



WildWing Metropolitan Districts

All Community Meeting - February 13, 2025

Where we are

During 2024 the Board focused on reducing expenses:

- The overall debt to the District was restructured and the Developer exited
- The O&M fee was reduced from \$1000 to \$500 going into 2025
- All five District Board of Directors approved moving forward with a consolidation of 5 Districts into 1 at the October, 2024 Board meeting.

District Consolidation

- Per the Districts Service Plan
 - C. Objective of the Town Regarding District's Service Plan
 - ***It is the intent of the Districts to initially consolidate*** and eventually dissolve upon payment or defeasance of all Debt incurred or upon a Court determination that adequate provision has been made for the payment of all debt and continuation of any operations in an intergovernmental agreement. The District may be allowed to continue operations and to retain those powers necessary to impose and collect taxes and fees to pay for costs and functions if permitted by intergovernmental agreement with the Town.

Where we're going

- The Board is initiating the Consolidation process to be effective January 1, 2026
- The 2025 approved budget includes a one-time expense of \$75,000 to be used to facilitate the consolidation
- The process will include a vote by each District approving the Consolidation
- The Board approved a 7 member Board following the consolidation, if approved

What are the Benefits of Consolidation?

- Reduced administrative overhead
- Streamlined service delivery
- Hard cost savings (reduction in the number of audits, accounting, legal, office expense, etc)
- Improved accountability and transparency

Expected Cost Savings beginning in 2026

| Administration: | 2024 | 2025 | 2026 | |
|-----------------------------------|----------|--------|--------|---|
| Accounting and Finance | - 40,000 | 40,000 | 30,000 | (10,000) |
| Audit | - 18,500 | 19,600 | 10,000 | (9,600) |
| Fee Billing | - 20,550 | 20,525 | 20,525 | This will be reduced by moving to one billing annually for O&M. Will be eliminated if O&M fee is brought to \$0 |
| District Management | - 70,800 | 70,680 | 50,000 | (20,680) |
| Insurance | - 22,321 | 29,000 | 29,870 | This will be reduced, should Board member composition be go to 7 . |
| Legal | - 31,034 | 35,500 | 36,565 | Savings will occur due to reduced needs for future elections & statutory compliance |
| Office, Dues, Newsletters & Other | - 7,000 | 6,500 | 6,695 | This will be reduced based on SDA memberships (\$200 a district) |

*The above is a representation of estimated hard cost savings; it does not include every potential cost savings to the District.

Will Our Property Taxes Increase due to Consolidation?

7

- No – The District is not requesting an increase in the permitted mill levies for Debt Service and Operations & Maintenance as defined in its approved service plan. Colorado law prohibits the District from raising its mill levies from what is permitted in its approved service plan unless approved by the voters and the Town.

Property Tax Calculation

Market Value X Assessment Rate = Assessed Value

Assessed Value X Mill Levy / 1,000 = Property Tax Amount

- Although consolidation will not change the District's mill levies as permitted by its service plan, an owner's property tax may increase/decrease with changes to:
 - Market Value of Property*
 - Classification of Property (non-residential (vacant lot) to residential)
 - Assessment Rate*
- * Colorado has passed and/or may be considering legislative changes impacting these items for the purpose of calculating property taxes in 2025 and beyond.

What are the next steps?

- Facilitate the election and approval process by homeowners
- Call for nominations to Board seats
- Elect Board members
 - For 7 seats post consolidation OR
 - For individual District board members, if consolidation not approved

QUESTIONS?

