

CERTIFIED RECORD  
OF  
PROCEEDINGS RELATING TO  
**WILDWING METROPOLITAN DISTRICT NO. 4**  
LARIMER COUNTY, COLORADO  
AND THE BUDGET HEARING  
FOR FISCAL YEAR  
2023

STATE OF COLORADO     )  
  )  
COUNTY OF LARIMER    )ss.  
  )  
WILDWING                    )  
METROPOLITAN            )  
DISTRICT NO. 4            )

The Board of Directors of the Wildwing Metropolitan District No. 4, Larimer County, Colorado, held a meeting at Timnath Town Center, 4750 Signal Tree Dr, Timnath, CO 80547 and via Zoom on Wednesday, November 16, 2022 at 5:30 P.M.

The following members of the Board of Directors were present:

*Steve Lampo, President & Chairman*  
*Marshall Theissen, Vice President & Secretary*  
*Stuart Van Greuningen, Secretary & Treasurer*

Also in Attendance: David O’Leary, Esq.; Spencer Fane, LLP, Tiffany Skoglund, Kieyesia Conaway, Tracie Kaminski, Jason Woolard, and Dillon Gamber; Pinnacle Consulting Group, Inc., John Troka, James Hibbard, Randall Black, Barbra Shaw, Doug Fair, Matt Clark, Lana Pink, Brian Clausen, Janette VanGalder, and Thomas Love; Members of the Public

Ms. Skoglund stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Troka opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Lampo moved to adopt the following Resolution:

## RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE WILDWING METROPOLITAN DISTRICT NO. 4, LARIMER 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 Wildwing Metropolitan District No. 4 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 on November 9, 2022 in The Fort Collins Coloradoan, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 16, 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 so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WILDWING METROPOLITAN DISTRICT NO. 4 OF LARIMER COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. 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 Wildwing Metropolitan District No. 4 for calendar year 2023.

Section 4. 2023 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 Budget year is \$288,739.35. That the 2022 valuation for assessment, as certified by the Larimer County Assessor, is \$5,133,874.

A. Levy for General Operating Fund. 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 0.000 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

B. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest expense of the District during the 2023 budget year, there is hereby levied a tax of 43.306 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

C. Levy for Contractual Obligations. That for the purposes of meeting all contractual obligations expense of the District during the 2023 budget year, there is hereby levied a tax of 12.936 mills upon each dollar of the total valuation of assessment of all taxable property within 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 to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 56.242 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

**[Remainder of Page Left Blank Intentionally.]**

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

TO: County Commissioners<sup>1</sup> of Larimer County, Colorado.

On behalf of the Wildwing Metropolitan District 4  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>


of the Wildwing Metropolitan District 4  
(local government)<sup>C</sup>

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,133,874 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ 5,133,874 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2022 for budget/fiscal year 2023  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	_____ mills	\$ _____
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< _____ > mills	\$ < _____ >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<input type="text"/> mills	\$ <input type="text"/>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>43.306</u> mills	\$ <u>222,327.55</u>
4. Contractual Obligations <sup>K</sup>	<u>12.936</u> mills	\$ <u>66,411.79</u>
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [Sum of General Operating Subtotal and Lines 3 to 7]	<b>56.242</b> mills	<b>\$288,739.35</b>

Contact person: (print) Brendan Campbell Daytime phone: (970) 669-3611  
Signed:  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.

<sup>1</sup> 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.  
<sup>2</sup> 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<sup>J</sup>:**

- |    |                   |   |
|----|-------------------|---|
| 1. | Purpose of Issue: | <u>To fund Capital Improvements for Wildwing Metropolitan Districts</u> |
|    | Series:           | <u>2018</u>   |
|    | Date of Issue:    | <u>5/30/2018</u>  |
|    | Coupon Rate:      | <u>5.375%</u>   |
|    | Maturity Date:    | <u>12/15/2048</u>   |
|    | Levy:             | <u>43.306</u>   |
|    | Revenue:          | <u>\$222,327.55</u>   |
|    |                   |   |
| 2. | Purpose of Issue: | <u>_____</u>  |
|    | Series:           | <u>_____</u>  |
|    | Date of Issue:    | <u>_____</u>  |
|    | Coupon Rate:      | <u>_____</u>  |
|    | Maturity Date:    | <u>_____</u>  |
|    | Levy:             | <u>_____</u>  |
|    | Revenue:          | <u>_____</u>  |

**CONTRACTS<sup>K</sup>:**

- |    |                      |  |
|----|----------------------|--|
| 3. | Purpose of Contract: | <u>To fund operations and maintenance of Wildwing Metropolitan District No.1</u> |
|    | Title:               | <u>Amended and Restated Master Intergovernmental Agreement</u>                   |
|    | Date:                | <u>2018</u>  |
|    | Principal Amount:    | <u>_____</u>   |
|    | Maturity Date:       | <u>_____</u>   |
|    | Levy:                | <u>12.936</u>  |
|    | Revenue:             | <u>\$66,411.79</u>   |
|    |                      |  |
| 4. | Purpose of Contract: | <u>_____</u>   |
|    | Title:               | <u>_____</u>   |
|    | Date:                | <u>_____</u>   |
|    | Principal Amount:    | <u>_____</u>   |
|    | Maturity Date:       | <u>_____</u>   |
|    | Levy:                | <u>_____</u>   |
|    | Revenue:             | <u>_____</u>   |

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

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.

Section 8. Budget Certification. That the budget shall be certified by Director Van Greuningen, Secretary and Treasurer of the District, and made a part of the public records of Wildwing Metropolitan District No. 4.

The foregoing Resolution was seconded by Director Theissen.

**[Remainder of Page Left Blank Intentionally.]**

ADOPTED AND APPROVED this 16th day of November 2022.

DocuSigned by:  
*Stephen D Lampo*  
\_\_\_\_\_  
President-DC122E217B23495...

ATTEST:

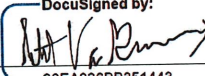
DocuSigned by:  
*[Signature]*  
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STATE OF COLORADO     )  
                                  )  
COUNTY OF LARIMER    )ss.  
                                  )  
WILDWING                )  
METROPOLITAN           )  
DISTRICT NO. 4         )

I, Stuart Van Greuningen, Secretary and Treasurer to the Board of Directors of the Wildwing Metropolitan District No. 4, Larimer County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held at Timnath Town Center and via Zoom on Wednesday, November 16, 2022, at 5:30 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 16th day of November, 2022.

DocuSigned by:  
  
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## Management Budget Report

BOARD OF DIRECTORS  
WILDWING METROPOLITAN DISTRICT NO. 4

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023, including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in blue ink, appearing to be "A. S. G.", is written over a faint, illegible printed name.

Pinnacle Consulting Group, Inc.  
January 11, 2023

<b>WILDWING METROPOLITAN DISTRICT NO. 4</b>				
<b>STATEMENT OF REVENUES &amp; EXPENDITURES WITH BUDGETS</b>				
<b>GENERAL FUND</b>				
	(a)	(b)	(c)	(f)
	2021	2022	2022	2023
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
<b>Revenues</b>				
Property Taxes - O&M	\$ 47,612	\$ 66,569	\$ 66,569	\$ 66,412
Specific Ownership Taxes - O&M	3,614	4,993	4,864	4,649
Property Taxes - Debt	159,397	222,869	222,869	222,328
Specific Ownership Taxes - Debt	12,100	16,715	16,283	15,563
Interest & Other	431	10,000	1,000	10,000
<b>Total Revenues</b>	<b>\$ 223,155</b>	<b>\$ 321,146</b>	<b>\$ 311,585</b>	<b>\$ 318,951</b>
<b>Expenditures</b>				
Payment for Services to No. 1 - O&M	\$ 50,371	\$ 70,231	\$ 71,102	\$ 69,732
Treasurer's Fees - O&M	954	1,331	1,331	1,328
Payment for Services to No. 5 - Debt	168,635	235,127	234,695	233,444
Treasurer's Fees - Debt	3,195	4,457	4,457	4,447
Contingency	-	10,000	-	10,000
<b>Total Operating Expenditures</b>	<b>\$ 223,155</b>	<b>\$ 321,146</b>	<b>\$ 311,585</b>	<b>\$ 318,951</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	-	-	-	-
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Mill Levy</b>				
Operating	12.055	12.270	12.270	12.936
Debt Service	40.358	41.079	41.079	43.306
<b>Total Mill Levy</b>	<b>52.413</b>	<b>53.349</b>	<b>53.349</b>	<b>56.242</b>
<b>Assessed Value</b>	<b>\$3,943,896</b>	<b>\$ 5,425,368</b>	<b>\$ 5,425,368</b>	<b>\$ 5,133,874</b>
<b>Property Tax Revenue</b>				
Operating	47,544	66,569	66,569	66,412
Debt Service	159,168	222,869	222,869	222,328
<b>Total Property Tax Revenue</b>	<b>\$ 206,711</b>	<b>\$ 289,438</b>	<b>\$ 289,438</b>	<b>\$ 288,739</b>

Modified Accrual Budgetary Basis

**WILDWING METROPOLITAN DISTRICT NO. 4**  
**2023 BUDGET MESSAGE**

Wildwing Metropolitan District No. 4 is a quasi-municipal corporation organized and operated pursuant to the provisions set forth in the Colorado Special District Act. The District was established as part of a "Multiple District Structure" for the community located in the Town of Timnath, Colorado. The multiple structure of the Districts will assure that the construction and operation of each phase of public facilities will be primarily administered by a single board of directors consistent with a long-term construction and operations program. Along with Wildwing Metropolitan Districts Nos. 1-3 & 5, this District was organized to provide streets, traffic safety controls, street lighting, sanitary sewer, water, landscaping, storm drainage, mosquito control and park and recreational improvements; and to provide the operation and maintenance of these improvements for the benefit of the landowners and residents of the District.

The District has no employees at this time and all operations and administrative functions are contracted.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

**General Fund**

*Revenue*

The District has an assessed value of \$5,133,874 and certified a mill levy of 56.242 mills, which will produce property tax revenue of \$288,739. Specific ownership tax is estimated at 7.0% of property tax revenue producing revenues of \$20,212. Total budgeted revenues are \$318,951.

*Expenses*

With exception of the County Treasurer's fees and a contingency, expenditures are related to transfers of funds to District No. 1 for operating costs of \$69,732 and District No. 5 for debt service payments of \$233,444. Total expenses budgeted are \$318,951.

*Fund Balance/Reserves*

The District transfers all its revenue to District No. 1 and 5. Therefore, the emergency reserve related to this District is held in District No. 1.

# CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 254 - WILDWING METRO DISTRICT NO. 4

IN LARIMER COUNTY ON 11/17/2022

New Entity: No

## USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,425,368
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$5,133,874
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$5,133,874
5. NEW CONSTRUCTION: **	\$924,100
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.  
 \*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

## USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$65,642,500
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$13,294,500
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	