

WILDGRASS METROPOLITAN DISTRICT

2024 ANNUAL REPORT TO THE CITY OF BROOMFIELD

Pursuant to §32-1-207(3)(c), C.R.S. and Paragraph 1 of Section XI of the FIRST MODIFICATION AND RESTATEMENT OF ORIGINAL SERVICE PLAN dated October 3, 2014 Wildgrass Metropolitan District is submitting this Annual Report for the year 2023 to the City of Broomfield, Colorado. The report is to include information concerning these matters which occurred during the prior fiscal year.

32-1-207(3),C.R.S. Statutory Requirements

1. Boundary changes made.

There were no boundary map changes in 2024.

2. Intergovernmental Agreements entered into or terminated with other governmental entities.

No intergovernmental agreements with other governmental bodies were entered into or terminated in 2024.

3. Access information to obtain a copy of rules and regulations adopted by the board.

The District has not adopted rules and regulations as of December 31 of the report year. Information on the District can be found at www.wildgrassmetro.org.

4. A summary of litigation involving public improvements owned by the District.

To our actual knowledge, based on review of the court records in Broomfield County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District as of December 31, 2024, or during the period from December 31, 2024 to the date of this report.

5. The status of the construction of public improvements by the District.

Development plans related to construction for public infrastructure contemplated in the "First Modification to and Restatement of Original Service Plan for Wildgrass Metropolitan District" dated October 3, 2014 have been approved by the City, and are complete.

6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.

The District did not convey or dedicate any facilities or improvements to the City and County of Broomfield as of December 31 of the reporting year.

7. The final assessed valuation of the District as of December 31st of the reporting year.

The assessed valuation for Wildgrass Metropolitan District, as certified by the Broomfield County Assessor on November 22, 2024 is \$31,036,140.

8. A copy of the current year's budget.

A copy of the 2025 Budget is attached hereto as **Exhibit A**.

9. A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The annual Audit Report for the fiscal year ending December 31, 2024 ("**2024 Audit**") has not been finalized to-date. A copy of the 2024 Audit will be submitted as a supplement to this report once available.

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

To our actual knowledge, there is no uncured default existing for more than ninety days under any debt instrument of the District.

11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.

To our actual knowledge, there is no inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety day period.

Service Plan Requirements

The District makes the following report:

- A. Boundary changes made or proposed.

There were no boundary map changes in 2024.

- B. Intergovernmental Agreements with other governmental bodies entered into or proposed.

No intergovernmental agreements with other governmental bodies were entered into or proposed in 2024.

- C. Changes or proposed changes in the District's policies.

There were no changes or proposed changes in the District's policies in 2024.

D. Changes or proposed changes in the District's operations.

There were no changes or proposed changes in the District's operations in 2024.

E. Changes in the financial status of the District including revenue projections or operating costs.

The District's 2025 Budget is attached hereto as **Exhibit A**.

F. A summary of any litigation which involves the District.

To our actual knowledge, based on review of the court records in Broomfield County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District as of December 31, 2024, or during the period from December 31, 2024 to the date of this report.

G. Proposed plans for the year immediately following the year summarized in the Annual Report.

At the time of this report the Board has no plans to embark on landscaping beautification improvements for 2025.

H. Status of Public Improvement Construction Schedule.

Development Plans related to Construction for public infrastructure contemplated in the "First Modification to and Restatement of Original Service Plan for Wildgrass Metropolitan District" dated October 3, 2014 have been approved by the City, and are complete.

I. Submission of current assessed valuation in the District.

The assessed valuation for Wildgrass Metropolitan District, as certified by the Broomfield County Assessor on November 22, 2024 is \$31,036,140.

J. Current year budget including a description of Public Improvements to be constructed in such year.

The 2025 budget for the District is attached hereto as **Exhibit A**.

K. A list of all facilities and improvements constructed by the District that have been conveyed or dedicated to the Governing Jurisdiction as of December 31 of the report year.

The District did not convey or dedicate any facilities or improvements to the City and County of Broomfield as of December 31 of the reporting year.

- L. Access Information for copies of the District’s rules and regulations, if any, as of December 31 of the report year.

The District has not adopted rules and regulations as of December 31 of the report year. Information on the District can be found at www.wildgrassmetro.org.

- M. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The annual Audit Report for the fiscal year ending December 31, 2024 (“**2024 Audit**”) has not been finalized to-date. A copy of the 2024 Audit will be submitted as a supplement to this report once available.

- N. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

To our actual knowledge, there is no uncured default existing for more than ninety days under any debt instrument of the District.

- O. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

To our actual knowledge, there is no inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety day period.

EXHIBIT A

2025 Budget

WILDGRASS METROPOLITAN DISTRICT

ANNUAL BUDGET

FOR THE YEAR ENDING DECEMBER 31, 2025

**WILDGRASS METROPOLITAN DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|---------------------|---------------------|---------------------|
| BEGINNING FUND BALANCES | \$ 904,758 | \$ 1,142,786 | \$ 1,300,397 |
| REVENUES | | | |
| Property taxes | 812,356 | 1,024,999 | 1,024,193 |
| Specific ownership taxes | 41,734 | 47,500 | 51,210 |
| Interest Income | 68,256 | 85,000 | 85,000 |
| Other Revenue | 1,669 | - | - |
| Total revenues | <u>924,015</u> | <u>1,157,499</u> | <u>1,160,403</u> |
| TRANSFERS IN | <u>152</u> | <u>-</u> | <u>-</u> |
| Total funds available | <u>1,828,925</u> | <u>2,300,285</u> | <u>2,460,800</u> |
| EXPENDITURES | | | |
| General Fund | 83,591 | 83,543 | 125,000 |
| Debt Service Fund | 602,244 | 916,345 | 913,000 |
| Capital Projects Fund | 152 | - | - |
| Total expenditures | <u>685,987</u> | <u>999,888</u> | <u>1,038,000</u> |
| TRANSFERS OUT | <u>152</u> | <u>-</u> | <u>-</u> |
| Total expenditures and transfers out requiring appropriation | <u>686,139</u> | <u>999,888</u> | <u>1,038,000</u> |
| ENDING FUND BALANCES | <u>\$ 1,142,786</u> | <u>\$ 1,300,397</u> | <u>\$ 1,422,800</u> |
| EMERGENCY RESERVE | \$ 4,500 | \$ 5,500 | \$ 5,500 |
| AVAILABLE FOR OPERATIONS | 298,917 | 396,177 | 454,117 |
| DEBT SERVICE RESERVE | 839,369 | 898,720 | 963,183 |
| TOTAL RESERVE | <u>\$ 1,142,786</u> | <u>\$ 1,300,397</u> | <u>\$ 1,422,800</u> |

No assurance provided. See summary of significant assumptions.

**WILDGRASS METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/25

| ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|----------------|-------------------|----------------|
|----------------|-------------------|----------------|

ASSESSED VALUATION

| | | | |
|-----------------------------|---------------|---------------|---------------|
| Residential - Single Family | \$ 24,099,490 | \$ 30,600,880 | \$ 30,587,050 |
| State assessed | 484,270 | 459,690 | 449,090 |
| Certified Assessed Value | \$ 24,583,760 | \$ 31,060,570 | \$ 31,036,140 |

MILL LEVY

| | | | |
|-----------------|--------|--------|--------|
| General | 5.000 | 5.000 | 5.000 |
| Debt Service | 28.000 | 28.000 | 28.000 |
| Total mill levy | 33.000 | 33.000 | 33.000 |

PROPERTY TAXES

| | | | |
|--------------------------------|------------|--------------|--------------|
| General | \$ 122,919 | \$ 155,303 | \$ 155,181 |
| Debt Service | 688,345 | 869,696 | 869,012 |
| Levied property taxes | 811,264 | 1,024,999 | 1,024,193 |
| Adjustments to actual/rounding | 1,092 | - | - |
| Budgeted property taxes | \$ 812,356 | \$ 1,024,999 | \$ 1,024,193 |

BUDGETED PROPERTY TAXES

| | | | |
|---------------------|-------------------|---------------------|---------------------|
| General | \$ 123,084 | \$ 155,303 | \$ 155,181 |
| Debt Service | 689,272 | 869,696 | 869,012 |
| | \$ 812,356 | \$ 1,024,999 | \$ 1,024,193 |

**WILDGRASS METROPOLITAN DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ 240,365 | \$ 303,417 | \$ 401,677 |
| REVENUES | | | |
| Property taxes | 123,084 | 155,303 | 155,181 |
| Specific ownership taxes | 6,323 | 6,500 | 7,759 |
| Interest Income | 15,719 | 20,000 | 20,000 |
| Other Revenue | 1,669 | - | - |
| Total revenues | 146,795 | 181,803 | 182,940 |
| Total funds available | 387,160 | 485,220 | 584,617 |
| EXPENDITURES | | | |
| General and administrative | | | |
| Accounting | 29,405 | 30,000 | 31,500 |
| Auditing | 4,500 | 6,000 | 6,500 |
| County Treasurer's Fee | 1,847 | 2,330 | 2,328 |
| Directors' fees | 1,000 | 800 | 2,000 |
| Dues and Membership | 361 | 370 | 700 |
| Insurance | 3,601 | 3,451 | 5,500 |
| District management | 14,296 | 20,000 | 25,000 |
| Legal | 9,618 | 20,000 | 20,000 |
| Miscellaneous | 15,621 | 500 | 5,000 |
| Website | - | - | 7,500 |
| Payroll taxes | 46 | 92 | 300 |
| Election | 3,296 | - | 4,000 |
| Contingency | - | - | 14,672 |
| Total expenditures | 83,591 | 83,543 | 125,000 |
| TRANSFERS OUT | | | |
| Transfers to other fund | 152 | - | - |
| Total expenditures and transfers out requiring appropriation | 83,743 | 83,543 | 125,000 |
| ENDING FUND BALANCES | \$ 303,417 | \$ 401,677 | \$ 459,617 |
| EMERGENCY RESERVE | \$ 4,500 | \$ 5,500 | \$ 5,500 |
| AVAILABLE FOR OPERATIONS | 298,917 | 396,177 | 454,117 |
| TOTAL RESERVE | \$ 303,417 | \$ 401,677 | \$ 459,617 |

No assurance provided. See summary of significant assumptions.

**WILDGRASS METROPOLITAN DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|-------------------|-------------------|-------------------|
| BEGINNING FUND BALANCES | \$ 664,393 | \$ 839,369 | \$ 898,720 |
| REVENUES | | | |
| Property taxes | 689,272 | 869,696 | 869,012 |
| Specific ownership taxes | 35,411 | 41,000 | 43,451 |
| Interest Income | 52,537 | 65,000 | 65,000 |
| Total revenues | <u>777,220</u> | <u>975,696</u> | <u>977,463</u> |
| Total funds available | <u>1,441,613</u> | <u>1,815,065</u> | <u>1,876,183</u> |
| EXPENDITURES | | | |
| General and administrative | | | |
| County Treasurer's Fee | 10,344 | 13,045 | 13,035 |
| Paying agent fees | 300 | 300 | 300 |
| Contingency | - | - | 8,065 |
| Debt Service | | | |
| Bond interest | 376,600 | 368,000 | 346,600 |
| Bond principal | 215,000 | 235,000 | 245,000 |
| Early Redemption | - | 300,000 | 300,000 |
| Total expenditures | <u>602,244</u> | <u>916,345</u> | <u>913,000</u> |
| Total expenditures and transfers out requiring appropriation | <u>602,244</u> | <u>916,345</u> | <u>913,000</u> |
| ENDING FUND BALANCES | <u>\$ 839,369</u> | <u>\$ 898,720</u> | <u>\$ 963,183</u> |
| DEBT SERVICE RESERVE | <u>\$ 839,369</u> | <u>\$ 898,720</u> | <u>\$ 963,183</u> |
| TOTAL RESERVE | <u>\$ 839,369</u> | <u>\$ 898,720</u> | <u>\$ 963,183</u> |

No assurance provided. See summary of significant assumptions.

**WILDGRASS METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/6/25

| | ACTUAL 2023 | ESTIMATED 2024 | BUDGET 2025 |
|---|----------------|-------------------|----------------|
| BEGINNING FUND BALANCES | \$ - | \$ - | \$ - |
| REVENUES | | | |
| Total revenues | - | - | - |
| TRANSFERS IN | | | |
| Transfers from other funds | 152 | - | - |
| Total funds available | 152 | - | - |
| EXPENDITURES | | | |
| Capital Projects | | | |
| Landscaping | 152 | - | - |
| Total expenditures | 152 | - | - |
| Total expenditures and transfers out requiring appropriation | 152 | - | - |
| ENDING FUND BALANCES | \$ - | \$ - | \$ - |

**WILDGRASS METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The Wildgrass Metropolitan District (District), a quasi-municipal corporation and political Subdivision of the State of Colorado, was formed by Court Order issued on November 18, 2003, and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in the City and County of Broomfield, Colorado.

The District was established to provide for acquisition, construction, and installation of water, sanitation, drainage, street improvements, storm and erosion control, safety protection, parks and recreational facilities, transportation, television relay and translation, and mosquito control.

The District has no employees and contracts for all of its management and professional services.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

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.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**WILDGRASS METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

For property tax collection year 2025, SB22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

| Category | Rate | | Category | Rate | | Actual Value Reduction | Amount |
|---------------------------|-------------|--|-----------------------|-------------|--|-------------------------------|---------------|
| Single-Family Residential | 6.70% | | Agricultural Land | 26.40% | | Single-Family Residential | \$55,000 |
| Multi-Family Residential | 6.70% | | Renewable Energy Land | 26.40% | | Multi-Family Residential | \$55,000 |
| Commercial | 27.90% | | Vacant Land | 27.90% | | Commercial | \$30,000 |
| Industrial | 27.90% | | Personal Property | 27.90% | | Industrial | \$30,000 |
| Lodging | 27.90% | | State Assessed | 27.90% | | Lodging | \$30,000 |
| | | | Oil & Gas Production | 87.50% | | | |

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District's share will be equal to approximately 5.00% of the property taxes collected by the General Fund and the Debt Service Fund.

Net Investment Income

Interest earned on the District's available funds has been estimated based upon an average interest rate of approximately 4.00%.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting and audit, general engineering, insurance, banking, meeting expense and other administrative expenses.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the General Obligation (Limited Tax Convertible to Unlimited tax) Refunding Bonds Series 2014A bonds Tax Free Loan. The District's current debt service schedule is attached.

**WILDGRASS METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (Continued)

County Treasurer's Fees

County Treasurer's fees have been computed at 1.50% of property tax collections.

Debt and Leases

On November 19, 2014, the District issued \$9,815,000 in General Obligation (Limited Tax Convertible to Unlimited tax) Refunding Bonds Series 2014A and \$965,000 in Taxable General Obligation Refunding Bonds Series 2014B. The Series 2014A/B Bonds were issued to provide resources to purchase securities to be placed in an irrevocable trust for the purpose of generating resources for all future debt service payments of the Series 2007 Bonds. The proceeds from the sale of the Bonds were used for the following purpose of: 1) current refunding the District's outstanding General Obligation (Limited Tax Convertible to Unlimited Tax) Series 2007; 2) funding capitalized interest for payment of the interest on the Bonds and 3) paying other costs incidental to the issuance of the Bonds. The Series 2014A Bonds bear interest at 4.00% payable on June 1st and December 1st commencing on June 1, 2015. The Series 2014B Bonds bear interest at 2.50% payable on June 1st and December 1st commencing on June 1, 2015. Bonds maturing on or after December 1, 2025 are subject to redemption prior to maturity, on December 1, 2024, or on any date thereafter at par plus accrued interest to the redemption date, without a redemption premium.

The Series 2014A/B bonds are secured by and payable from the Pledged Revenue, consisting of the moneys derived by the District from the following sources: 1) Required Mill Levy without limitation as to the rate or amount on all taxable property within the District; 2) a portion of the Specific ownership taxes; and 3) other legally available moneys of the District credited to the Bond Fund.

The principal and interest payment of the Series A/B Bonds are further secured by a Municipal Bond Insurance policy issued by Build America Mutual Assurance Company, ("BAM"). As of December 31, 2019, BAM was rated AA/Stable by Standard & Poor's.

The District has no operating or capital leases.

Reserve Funds

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of fiscal year spending, as defined under the TABOR Amendment.

This information is an integral part of the accompanying budget.

**WILDGRASS METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

**\$9,815,000 Subordinate Limited Tax General Obligation Bonds
Series 2014A
Dated November 19, 2014
Interest Rate 4.0%
Principal Due December 1
Interest Payable June 1st and December 1st**

| <u>Year Ending December 31,</u> | <u>Principal</u> | <u>Interest</u> | <u>Total</u> |
|---------------------------------|---------------------|---------------------|----------------------|
| 2025 | \$ 245,000 | \$ 346,600 | \$ 591,600 |
| 2026 | 265,000 | 336,800 | 601,800 |
| 2027 | 280,000 | 326,200 | 606,200 |
| 2028 | 300,000 | 315,000 | 615,000 |
| 2029 | 315,000 | 303,000 | 618,000 |
| 2030 | 340,000 | 290,400 | 630,400 |
| 2031 | 350,000 | 276,800 | 626,800 |
| 2032 | 380,000 | 262,800 | 642,800 |
| 2033 | 395,000 | 247,600 | 642,600 |
| 2034 | 425,000 | 231,800 | 656,800 |
| 2035 | 440,000 | 214,800 | 654,800 |
| 2036 | 470,000 | 197,200 | 667,200 |
| 2037 | 490,000 | 178,400 | 668,400 |
| 2038 | 525,000 | 158,800 | 683,800 |
| 2039 | 545,000 | 137,800 | 682,800 |
| 2040 | 580,000 | 116,000 | 696,000 |
| 2041 | 605,000 | 92,800 | 697,800 |
| 2042 | 640,000 | 68,600 | 708,600 |
| 2043 | 665,000 | 43,000 | 708,000 |
| 2044 | 410,000 | 16,400 | 426,400 |
| | <u>\$ 8,665,000</u> | <u>\$ 4,160,800</u> | <u>\$ 12,825,800</u> |

No assurance provided. See summary of significant assumptions.