

**WYNDHAM HILL METROPOLITAN DISTRICT NO. 2
GOVERNMENTAL FUND**

	2019	2020		2021 BUDGET			
	Actual Final	Original Budget	Amended Budget (if applicable)	Projected Final	General Fund Budget	Debt Service Budget	Total Budget
REVENUE							
Taxes							
Property	\$ 1,082,674	\$ 1,351,494	\$ 1,351,497	\$ 1,351,497	\$ 112,291	\$ 1,228,147	\$ 1,340,439
Specific ownership	90,019	91,226	64,150	64,150	6,737	73,689	80,426
TIF	-	-	-	-	-	-	-
Intergovernmental							
Transfers from Wyndham Hill MD No. 1	-	-	-	-	-	-	-
Transfers from Wyndham Hill MD No. 3	-	-	-	-	-	-	-
Royalties	591	-	41,840	41,840	-	-	-
Investment income	7,591	-	2,237	2,237	-	-	-
Other	6	-	-	-	-	-	-
Total revenue	\$ 1,180,881	\$ 1,442,720	\$ 1,459,724	\$ 1,459,724	\$ 119,029	\$ 1,301,836	\$ 1,420,865
EXPENDITURES							
Current							
County Treasurer's fees	16,246	20,272	20,288	20,288	1,684	18,422	20,107
Insurance	3,451	3,250	3,137	3,137	3,500	-	3,500
Accounting	-	-	7,172	7,172	5,000	-	5,000
Audit	9,600	10,500	10,605	10,605	11,500	-	11,500
Legal	-	-	18,706	18,706	10,000	-	10,000
Director fees	-	-	-	-	640	-	640
Other	28	10,000	1,127	1,127	5,000	-	5,000
Subtotal current	29,325	44,022	61,035	61,035	37,324	18,422	55,747
Capital outlay							
Work in process	-	-	125,000	125,000	-	-	-
Subtotal capital outlay	-	-	125,000	125,000	-	-	-
Intergovernmental							
Transfers to Wyndham Hill MD No. 1	6,861,376	7,773,609	275,000	275,000	-	-	-
Subtotal intergovernmental	6,861,376	7,773,609	275,000	275,000	-	-	-
Debt Service							
Loan origination fees / bond counsel	142,440	-	711,904	711,904	-	-	-
Non-use fees	16,662	14,544	-	-	-	-	-
Custodial / trustee fees	6,500	6,500	12,450	12,450	-	9,000	9,000
Principal							
Series 2015 G.O. Limited Tax Bonds	-	400,000	8,230,000	8,230,000	-	-	-
Series 2016A G.O. Limited Tax Loan	207,238	293,751	9,436,727	9,436,727	-	-	-
Series 2016B G.O. Limited Tax Loan	91,000	87,600	3,880,929	3,880,929	-	-	-
Series 2019 G.O. Limited Tax Loan	-	-	2,693,988	2,693,988	-	-	-
Series 2018B Limited Tax Revenue Notes	-	-	3,622,769	3,622,769	-	-	-
Series 2020A Senior G.O. Limited Tax Bonds	-	-	300,000	300,000	-	195,000	195,000
Series 2020B Sub G.O. Limited Tax Bonds	-	-	-	-	-	-	-
Interest							
Series 2015 G.O. Limited Tax Bonds	695,956	878,324	478,026	478,026	-	-	-
Series 2016A G.O. Limited Tax Loan	373,736	366,712	156,304	156,304	-	-	-
Series 2016B G.O. Limited Tax Loan	182,203	183,293	76,274	76,274	-	-	-
Series 2019 G.O. Limited Tax Loan	70,672	185,548	50,359	50,359	-	-	-
Series 2018B Limited Tax Revenue Notes	-	-	413,460	413,460	-	-	-
Series 2020A Senior G.O. Limited Tax Bonds	-	-	445,629	445,629	-	763,769	763,769
Series 2020B Sub G.O. Limited Tax Bonds	-	-	324,712	324,712	-	333,350	333,350
Subtotal debt service	1,786,409	2,416,272	30,833,531	30,833,531	-	1,301,119	1,301,119
Total expenditures	\$ 8,677,110	\$ 10,233,903	\$ 31,294,565	\$ 31,294,565	\$ 37,324	\$ 1,319,541	\$ 1,356,865
(DEFICIENCY) OF REVENUE OVER EXPENDITURES	\$ (7,496,229)	\$ (8,791,183)	\$ (29,834,841)	\$ (29,834,841)	\$ 81,704	\$ (17,705)	\$ 63,999
OTHER FINANCING SOURCES							
Debt proceeds	2,693,988	2,500,000	30,017,326	30,017,326	-	-	-
Developer Advances received	4,888,939	6,215,000	75,000	75,000	-	-	-
Change in working capital	(1,726)	-	(267,670)	(267,670)	-	-	-
Total other financing sources	\$ 7,581,201	\$ 8,715,000	\$ 29,824,656	\$ 29,824,656	\$ -	\$ -	\$ -
NET CHANGE IN FUND BALANCE	84,972	(76,183)	(10,185)	(10,185)	81,704	(17,705)	63,999
FUND BALANCE - BEGINNING OF YEAR	43,277	128,249	128,249	128,249	100,359	17,705	118,064
FUND BALANCE - END OF CURRENT PERIOD	\$ 128,249	\$ 52,066	\$ 118,064	\$ 118,064	\$ 182,063	\$ (0)	\$ 182,063

WYNDHAM HILL METROPOLITAN DISTRICT NO. 2

2021 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

In accordance with its Service Plan, Wyndham Hill Metropolitan District No. 2 (the "District"), was formed to provide funding and tax base to Wyndham Hill Metropolitan District No. 1 for the cost of public improvements necessary to provide access to and appropriate services within the property known as "Wyndham Hill," which is located in Frederick, Colorado. Such 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 amended in 2005, 2006 and 2008, provides the ability for the District to impose a maximum mill levy for the combined debt service and operational and maintenance requirements of the Wyndham Hill Metropolitan District Nos. 1, 2 and 3. The Second Amendment to the Service Plan established a combined new money revenue and general obligation debt limit of \$36,000,000 for the Districts. The Third Amendment to the Service Plan established a separate and specific revenue debt limit of \$30,000,000 to accommodate the issuance of revenue-based indebtedness for the portion of public infrastructure construction costs attributable to the commercial development area of District No. 3.

The District's Board of Directors authorized the issuance of the Series 2018B Subordinate Limited Tax Revenue Notes ("2018B Notes") to the Developer in an aggregate principal amount not to exceed \$10,000,000 for the purpose of reimbursing the costs of providing certain public improvements for the District.

On May 5, 2020, the District issued the (i) Series 2020A, Senior General Obligation Limited Tax Bonds in the aggregate principal amount of \$20,070,000 (the "2020A Senior Bonds"); and (ii) Series 2020B, Subordinate General Obligation Limited Tax Bonds in the aggregate principal amount of \$9,600,000 (the "2020B Subordinate Bonds") for the purposes of (i) paying and discharging all or apportion of the Series 2015 Notes, the Series 2016A Note, the Series 2016B Note, the Series 2018B Note and the Series 2019A Note; (ii) funding a debt service reserve fund (solely for the benefit of the Series 2020A Bonds); and (iii) paying costs of issuance in connection with the 2020A and 2020B Bonds.

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

Another 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 increased to 55.663 mills in 2020. The District adopted a mill levy of 51.000 mills for debt service and 4.663 mills for operating expenses in 2021.

The total taxable assessed valuation within the District in 2020 was \$24,081,320, a decrease of \$198,620 from the 2019 valuation.

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 2021.

Expenditures

Administrative

Administrative expenditures have been estimated based upon the level of expenditures incurred by the District in prior years.

Debt Service

In 2021, the District intends to fully fund its debt service obligations under the Series 2020A Senior Bonds including principal in the amount of \$195,000 and interest in the amount of \$763,769. The District also anticipates that it will make interest payments in the amount of \$333,350 on the Series 2020B Subordinate Bonds in 2021.

Reserve Funds

The District has provided for an emergency reserve equal to \$182,063, which is intended for use on any unanticipated expenditures in 2021. Such emergency reserve is an integral part of the Ending Fund Balance.

Leases

The District has no operating or capital leases.