

# WYNDHAM HILL METROPOLITAN DISTRICT NO. 4

## 2022 BUDGET

### SUMMARY OF SIGNIFICANT ASSUMPTIONS

#### **Services Provided**

In accordance with its Service Plan, Wyndham Hill Metropolitan District No. 4 (the "District"), was formed to provide funding and tax base for the cost of public improvements necessary to provide access to and appropriate services within a portion of the property known as "Wyndham Hill", located in Frederick, Colorado. Public improvements include, but are not limited to, storm drainage, water, utilities, streets, traffic and safety and parks and recreation improvements.

The Service Plan, as approved in 2020, provides the ability for the District to impose a maximum mill levy for the combined debt service and operational and maintenance requirements of the District. The Service Plan also provides for a total debt issuance limitation not to exceed \$20,000,000 for the District.

The District prepares its budget on the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

#### **Revenue**

##### **Ad Valorem Property Taxes**

The primary source of revenue for the District is property taxes. Property taxes are assessed and collected based upon the assessed value of all of the non-exempt property located within the District. The District adopts mill levies for debt service and for operations which, when combined with the District's other sources of revenue, provide sufficient resources to pay the required debt service (if any), capital purchases and the estimated costs of operations for the calendar year.

Pursuant to the Service Plan and the Gallagher Amendment, the maximum mill levy limit is 55.663 mills in 2021. The District adopted a mill levy of 55.663 mills for general fund expenditures in 2022.

The net total taxable assessed valuation within the District in 2021 was \$150,430 and it is the first year for assessed valuation in the District.

##### **Specific Ownership Tax**

Specific ownership tax revenue is collected on annual motor vehicle registrations within Weld County and is distributed based upon the proportion of property taxes levied within the County during the preceding calendar year. The specific ownership tax revenue is estimated to be 6.00% of the ad valorem property taxes collected in 2022.

##### **Debt Issuance**

The District plans to authorize the issuance of Subordinate Limited Tax General Obligation Draw Down Facility ("Series 2022 Notes") in the aggregate principal amount not to exceed \$20,000,000 in 2022 to finance public improvements anticipated to be constructed over the next three years.

## **Expenditures**

### **Administrative**

Administrative expenditures have been estimated based upon the anticipated level of expenditures to be incurred by the District in 2022.

### **Capital Outlay**

The District anticipates expenditures of \$10,675,000 for capital improvements in 2022.

## **Reserve Funds**

The District has provided for an emergency reserve equal to \$14,236, which is intended for use on any unanticipated expenditures in 2022. Such emergency reserve is an integral part of the Ending Fund Balance.

## **Leases**

The District has no operating or capital leases.