

**WILD PLUM METROPOLITAN DISTRICT
2022 ANNUAL REPORT
TOWN OF COLUMBINE VALLEY, COLORADO**

Pursuant to Section VII. B. of the Service Plan (“Service Plan”) for the Wild Plum Metropolitan District (the “District”) and pursuant to section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report to the Town Administrator’s Office no later than August 1st of each year. The District submits the following annual report for the year ending December 31, 2022 (the “Reporting Year”).

1. Boundary changes made or proposed to the District boundaries as of December 31 of the prior year.

No boundary changes were made or proposed during the Reporting Year.

2. Intergovernmental agreements with other governmental entities, either entered into, terminated, or proposed as of December 31 of the prior year.

The District did not enter into any intergovernmental agreements with other governmental entities during the Reporting Year. Further, no intergovernmental agreements were terminated or proposed.

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

The District updated the Wild Plum Design Guidelines and Residential Site Improvement Reference Guide in November 2022. The District also adopted a Resolution Establishing Guidelines for the Processing and Collection of Delinquent Fees and Charges, and a Resolution Adopting a Covenant Enforcement and Fine Policy. Copies can be found on the District’s website: www.wildplummetrodistrict.org.

4. A summary of any litigation which involves the District public improvements as of December 31 of the prior year.

There is no litigation or notices of claim, pending or threatened which involves public improvements, against the District of which the District is aware during the Reporting Year.

5. Status of the District’s construction of the public improvements as of December 31 of the prior year.

The District did not construct any public improvements during the Reporting Year. All public improvements described in the Service Plan are substantially complete.

6. A list of all public improvements constructed by the District that have been dedicated to and accepted by the Town as of December 31 of the prior year.

The District did not dedicate any public improvements to the Town of Columbine Valley during the Reporting Year.

7. The assessed valuation of the District for the current year and the Reporting Year.

The District's assessed valuation for the current year: \$8,834,920.

The District's assessed valuation for the Reporting Year: \$10,663,412.

8. Current year budget including a description of the public improvements to be constructed in such year.

The District's 2023 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 District's 2022 Audit Report is in process, once finalized and filed, copies of the District's 2022 Audit Report will be available through the state auditor's online portal: <https://apps.leg.co.gov/osa/lg/submissions/search>.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

The District has not had any uncured events of default during the Reporting Year.

11. 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.

The District has had no inability to pay its obligations during the Reporting Year.

The foregoing annual report is submitted by the undersigned, Counsel for the District on behalf of the Wild Plum Metropolitan District, dated this 28th day of July, 2023.

SPENCER FANE LLP

/s/ Thomas N. George

Thomas N. George, Counsel for the District

This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district's website pursuant to section 32-1-104.5 (3).

Exhibit A
(2023 Budget)

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2023

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2023 budget and budget message for WILD PLUM METROPOLITAN DISTRICT in Arapahoe County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 9, 2022. If there are any questions on the budget, please contact:

Simmons & Wheeler, P.C.
Attn: Diane Wheeler
304 Inverness Way South, Suite 490
Englewood, Colorado 80112
Tel.: (303) 689-0833

I, John Cheney as President of the Wild Plum Metropolitan District, hereby certify that the attached is a true and correct copy of the 2023 budget.

By: John Cheney
President

**RESOLUTION
TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
WILD PLUM METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE WILD PLUM METROPOLITAN DISTRICT, ARAPAHOE COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2023, AND ENDING ON THE LAST DAY OF DECEMBER, 2023,

WHEREAS, the Board of Directors of the Wild Plum Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 9, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$ 98,351 ; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$ 0.00 ; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$ 0.00 ; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$ 389,540 ; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$ 0.00 ; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$ 0.00; and

WHEREAS, the 2022 valuation for assessment for the District as certified by the County Assessor of Arapahoe County is \$ 8,834,920; and

WHEREAS, at an election held on November 7, 2017, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WILD PLUM METROPOLITAN DISTRICT OF ARAPAHOE COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Wild Plum Metropolitan District for calendar year 2023.

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2023 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 11.132 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2023 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2023 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 44.091 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2023 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2022, to the Board of County Commissioners of Arapahoe County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Arapahoe County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2022 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

[remainder of page intentionally left blank; signature page follows]

ADOPTED this 9th day of November, 2022.

WILD PLUM METROPOLITAN DISTRICT

By: John Cheney
President

ATTEST:

By: Kurt Pedraza
Secretary

WILD PLUM METROPOLITAN DISTRICT
2023
BUDGET MESSAGE

Attached please find a copy of the adopted 2023 budget for the Wild Plum Metropolitan District.

The Wild Plum Metropolitan District has adopted four separate funds, a General Fund to provide for general operating and maintenance expenditures; a Debt Service Fund to provide for payments on the General Obligation Debt; a Operations & Maintenance Fund to provide for landscape maintenance costs; and a Capital Projects Fund to provide for the payment of the estimated infrastructure costs to be built for the benefit of the district.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications, and public hearing.

The primary source of revenue for the district in 2023 will be property taxes and district fees. The district intends to impose a 55.223 mill levy on the property within the district in 2023, of which 11.132 mills will be dedicated to the General Fund and the balance of 44.091 mills will be allocated to the Debt Service Fund.

Wild Plum Metropolitan District
Adopted Budget
General Fund
For the Year Ended December 31, 2023

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 184,452	\$ 93,857	\$ 107,007	\$ 107,007	\$ 91,807
Revenues:					
Property taxes	56,252	118,705	111,826	118,705	98,351
Ownership taxes	3,878	8,309	3,654	7,200	6,885
Miscellaneous income	<u>323</u>	<u>-</u>	<u>661</u>	<u>1,200</u>	<u>1,499</u>
Total revenues	<u>60,453</u>	<u>127,014</u>	<u>116,141</u>	<u>127,105</u>	<u>106,735</u>
Total funds available	<u>244,905</u>	<u>220,871</u>	<u>223,148</u>	<u>234,112</u>	<u>198,542</u>
Expenditures:					
Legal	18,676	5,000	17,551	25,000	5,500
Accounting	7,807	5,000	5,563	10,000	5,500
Audit	4,000	4,000	-	4,000	4,000
Election expense	-	5,000	-	-	5,000
Insurance	3,756	7,000	4,105	4,105	7,000
Miscellaneous	-	2,000	9,504	10,000	2,000
Community events	11,096	6,000	1,890	6,000	6,600
Snow removal	-	15,000	-	-	-
Landscape maintenance (District)	-	50,000	-	-	-
Hunter Run maintenance	-	20,000	-	-	-
Transfer to Special Revenue fund	91,720	-	-	80,000	90,000
Treasurer's fees	843	1,781	1,678	3,200	1,475
Contingency / reserve	-	96,467	-	-	67,655
Emergency reserve	<u>-</u>	<u>3,623</u>	<u>-</u>	<u>-</u>	<u>3,812</u>
Total expenditures	<u>137,898</u>	<u>220,871</u>	<u>40,291</u>	<u>142,305</u>	<u>198,542</u>
Ending fund balance	<u>\$ 107,007</u>	<u>\$ -</u>	<u>\$ 182,857</u>	<u>\$ 91,807</u>	<u>\$ -</u>
Assessed value		<u>\$ 10,663,412</u>			<u>\$ 8,834,920</u>
Mill levy		<u>11.132</u>			<u>11.132</u>

**Wild Plum Metropolitan District
Adopted Budget
Special Revenue Fund
For the Year Ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ 47,500	\$ 108,609	\$ 108,609	\$ 202,109
Revenues:					
Transfer from General Fund	91,720	-	-	80,000	90,000
Working Capital	16,000	-	5,250	10,000	8,000
Fee Income	-	-	24,683	50,000	95,000
Builders Fees	32,514	-	31,592	60,000	15,000
Open space maintenance fee	<u>17,879</u>	<u>114,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>158,113</u>	<u>114,000</u>	<u>61,525</u>	<u>200,000</u>	<u>208,000</u>
Total funds available	<u>158,113</u>	<u>161,500</u>	<u>170,134</u>	<u>308,609</u>	<u>410,109</u>
Expenditures:					
Management	-	-	5,562	11,000	12,000
Landscape maintenance	14,946	50,000	954	40,000	60,000
Miscellaneous	13,216	-	3,464	6,500	6,600
Snow removal	6,380	-	4,867	12,000	20,000
Goose Control					15,000
Hunter Run maintenance	14,962	-	-	12,000	20,000
Utilities	-	15,000	-	25,000	25,000
Contingency / reserve	<u>-</u>	<u>96,500</u>	<u>-</u>	<u>-</u>	<u>251,509</u>
Total expenditures	<u>49,504</u>	<u>161,500</u>	<u>14,847</u>	<u>106,500</u>	<u>410,109</u>
Ending fund balance	<u>\$ 108,609</u>	<u>\$ -</u>	<u>\$ 155,287</u>	<u>\$ 202,109</u>	<u>\$ -</u>

**Wild Plum Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year Ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 68	\$ 71	\$ 72	\$ 72	\$ 100,107
Revenues:					
Bond proceeds	-	-	17	30	-
Transfer from Debt Service	-	-	100,000	100,000	-
Interest income	4	-	-	5	-
Miscellaneous income	-	-	-	-	-
	<u>4</u>	<u>-</u>	<u>100,017</u>	<u>100,035</u>	<u>-</u>
Total revenues					
	<u>4</u>	<u>-</u>	<u>100,017</u>	<u>100,035</u>	<u>-</u>
Total funds available	<u>72</u>	<u>71</u>	<u>100,089</u>	<u>100,107</u>	<u>100,107</u>
Expenditures:					
Transfer to Debt Service	-	71	-	-	-
Contingency	-	-	-	-	100,107
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>100,107</u>
Total expenditures	<u>-</u>	<u>71</u>	<u>-</u>	<u>-</u>	<u>100,107</u>
Ending fund balance	<u>\$ 72</u>	<u>\$ -</u>	<u>\$ 100,089</u>	<u>\$ 100,107</u>	<u>\$ -</u>

**Wild Plum Metropolitan District
Adopted Budget
Debt Service Fund
For the Year Ended December 31, 2023**

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ 830,597	\$ 737,590	\$ 737,990	\$ 737,990	\$ 96,844
Revenues:					
Property taxes	253,149	534,205	503,247	534,205	389,540
Specific ownership taxes	17,450	37,394	16,444	32,000	27,268
Bond Proceeds	-	-	8,455,000	8,455,000	-
Interest income	341	-	1,537	3,000	-
Transfer from capital projects	-	71	-	-	-
	<u>270,940</u>	<u>571,670</u>	<u>8,976,228</u>	<u>9,024,205</u>	<u>416,808</u>
Total revenues					
Total funds available	<u>1,101,537</u>	<u>1,309,260</u>	<u>9,714,218</u>	<u>9,762,195</u>	<u>513,652</u>
Expenditures:					
Series 2019A Interest expense	352,750	352,750	176,375	176,375	-
Series 2022 Interest				184,657	393,822
Series 2022 Principal				40,000	-
Transfer to Capital Projects	-	-	100,000	100,000	-
Payment to Escrow Agent	-	-	8,993,780	8,993,780	-
Issuance Costs	-	-	155,526	155,526	-
Treasurer's fees	3,797	8,013	7,549	8,013	5,843
Trustee / paying agent fees	7,000	7,000	7,000	7,000	4,000
Contingency	-	-	-	-	-
	<u>363,547</u>	<u>367,763</u>	<u>9,440,230</u>	<u>9,665,351</u>	<u>403,665</u>
Total expenditures					
Ending fund balance	<u>\$ 737,990</u>	<u>\$ 941,497</u>	<u>\$ 273,988</u>	<u>\$ 96,844</u>	<u>\$ 109,987</u>
Assessed valuation		<u>\$ 10,663,412</u>			<u>\$ 8,834,920</u>
Mill Levy		<u>50.097</u>			<u>44.091</u>
Total Mill Levy		<u>61.229</u>			<u>55.223</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Arapahoe County, Colorado.

On behalf of the Wild Plum Metropolitan District,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Wild Plum Metropolitan District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 8,834,920 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 8,834,920 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/13/2022 for budget/fiscal year 2023.
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>11.132</u> mills	\$ <u>98,351</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	11.132 mills	\$ 98,351
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	<u>44.091</u> mills	\$ <u>389,540</u>
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small>	55.223 mills	\$ 487,891

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833
 (print)
 Signed: Diane K Wheeler Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- 1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

- 2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

- 3. Purpose of Contract: Refund 2019A and 2019B Bonds
Title: Taxable (Converting to Tax-Exempt) Limited Tax General Obligation Refunding and Improvement Loan, Series 2022A
Date: June 13, 2022
Principal Amount: \$8,455,000
Maturity Date: December 1, 2046
Levy: 44.091
Revenue: \$389,540

- 4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.