

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2021**



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**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2021**

<b>INDEPENDENT AUDITORS' REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>2</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>3</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET</b>	<b>4</b>
<b>RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL         FUND TO THE STATEMENT OF NET POSITION</b>	<b>5</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCE – GOVERNMENTAL FUND</b>	<b>6</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCE TO THE         STATEMENT OF ACTIVITIES</b>	<b>7</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>8</b>
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
<b>SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND     BALANCE – BUDGET AND ACTUAL – GENERAL FUND</b>	<b>20</b>



## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Wyndham Hill Metropolitan District No. 1  
Frederick, Colorado

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and the major fund of Wyndham Hill Metropolitan District No. 1, as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise Wyndham Hill Metropolitan District No. 1's basic financial statements as listed in the table of contents.

In our opinion, the basic financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Wyndham Hill Metropolitan District No. 1, as of December 31, 2021, and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Emphasis of Matter***

#### ***Matured Debt***

As discussed in Note 6, the District holds a Bond Anticipation Note (BAN), which matured at December 20, 2010. At the date of this report, the District has the ability to consummate the refinancing of the outstanding BAN in accordance with the GASB No. 62, Paragraph 39. Based on this ability, the District has excluded this BAN from current liabilities as of December 31, 2021. The agreement states that the outstanding BAN is legally enforceable until principal is paid in full or a new debt instrument is issued. Our opinions are not modified with respect to this matter.

### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Wyndham Hill Metropolitan District No. 1 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 basic 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 basic financial statements that are free from material misstatement, whether due to fraud or error.

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the basic financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' 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 GAAS 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 GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the basic 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 basic 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 Wyndham Hill Metropolitan District No. 1'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 basic financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Wyndham Hill Metropolitan District No. 1'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 budgetary comparison information 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.

Management omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, 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. Our opinion on the basic financial statements is not affected by this missing information.

*CliftonLarsonAllen LLP*

**CliftonLarsonAllen LLP**

Broomfield, Colorado  
April 28, 2022

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2021**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Investments	\$ 1,463
Restricted Cash	322,146
Accounts Receivable	17,496
Property Taxes Receivable	173
Loans Receivable	288,794
Refundable Deposit	35,274
Prepaid Items	3,262
Due from County Treasurer	3
Construction in Progress	642,953
Total Assets	<u>1,311,564</u>
<b>LIABILITIES</b>	
Accounts Payable and Retainage Payable	147,485
Accrued Interest Payable	363,365
Due in More Than One Year:	
Bond Anticipation Note	1,558,609
Developer Advances	470,000
Total Liabilities	<u>2,539,459</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	173
Total Deferred Inflows of Resources	<u>173</u>
<b>NET POSITION</b>	
Restricted for TABOR	561
Restricted for Capital Projects	178,309
Unrestricted	<u>(1,406,938)</u>
Total Net Position	<u><u>\$ (1,228,068)</u></u>

See accompanying Notes to Basic Financial Statements.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2021**

Functions/Programs	Expenses	Program Revenue Charges for Services	Net Revenues (Expenses) and Change in Net Position Governmental Activities
<b>Governmental Activities:</b>			
General Government	\$ 51,965	\$ -	\$ (51,965)
Public Works	820,755	17,496	(803,259)
Interest and Fiscal Charges	171,228	-	(171,228)
	\$ 1,043,948	\$ 17,496	(1,026,452)
 <b>General Revenues</b>			
Property Taxes			784
Specific Ownership Taxes			39
Net Investment Income			380
Intergovernmental Revenue - Districts No. 2 and No. 3			45,000
Total General Revenues			46,203
 <b>Change in Net Position</b>			(980,249)
Net Position - Beginning of Year			(247,819)
 <b>Net Position - End of Year</b>			 \$ (1,228,068)

See accompanying Notes to Basic Financial Statements.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET –  
GOVERNMENTAL FUND  
DECEMBER 31, 2021**

	<u>General Fund</u>
<b>ASSETS</b>	
Cash and Investments	\$ 1,463
Restricted Cash	322,146
Accounts Receivable	17,496
Property Tax Receivable	173
Loans Receivable	288,794
Refundable Deposit	35,274
Prepaid Items	3,262
Due from County Treasurer	<u>3</u>
Total Assets	<u><u>\$ 668,611</u></u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCE</b>	
<b>LIABILITIES</b>	
Accounts Payable and Retainage Payable	<u>\$ 147,485</u>
Total Liabilities	147,485
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>173</u>
Total Deferred Inflows of Resources	173
<b>FUND BALANCE</b>	
Nonspendable	3,262
Restricted for TABOR	561
Restricted for Capital Projects	178,309
Unassigned	<u>338,821</u>
Total Fund Balance	<u><u>520,953</u></u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance	<u><u>\$ 668,611</u></u>

See accompanying Notes to Basic Financial Statements.



**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE BALANCE SHEET OF  
GOVERNMENTAL FUND TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2021**

Total Fund Balance - Total Governmental Fund	\$ 520,953
Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the fund balance sheet:	
Capital Assets, not being Depreciated	642,953
Some liabilities are not due in the current period and, therefore, are not reported in the fund balance sheet:	
Bond Anticipation Note Payable	(1,558,609)
Developer Advances	(470,000)
Accrued Interest Payable	<u>(363,365)</u>
Net Position of Governmental Activities	<u><u>\$ (1,228,068)</u></u>

See accompanying Notes to Basic Financial Statements.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE – GOVERNMENTAL FUND  
YEAR ENDED DECEMBER 31, 2021**

	<u>General Fund</u>
<b>REVENUES</b>	
Property Tax Income	\$ 784
Specific Ownership Taxes	39
Net Investment Income	380
Miscellaneous Income	17,496
Intergovernmental Revenue:	
Metropolitan District No. 2 and No. 3	45,000
Total Revenues	<u>63,699</u>
<b>EXPENDITURES</b>	
Current:	
Treasurer and Director Fees	72
Accounting	13,892
Audit	12,390
Insurance	3,500
Legal	7,495
LC Fees	1,553
Other	1,827
Intergovernmental - District No. 3	11,236
Capital Outlay	997,420
Total Expenditures	<u>1,049,385</u>
<b>REVENUE OVER EXPENDITURES</b>	(985,686)
<b>OTHER FINANCING SOURCES</b>	
Proceeds from Developer Advances	15,000
Total Other Financing Sources	<u>15,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	(970,686)
Fund Balance - Beginning of Year	<u>1,491,639</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 520,953</u></u>

See accompanying Notes to Basic Financial Statements.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO  
THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2021**

Net Change in Fund Balance - Total Governmental Fund	\$ (970,686)
<p>Amounts reported for governmental activities in the statement of activities are different because:</p>	
<p>Governmental funds report capital outlays as expenditures. However, for government activities, those capital outlays other than noncapitalizable items are shown in the statement of activities at cost.</p>	
Capital Outlay	997,420
<p>The issuance of long-term debt (bonds) provides current financial resources to governmental funds, while the repayment of the principal on long term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.</p>	
Proceeds from Developer Advances	(15,000)
<p>The change in accrued interest expense reported in the statement of activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.</p>	
	(171,228)
<p>Transfers of capital improvements to other entities decrease net position in the statement of activities. This transaction is not reported in the governmental fund as it is not a current use of financial resources.</p>	
	<u>(820,755)</u>
Change in Net Position of Governmental Activities	<u>\$ (980,249)</u>

See accompanying Notes to Basic Financial Statements.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Wyndham Hill Metropolitan District No. 1 (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 Weld County on June 8, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Consolidated Service Plan with Wyndham Hill Metropolitan District No. 2 (District No. 2) and Wyndham Hill Metropolitan District No. 3 (District No. 3) approved by the Town of Frederick (Town) on February 13, 2004 as amended on August 11, 2005, October 12, 2006, February 14, 2008, and April 9, 2020. Pursuant to the Service Plan, District No. 2 and District No. 3, the financing districts, are intended to provide funding to the District, the operating district, for construction, operation and maintenance of the public improvements, while the District is intended to manage the financial, construction and operation and maintenance of such improvements.

The District was established to provide financing for the design, acquisition, installation, construction, and completion of public improvements, including streets, traffic and safety controls and devices, transportation services, park and recreation, water, mosquito and pest control and sanitation facilities generally located in the collector roadway system, services and programs. The District contracts with Wyndham Hill Master Association, Inc. for the maintenance of park and recreation facilities including a District operated pool and community building. The operation and maintenance of all other services and facilities is anticipated to be provided by other entities and not by the District.

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

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, including District No. 2, District No. 3, and the Town of Fredrick.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**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 the activities of the District. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial resources of the District. The difference between the assets, liabilities and deferred outflows and inflows of resources of the District is reported as net position. The District is responsible for the repayment of bonds issued for the purpose of constructing infrastructure improvements which will be conveyed to the Town. The funds generated through the issuance of the bonds have been transferred from District No. 2 to District No. 1 for that purpose.

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 charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

**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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Construction in progress is shown as an increase in assets and increases in notes and advances payable are recorded as an increase 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 of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are intergovernmental revenue and property taxes. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt service expenditures are recorded only when payment is due. When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors (the Board) holds public hearings 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 adopted budgets for the General Fund and Debt Service Fund have been consolidated and reflected as the General Fund budget for financial reporting purposes.

**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 are recorded initially as deferred inflows 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.

**Capital Assets**

Capital assets consist entirely of construction projects in progress that will be conveyed to the Town of Frederick once completed. Therefore, no depreciation is calculated on these assets. Interest incurred during construction is not capitalized.

**Fund Balance and Net Position**

Net position is reported in the governmental activities and is classified as restricted or unrestricted. Restrictions of net position represent amounts that are not available for appropriation or are legally restricted. As of December 31, 2021, fund balances of governmental funds are classified as follows:

Nonspendable – amounts that cannot be spent either because they are not spendable in form or because they are legally or contractually required to be maintained intact. This includes amounts that are not expected to be converted to cash, for example, prepaid amounts.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Balance and Net Position (Continued)**

Restricted – amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation.

Committed – amounts that are subject to a purpose constraint imposed by a formal action of the Board of Directors. The Board is the highest level of decision making authority for the District. Commitments may be established, modified or rescinded only through resolutions approved by the Board.

Assigned – amounts that are subject to a purpose constraint that represents an intended use established by the District in its budget process. The purpose of the assignment must be narrower than the purpose of the General Fund.

Unassigned – represents the residual classification for the District’s General Fund and could report a surplus or deficit.

**Restricted Fund Balance**

Emergency reserves have been provided for as required by Article X, Section 20 of the Constitution of the state of Colorado. In compliance with this requirement, \$561 of the General Fund balance has been restricted.

The District has a balance of \$178,309 which is considered restricted fund balance for capital projects.

The remaining fund balance of the District of \$338,821 is considered unassigned.

The District’s order of fund balance spending policy is to apply expenditures against restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance. The District reserves the right to selectively spend unassigned fund balance.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2021 consist of the following:

Cash Deposits	\$	579
Cash Held in Escrow		322,146
Investments		884
Total	\$	<u>323,609</u>

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Cash Deposits**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels 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 fair value of the collateral must be at least equal to the aggregate uninsured deposits.

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.

The District's cash deposits were covered under PDPA and not subject to custodial credit risk. At December 31, 2021, the District's cash deposits had a carrying balance of \$322,725.

**Investments**

The District has not adopted a formal investment policy; however, it follows state statutes regarding investments. The District also follows investment policies in bond or note agreements when those agreements are more restrictive than state statutes. The District generally limits its concentration of investments to those noted with an asterisk (\*) below, 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 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 World Bank securities
- . General obligation and revenue bonds of U.S. local government entities
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools\*
- . Certain reverse repurchase agreements
- . Certain corporate bonds
- . Certain securities lending agreements



**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

Colorado revised statutes limit investment maturities to five years or less depending on the specific investment held unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements. Revenue bonds of U.S. local government, corporate and bank securities and guaranteed investment contracts not purchased with bond proceeds are limited to maturities of three years or less.

As of December 31, 2021, the District had the following investments:

Investment	Maturity	Amortized Cost
*Colorado Surplus Asset Fund Trust	Less than One Year	\$ 884

**Colorado Surplus Asset Trust Fund**

As of December 31, 2021, the District had invested \$884 in the Colorado Surplus Asset Fund Trust, an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust is rated AAAM by Standard & Poor's and is valued at amortized cost. Based on the valuation method, additional disclosures are not required under GASB Statement No. 72.

**NOTE 4 CONSTRUCTION IN PROGRESS**

An analysis of the changes in construction in progress for the year ended December 31, 2021 follows:

	Balance at January 1, 2021	Additions	Reductions	Balance at December 31, 2021
Construction in Progress	\$ 466,288	\$ 997,420	\$ 820,755	\$ 642,953

It is the policy of the Town to accept the maintenance responsibility for traffic and safety controls, park and recreation improvements (except for a pool, community center and associated landscaping), mosquito and pest control, transportation and other related improvements within the Town after a probationary period following completion of construction. When the improvements enter the probationary period, the District will remove the cost of construction from its statement of net position.

During 2021, major conveyances to Frederick include public improvements associated with Filing 9 Phase 2 and Hwy 52 Underground Utility, in the total amount of \$820,755.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2021**

**NOTE 5 RELATED PARTY**

All three of the members of the Board of Directors are employees or are associated with Bellock Construction Company, construction manager and accountants for the District, and Frederick Development Company, Inc., the Developer within the District. During 2021, the District and District No. 3 had the same Board of Directors (see Notes 7). In May 2020, District No. 2 elected a separate Board of Directors from the District and District No. 3.

**Construction Management Agreement**

A construction management agreement was entered into during 2007 between the District and Bellock Construction Company. The agreement calls for Bellock Construction Company to provide management services of all activities related to construction projects to be completed within Wyndham Hill Metropolitan Districts No. 1, No. 2, and No. 3. The agreement expires on December 31 of each year, but is automatically extended for a successive annual period so long as sufficient funds have been appropriated, unless contrary action is taken.

Amounts paid to Bellock Construction Company during 2021 for construction and construction management were \$61,238 and \$60,186, respectively.

**Accounting Services Agreement**

An accounting services contract was entered into with Bellock Construction Company on March 10, 2005. Under this agreement, accounting services are provided to District No. 1, No. 2, and No. 3 at the hourly annual rates of Bellock Construction Company employees. During 2021, the District incurred accounting services fees in the amount of \$13,892.

**NOTE 6 LONG-TERM OBLIGATIONS**

The District's long-term obligations consist of the following for the year ended December 31, 2021:

	Balance at January 1, 2021	Additions	Reductions	Balance at December 31, 2021	Due Within One Year
Series 2005 Bond					
Anticipation Note	\$ 1,558,609	\$ -	\$ -	\$ 1,558,609	\$ -
Developer Advances:					
Frederick Development Company, Inc.	455,000	15,000	-	470,000	-
Total	<u>\$ 2,013,609</u>	<u>\$ 15,000</u>	<u>\$ -</u>	<u>\$ 2,028,609</u>	<u>\$ -</u>

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)**

**Developer Advances for Capital Costs**

In December 2005, the District, along with Districts No. 2 and No. 3, entered into agreements with Frederick Development Company (FDC) whereby FDC will provide up to \$17,100,000 of funding for District infrastructure at an interest rate of 8.5%. It is anticipated that advances by FDC will be converted to Bond Anticipation Notes as described below on a periodic basis. During 2021, the District received an additional \$15,000 of advances. The District incurred interest expense of \$38,746 in 2021. At December 31, 2021, the District had \$53,873 of accrued interest on the developer advances.

**\$1,558,609 Bond Anticipation Note**

In 2005, the District issued a Bond Anticipation Note (BAN) to the Developer covering \$3,279,000 of the previous developer advances made by the Developer. The BAN carries the same interest rate as the loan agreement with the Developer as previously discussed. The District has authorized BAN's not to exceed \$17,100,000. The BAN shall be paid solely from the proceeds of general obligation or revenue bonds to be issued by the District prior to maturity date, or from any revenues made available to the District by District No. 2. Repayment of the BAN is subordinate in all respects to repayment of any outstanding Senior Notes or Senior Debt of the District. In 2010 the BAN matured, however no new BAN was issued to refund. The principal and accrued interest remained outstanding. In 2016, the District issued a Memo of Agreement (MOA) documenting the aforementioned understanding. Additionally, the MOA documents both parties' intention to issue a BAN dated December 21, 2010 with the same terms as noted above. The District has the ability to consummate the refinancing of the outstanding Note in accordance with GASB No. 62, Paragraph 39. Based on this ability, the District has excluded the Note from current liabilities as of December 31, 2021. The agreement states that the BAN is legally enforceable until principal is paid in full or a new debt instrument is issued. Interest will continue to accrue until one of those requirements is met. The District incurred interest expense of \$132,482 in 2021 on the BAN. At December 31, 2021, the District had \$309,492 of accrued interest outstanding on the BAN.

**Debt Authorization**

The District has been authorized to issue debt and the principal amount not to exceed \$140,100,000 as voted on in November 2004. The voted authorization has been limited by the service plan approved by the Town of Frederick. \$17,100,000 of the 2004 authorization has been used for the 2005 bond anticipation notes of which \$1,558,609 is outstanding as of December 31, 2021. During November 2005, District voters authorized an additional \$406,000,000 of debt principal. The service plan limits the total new money revenue and general obligation debt for the District, District No. 2 and District No. 3 to \$36,000,000. At December 31, 2021, the District had remaining authorized but unissued indebtedness of \$544,071,391.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 7 DISTRICT FACILITIES CONSTRUCTION AND SERVICE AGREEMENT  
(SERVICE CONTRACT) AND OTHER AGREEMENTS**

In order to implement the Service Plan, the District entered into an intergovernmental agreement with District No. 2 and No. 3. The agreement shall remain in full force and effect until such time as each of the terms and conditions have been performed in their entirety or until the agreement is terminated by mutual written agreement of the Districts.

The District is to construct the facilities benefiting the District and some facilities being more regional in nature that also benefit District No. 3 and all such facilities are then transferred to the Town or the HOA as required. District No. 2 and No. 3 will, to the extent that each is to benefit, pay the capital costs and the service costs of operation and maintenance of such facilities (authorized service costs).

On April 23, 2020, the Districts terminated the intergovernmental agreement and entered into separate agreements to address the Districts' financing of facilities and their ongoing administrative, operational, and maintenance needs. The Districts entered into the District Coordinating Services Agreement on April 23, 2020, effective for the District, District No. 2, District No. 3, and District No. 4. District No. 1, the coordinating District, will own, operate and maintain all public improvements within the boundaries of the Districts that are not otherwise dedicated or conveyed to the Town, the County or other public entity or owners' association. The financing Districts, including District No. 2, District No. 3, and District No. 4, are responsible for all costs incurred by the District in providing administrative and operation and maintenance services

The District is required to fund, on an annual basis, the amount of actual service costs that it would be capable of funding through property tax revenue plus other fee revenue as determined in the annual budget. The mill levy cap shall be subject to automatic adjustment if, after the original date of approval of the Service Plan, the laws of the state change with respect to the assessment of property for taxation purposes, the ratio for determining assessed valuation changes, or other similar changes occur.

During fiscal year 2017, the Colorado legislature reduced the residential assessment ratio from 7.96% to 7.20% causing the property tax mill rate for the general obligation bonds and service costs to increase from 50 mills to 55.275 mills. The residential assessment ratio decreased to 7.15% in 2019 causing the mills to increase to 55.663 in 2020. During fiscal year 2020, the Gallagher Amendment was repealed.

**Warranty of Public Improvements**

In 2017, Frederick Development Company, Inc., entered into a Development Agreement with the Town of Frederick. As part of the agreement, Frederick Development Company, Inc. on behalf of the District, was required to enter into an Improvement Guarantee (Guarantee) for a period of time sufficient to cover the completion of the public improvements. If Frederick Development Company, Inc. is unable to complete the improvements then the Town of Frederick has the right to call upon the Guarantee. The Guarantee could be in the form of cash, certified check, or a letter of credit.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 7 DISTRICT FACILITIES CONSTRUCTION AND SERVICE AGREEMENT (SERVICE CONTRACT) AND OTHER AGREEMENTS (CONTINUED)**

The amount of the Guarantee shall be 10% of the total estimated costs including labor and material of all the public improvements to be constructed per the agreement. There was one letter of credit as of December 31, 2020. The letter of credit is for the Filing 9, Phase 1 improvements. The estimated costs to complete are \$650,000, and the remaining balance of the letter of credit is \$95,560.

**NOTE 8 LINE EXTENSION PARTICIPATION AND REIMBURSEMENT AGREEMENT**

In 2005, the District entered into an agreement with St. Vrain Sanitation District (SVSD) to construct an extension of a sanitary sewer line within SVSD's service area located within the District. Due to the additional capacity of the line, SVSD may sell additional sanitary sewer taps to new customers serviced from the line. SVSD agreed to reimburse the District for costs incurred for the line extension on a yearly basis dependent upon collection by SVSD for all taps issued. The total reimbursable costs incurred by the District are \$459,605. Total sanitary sewer taps sold in 2021 totaled \$17,496, as reflected in Accounts Receivable on the financial statements. Total fees collected through December 31, 2021 are \$157,277, and total revenue recognized through the life of the agreement is \$174,773. The balance remaining to be reimbursed as of December 31, 2021 is \$286,129.

The District is entitled to receive reimbursements until the total reimbursable costs have been repaid or through 2030, whichever comes first.

**NOTE 9 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 acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool) as of December 31, 2021. 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 during the past three years.

The District pays annual premiums to the Pool for liability and public officials liability 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.

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2021**

**NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, referred to 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 May 4, 2004, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all annual District revenue without regard to any limitations under TABOR.

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.

**NOTE 11 INTERGOVERNMENTAL REVENUES AND EXPENDITURES**

The following intergovernmental revenues and expenditures occurred during fiscal year-end December 31, 2021:

	Wyndham Hill Metropolitan District No. 1	Wyndham Hill Metropolitan District No. 2	Wyndham Hill Metropolitan District No. 3	Total Revenues
Wyndham Hill Metropolitan:				
District No. 1	\$ -	\$ -	\$ 45,000	\$ 45,000
District No. 3	8,923	-	-	8,923
District No. 4	2,313	-	-	2,313
Total Expenditures	<u>\$ 11,236</u>	<u>\$ -</u>	<u>\$ 45,000</u>	<u>\$ 56,236</u>

**REQUIRED SUPPLEMENTARY INFORMATION**

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 1**  
**SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN**  
**FUND BALANCE – BUDGET AND ACTUAL**  
**GENERAL FUND**  
**YEAR ENDED DECEMBER 31, 2021**

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 787	\$ 784	\$ (3)
Specific Ownership Taxes	47	39	(8)
Intergovernmental Revenue:			
Metropolitan District No. 2, No. 3, & No. 4	3,045,000	45,000	(3,000,000)
Net Investment Income	-	380	380
Miscellaneous Income	-	17,496	17,496
Total Revenues	3,045,834	63,699	(2,982,135)
<b>EXPENDITURES</b>			
Current:			
Treasurer and Director Fees	72	72	-
Accounting	30,000	13,892	16,108
Audit	13,000	12,390	610
Insurance	3,500	3,500	-
Legal	25,000	7,495	17,505
LC fees	1,600	1,553	47
Other	1,000	1,827	(827)
Intergovernmental - District No. 3	7,800	11,236	(3,436)
Capital Outlay	4,557,072	997,420	3,559,652
Total Expenditures	4,639,044	1,049,385	3,589,659
<b>EXCESS (DEFICIENCIES) OF REVENUES OVER EXPENDITURES</b>	(1,593,210)	(985,686)	607,524
<b>OTHER FINANCING SOURCES</b>			
Proceeds from Developer Advances	-	15,000	15,000
Total Other Financing Sources	-	15,000	15,000
<b>EXCESS (DEFICIENCY) OF REVENUE AND OTHER FINANCING SOURCES OVER EXPENDITURES</b>	(1,593,210)	(970,686)	622,524
Fund Balances - Beginning of Year	1,654,217	1,491,639	(162,578)
<b>FUND BALANCES - END OF YEAR</b>	\$ 61,007	\$ 520,953	\$ 459,946



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