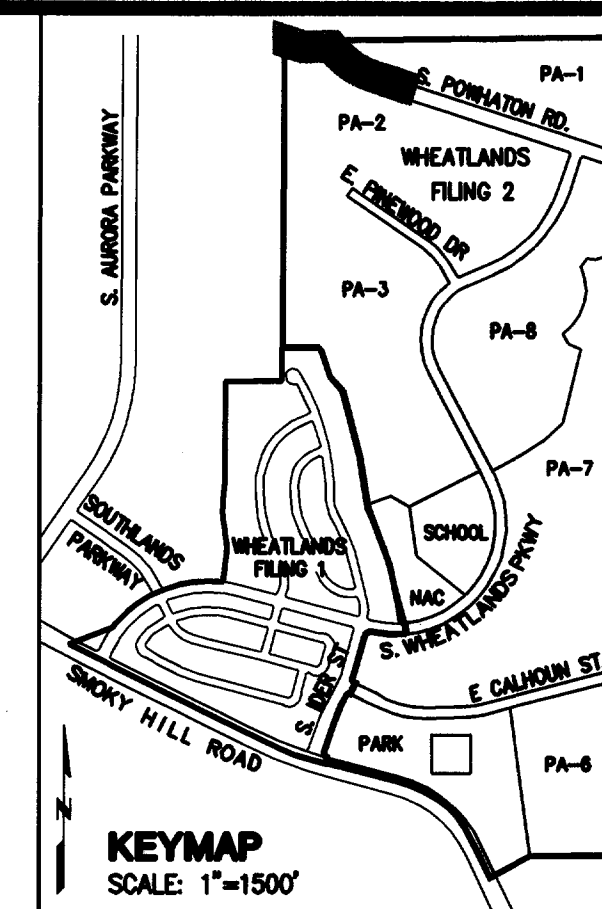
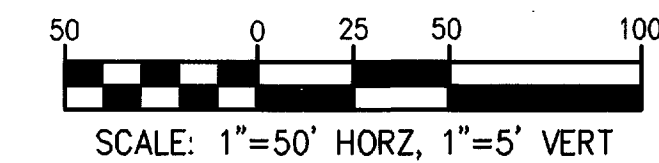
COMMENTS/ADDITIONAL INFO: _____

This Maintenance Activity Form shall be kept indefinitely and made available to the City of Aurora upon request.

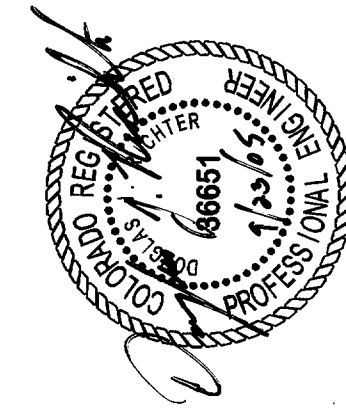
205/88 5



| | | |
|----------|---|----------------------------|
| 8" SAN |  | SANITARY SEWER MAIN |
| 8" WATER |  | WATER MAIN |
| |  | WATER PLUG |
| |  | FIRE HYDRANT |
| 12" STM |  | PROPOSED STORM SEWER |
| |  | PROPOSED STORM SEWER INLET |
| |  | EXISTING WATER LINE |
| |  | EXISTING SANITARY MANHOLE |
| |  | UTILITY EASEMENT |
| |  | GAS EASEMENT |



| DATE | | NO. | | REVISED | | BY | |
|---------------------------------|--|-----|--|----------------|----------|----|-----|
| 8/09/05 | | | | PER C.O.A. | COMMENTS | | DJR |
| 9/23/05 | | | | PER C.O.A. | COMMENTS | | DJR |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| DATE 5/13/05 | | | | DRAWN BY KJC | | | |
| JOB NO. 2159E0 | | | | CHECKED BY DJR | | | |
| DO NOT SCALE USE DIMENSION ONLY | | | | | | | |



CIVIL ENGINEERS
CONSTRUCTION MANAGERS
538 COMMONS DRIVE
GOLDEN, CO 80401
PHONE:(303)674-7355 FAX:(303)674-3263

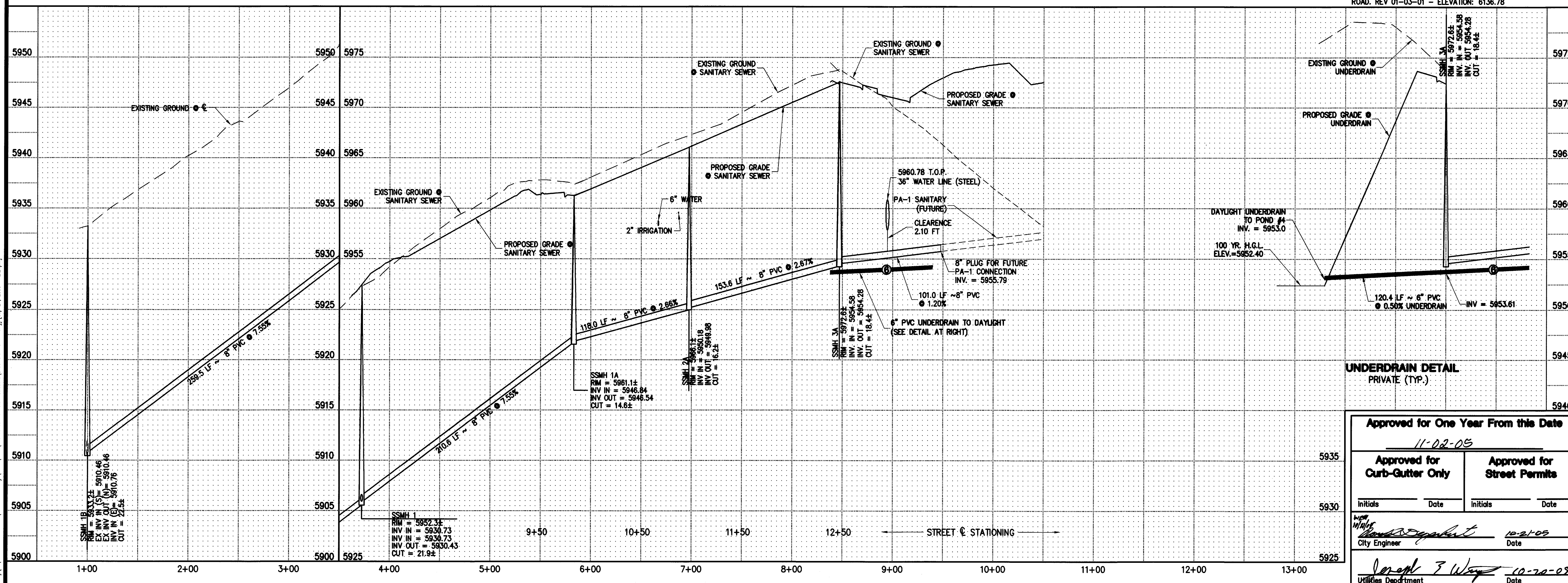


WHEATLANDS FILING No. 2

**E. POWHATON STREET - SANITARY SEWER
PLAN AND PROFILE**

AURORA, COLORADO

DO NOT SCALE. USE DIMENSION ONLY.



**Approved for
Curb-Gutter Only**

**Approved for
Street Permits**

| | | | |
|--------------------------|-----------------|--------------------------|-----------------|
| Initials | Date | Initials | Date |
| <i>W. J. [illegible]</i> | <i>10/21/05</i> | <i>W. J. [illegible]</i> | <i>10-21-05</i> |
| City Engineer | | Date | |
| <i>Joseph E. Way</i> | | <i>10-20-0</i> | |
| Utilities Department | | Date | |

3.1 SHEET 5





Playground Safety Solutions, LLC
1716 Bluebell Dr.
Brighton, CO 80601
Phone: 720-917-5739
Email: SafeToPlay@gmail.com

Wheatlands Metropolitan District Routine Playground Maintenance
Performed March 29, 2023

Location: Clubhouse Playground

Litter and Debris Removal - There was no trash.

Graffiti Removal - There was no graffiti on the play equipment.

Rake/Level loose fill surfacing material - Safety surfacing material was raked into areas where it had been displaced such as access/exit points to the play structure and at slide exits.

Changes in condition of playground equipment - Nothing new to report.

Tighten Loose Hardware – There were two loose bolts on two panels I tightened them.



Check age/warning stickers and labels - All required age and warning stickers were present.

Location: Community Park

Litter and Debris Removal - Trash was removed from the play areas.

Graffiti Removal – Graffiti was removed from several locations:



There were some areas where markings remain. The graffiti inside the tube slide would not come off. The bubble window panel has what appears to be residue left from tape that was removed. I tried to remove the residue. Graffiti is also located on the post and leaf high above the swings. For safety reasons, I did not attempt to reach it.



Rake/Level loose fill surfacing material - Safety surfacing material was raked into areas where it had been displaced such as slide exits, around spinning components and below swings.

Changes in condition of playground equipment - Nothing new to report.

Tighten Loose Hardware - All hardware throughout the play equipment was tight.

Check age/warning stickers and labels - All required age and warning information is present on freestanding signs.

Thank you
Tony Jaramillo
Certified Playground Safety Inspector

An Act

SENATE BILL 23-110

BY SENATOR(S) Marchman and Zenzinger, Gardner, Winter F.;
also REPRESENTATIVE(S) Kipp and Taggart, Lindstedt, Bird,
Bockenfeld, DeGraaf, Frizell, Mauro, Ricks, Weinberg.

CONCERNING TRANSPARENCY FOR METROPOLITAN DISTRICTS.

Be it enacted by the General Assembly of the State of Colorado:

SECTION 1. In Colorado Revised Statutes, 32-1-202, **add** (2)(m)
and (2)(n) as follows:

**32-1-202. Filing of service plan required - report of filing -
contents - fee.** (2) The service plan shall contain the following:

(m) FOR A METROPOLITAN DISTRICT THAT SUBMITS A SERVICE PLAN
TO ONE OR MORE BOARDS OF COUNTY COMMISSIONERS PURSUANT TO THIS
SECTION ON OR AFTER JANUARY 1, 2024, THE MAXIMUM MILL LEVY THAT
MAY BE IMPOSED FOR THE PAYMENT OF GENERAL OBLIGATION
INDEBTEDNESS, AS DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS
OF EACH COUNTY THAT IS APPROVING THE SERVICE PLAN.

(n) FOR A METROPOLITAN DISTRICT THAT SUBMITS A SERVICE PLAN

TO ONE OR MORE BOARDS OF COUNTY COMMISSIONERS PURSUANT TO THIS SECTION ON OR AFTER JANUARY 1, 2024, THE MAXIMUM DEBT THAT MAY BE ISSUED BY THE DISTRICT, AS DETERMINED BY THE BOARD OF COUNTY COMMISSIONERS OF EACH COUNTY THAT IS APPROVING THE SERVICE PLAN.

SECTION 2. In Colorado Revised Statutes, 32-1-204.5, **add** (3) as follows:

32-1-204.5. Approval by municipality. (3) IN THE CASE OF A PROPOSED METROPOLITAN DISTRICT THAT SUBMITS A SERVICE PLAN TO THE GOVERNING BODY OF A MUNICIPALITY OR MUNICIPALITIES PURSUANT TO THIS SECTION ON OR AFTER JANUARY 1, 2024, THE SERVICE PLAN MUST CONTAIN THE FOLLOWING:

(a) THE MAXIMUM MILL LEVY THAT MAY BE IMPOSED FOR THE PAYMENT OF GENERAL OBLIGATION INDEBTEDNESS, AS DETERMINED BY THE GOVERNING BODY OF EACH MUNICIPALITY THAT IS APPROVING THE SERVICE PLAN; AND

(b) THE MAXIMUM DEBT THAT MAY BE ISSUED BY THE DISTRICT, AS DETERMINED BY THE GOVERNING BODY OF EACH MUNICIPALITY THAT IS APPROVING THE SERVICE PLAN.

SECTION 3. In Colorado Revised Statutes, 32-1-903, **add** (6) and (7) as follows:

32-1-903. Meetings - definitions. (6) (a) BEGINNING IN THE 2023 CALENDAR YEAR, THE BOARD OF ANY METROPOLITAN DISTRICT THAT WAS DECLARED ORGANIZED BY A COURT PURSUANT TO SECTION 32-1-305.5 AFTER JANUARY 1, 2000, THAT HAS RESIDENTIAL UNITS WITHIN ITS BOUNDARIES, AND THAT IS NOT IN INACTIVE STATUS SHALL CONDUCT AN ANNUAL MEETING IN ADDITION TO ANY OTHER BOARD MEETINGS HELD PURSUANT TO THIS SECTION. THE BOARD SHALL NOT TAKE ANY OFFICIAL ACTION AT THE ANNUAL MEETING AND SHALL ENSURE THAT THE ANNUAL MEETING INCLUDES:

(I) A PRESENTATION FROM THE METROPOLITAN DISTRICT REGARDING THE STATUS OF THE PUBLIC INFRASTRUCTURE PROJECTS WITHIN THE METROPOLITAN DISTRICT AND OUTSTANDING BONDS, IF ANY;

(II) A REVIEW OF UNAUDITED FINANCIAL STATEMENTS SHOWING THE YEAR-TO-DATE REVENUE AND EXPENDITURES OF THE METROPOLITAN DISTRICT IN RELATION TO ITS ADOPTED BUDGET, AS AMENDED IF APPLICABLE, FOR THAT CALENDAR YEAR; AND

(III) AN OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ASK QUESTIONS ABOUT THE METROPOLITAN DISTRICT.

(b) AN ANNUAL MEETING REQUIRED BY THIS SUBSECTION (6) MUST BE HELD IN PERSON, VIRTUALLY, OR IN PERSON AND VIRTUALLY. AN ANNUAL MEETING THAT IS HELD SOLELY IN PERSON MUST BE HELD AT A PHYSICAL LOCATION THAT IS WITHIN THE BOUNDARIES OF THE METROPOLITAN DISTRICT, WITHIN THE BOUNDARIES OF ANY COUNTY IN WHICH THE METROPOLITAN DISTRICT IS LOCATED, IN WHOLE OR IN PART, OR WITHIN ANY OTHER COUNTY SO LONG AS THE PHYSICAL LOCATION DOES NOT EXCEED FIVE MILES FROM THE METROPOLITAN DISTRICT'S BOUNDARIES.

(c) NOTICE OF THE TIME AND LOCATION OF AN ANNUAL MEETING REQUIRED BY THIS SUBSECTION (6) MUST BE PROVIDED IN ACCORDANCE WITH SUBSECTION (2) OF THIS SECTION AND MUST BE POSTED ON THE METROPOLITAN DISTRICT'S WEBSITE.

(7) THE BOARD OF A METROPOLITAN DISTRICT MUST PROVIDE A PUBLIC COMMENT PERIOD DURING THE MEETING AT WHICH THE BOARD ADOPTS THE ANNUAL BUDGET FOR THE METROPOLITAN DISTRICT AS REQUIRED BY SECTION 29-1-103.

SECTION 4. In Colorado Revised Statutes, 32-1-1101, **add** (7) as follows:

32-1-1101. Common financial powers. (7) (a) PRIOR TO ISSUING DEBT TO A DIRECTOR OF A METROPOLITAN DISTRICT OR TO AN ENTITY WITH RESPECT TO WHICH A DIRECTOR OF A METROPOLITAN DISTRICT MUST MAKE DISCLOSURE UNDER SECTION 24-18-109, THE BOARD OF THE METROPOLITAN DISTRICT MUST RECEIVE A STATEMENT OF A REGISTERED MUNICIPAL ADVISOR CERTIFYING THAT THE INTEREST RATE OF SUCH DEBT DOES NOT EXCEED THE LESSER OF:

(I) THE INTEREST RATE ALLOWED UNDER SUBSECTION (7)(b) OF THIS SECTION; OR

(II) THE CURRENT MARKET INTEREST RATE FOR THE DEBT BASED ON CRITERIA DETERMINED BY THE REGISTERED MUNICIPAL ADVISOR, INCLUDING THE STRUCTURE OF THE DEBT, THE MATURITIES, REDEMPTION PROVISIONS, THE REVENUE PLEDGED FOR REPAYMENT, AND OTHER TERMS OF THE DEBT, CONSIDERING THE FINANCIAL CIRCUMSTANCES OF THE METROPOLITAN DISTRICT.

(b) THE INTEREST RATE ON DEBT ISSUED BY A METROPOLITAN DISTRICT TO A DIRECTOR OF A METROPOLITAN DISTRICT OR TO AN ENTITY WITH RESPECT TO WHICH A DIRECTOR OF A METROPOLITAN DISTRICT MUST MAKE DISCLOSURE UNDER SECTION 24-18-109 MUST NOT EXCEED THE MUNICIPAL MARKET DATA "AAA" GENERAL OBLIGATION, THIRTY-YEAR CONSTANT MATURITY, OR SUCCESSOR INDEX IF REPLACED, PLUS FOUR HUNDRED BASIS POINTS, AS OF THE SEVENTH BUSINESS DAY PRIOR TO THE DATE OF ISSUANCE OF THAT DEBT AND MUST HAVE A MAXIMUM FINAL MATURITY OF NOT MORE THAN FORTY YEARS FROM THE DATE OF ISSUANCE.

(c) AS USED IN THIS SUBSECTION (7), "REGISTERED MUNICIPAL ADVISOR" MEANS A MUNICIPAL ADVISOR, AS DEFINED IN SECTION 15B OF THE FEDERAL "SECURITIES EXCHANGE ACT OF 1934", THAT IS REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER SECTION 15B OF THE FEDERAL "SECURITIES EXCHANGE ACT OF 1934".

(d) THIS SUBSECTION (7) APPLIES TO DEBT, AS APPLICABLE, THAT IS ISSUED BY A METROPOLITAN DISTRICT ON OR AFTER JANUARY 1, 2024.

SECTION 5. In Colorado Revised Statutes, add 38-35.7-111 as follows:

38-35.7-111. Disclosure - metropolitan district website - residences within the boundaries of a metropolitan district. ON OR AFTER JANUARY 1, 2024, AN OWNER OF RESIDENTIAL REAL PROPERTY THAT IS LOCATED WITHIN THE BOUNDARIES OF A METROPOLITAN DISTRICT ORGANIZED ON OR AFTER JANUARY 1, 2000, THAT SELLS THE PROPERTY SHALL PROVIDE THE PURCHASER OF THE PROPERTY WITH THE OFFICIAL WEBSITE ESTABLISHED BY THE METROPOLITAN DISTRICT PURSUANT TO SECTION 32-1-104.5 (3). THE INFORMATION SHALL BE PROVIDED ON THE COLORADO REAL ESTATE COMMISSION APPROVED SELLER'S PROPERTY DISCLOSURE OR OTHER CONCURRENT WRITING.

SECTION 6. Act subject to petition - effective date. This act takes effect at 12:01 a.m. on the day following the expiration of the ninety-day period after final adjournment of the general assembly; except that, if a referendum petition is filed pursuant to section 1 (3) of article V of the state constitution against this act or an item, section, or part of this act within such period, then the act, item, section, or part will not take effect unless approved by the people at the general election to be held in November 2024 and, in such case, will take effect on the date of the official declaration of the vote thereon by the governor.



Steve Fenberg
PRESIDENT OF
THE SENATE



Julie McCluskie
SPEAKER OF THE HOUSE
OF REPRESENTATIVES



Cindi L. Markwell
SECRETARY OF
THE SENATE



Robin Jones
CHIEF CLERK OF THE HOUSE
OF REPRESENTATIVES

APPROVED April 3rd, 2023 at 10:35am
(Date and Time)


Jared S. Polis

GOVERNOR OF THE STATE OF COLORADO

AUR Active Membership Count: 22.12.01TZ

As of 2023-04-11 08:47:51 Mountain Standard Time/MST • Generated by Kimberly Armitage

Filtered By
Show: All memberships
Membership Status equals Active
Record Type equals Standard Membership
MT: Location contains aur
Membership Type: Membership Report Filter equals Aurora YMCA,Blackstone
Membership Type: Membership Type Name does not contain Trial Pass

| MT: Location ↑ | Membership Type: Membership Type Name ↑ | Unique Count of Unique Membership | Record Count |
|-------------------|--|-----------------------------------|--------------|
| Aurora YMCA (AUR) | Blackstone Resident Couple (AUR) | 4 | 7 |
| | Blackstone Resident Household (AUR) | 12 | 49 |
| | Blackstone Resident Premium Individual (AUR) | 5 | 5 |
| | Blackstone Resident Y-Starter (AUR) | 7 | 7 |
| | Y-Premium Annual Couple (AUR) | 18 | 36 |
| | Y-Premium Annual Household (AUR) | 39 | 163 |
| | Y-Premium Annual Individual (AUR) | 10 | 10 |
| | Y-Premium Couple (AUR) | 172 | 341 |
| | Y-Premium Household (AUR) | 391 | 1640 |
| | Y-Premium Individual (AUR) | 135 | 135 |
| | Y-Starter (AUR) | 289 | 289 |
| | Y-Starter Annual (AUR) - (DO NOT SELL) | 5 | 5 |
| | Y Your Way (AUR) | 25 | 112 |
| Subtotal | | 1112 | 2799 |
| Total | | 1112 | 2799 |