

WYNDHAM HILL METROPOLITAN DISTRICT NOS. 1, 2 AND 3

2020 ANNUAL REPORT

TO

THE TOWN OF FREDERICK

Pursuant to the Consolidated Service Plan for the Wyndham Hill Metropolitan District Nos. 1, 2 and 3, the Districts are required to provide an annual report to the Town of Frederick. The report is to include information concerning these matters that occurred during the prior fiscal year. For the year ending December 31, 2020, the Districts make the following report:

A. Boundary changes made or proposed.

District No. 2 completed an exclusion of certain property in 2020. The excluded land was included into and became the newly formed Wyndham Hill Metropolitan District No. 4 (formed in early 2021).

B. Intergovernmental Agreements with other governmental bodies entered into or Proposed for 2020.

The Districts terminated their Master IGA and replaced it with the Coordinated Services Agreement for operations and maintenance coordination.

C. Changes or proposed changes in the Districts' policies.

None.

D. Changes or proposed changes in the Districts' operations.

There have been no changes or proposed changes in the Districts' operations.

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

The revenue projections and operating costs of the Districts are relatively consistent year-to-year. District No. 2 issued its Series 2020 Bonds to refinance various outstanding debt.

F. A summary of any litigation involving the Districts.

To our actual knowledge, based on review of the court records in Weld County, there is no litigation involving the District as of December 31, 2020.

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

The Districts will continue to make debt service payments on the outstanding debt and perform regular administrative functions.

H. Status of Public Improvement Construction Schedule.

Infrastructure construction within the Wyndham Hill project is ongoing as necessary to meet development demands.

I. List of all facilities and improvements constructed/financed by the Districts that have also been both dedicated to and accepted by Frederick.

Please see attachment below.

J. Submission of current assessed valuation in the Districts.

The Districts have received a certification of valuation from the Weld County Assessor that reports 2020 taxable assessed valuations for Wyndham Hill Metropolitan District No. 1 in the amount of \$14,140, District No. 2 of \$24,081,320, and District No. 3 of \$844,810.

WYNDHAM HILL METROPOLITAN DISTRICT NO. 1

Capital Asset Schedule

Job	Job Description	G.L. Account	2019 Ending Balance	2020		2019 Ending Balance	Total Costs	Total Conveyances	Ending Balance
				Costs	Conveyances				
whmdf2century	WHMD Filing 2B Century District Imp.	1425.03	-	18,722.50	(18,722.50)	-	1,982,824.44	(1,982,824.44)	-
whmdf1trail	WHMD F1 Outlots O & B Trail	1425.03	-	-	-	-	238,687.25	(238,687.25)	-
whmdf2rdrich79	WHMD Filing 2 Replat D Richmond 79	1425.03	-	-	-	-	-	-	-
whmdf4rbricheast	WHMD F4 RB Richmond East 75	1425.03	-	307.65	(307.65)	-	1,479,214.87	(1,479,214.87)	-
whmdf5models	WHMD FSRA Models (8Cent-7Rich) Dist	1425.03	-	4,584.80	(4,584.80)	-	335,818.63	(335,818.63)	-
whmdf9phase1	WHMD Filing 9 Phase 1	1425.03	371,125.20	281,992.41	(653,117.61)	-	653,117.61	(653,117.61)	-
whmdf9phase2	WHMD Filing 9 Phase 2	1425.03	3,000.00	3,230,357.72	(3,233,357.72)	-	3,233,357.72	(3,233,357.72)	-
whmdf10onsite	WHMD Filing 10 Onsite	1425.03	-	6,000.00	-	6,000.00	6,000.00	-	6,000.00
whmdhwy52oh-ug	WHMD Hwy 52 Underground Utility	1425.03	312,202.48	1,250.90	-	313,453.38	313,453.38	-	313,453.38
whmdrichph2	Wyndham Hill Metro - Richmond Ph 2	1425.03	-	-	-	-	1,212,277.05	(1,212,277.05)	-
whmdsignal52-7	WHMD - Hwy 52 & CR 7 Traffic Signal	1425.03	-	-	-	-	248,092.63	(248,092.63)	-
whmdf1commppark	WHMD Filing 1 Community Park	1425.04	300,740.11	13,436.19	(314,176.30)	-	314,176.30	(314,176.30)	-
whmdpool	Wyndham Hill Metro - Pool	1425.04	-	-	-	-	1,171,111.35	(1,171,111.35)	-
whmdwcr7	Wyndham Hill Metro - WCR 7	1425.04	-	-	-	-	214,059.90	(214,059.90)	-
whmdamenity	Wyndham Hill Metro - Amenity Center	1425.04	(0.00)	-	-	(0.00)	1,113,971.20	(1,113,971.20)	-
whmdtripark	WHMD Triangle Pocket Park	1468.04	-	-	-	-	73,248.75	(73,248.75)	-
whmdrichph1	Wyndham Hill Metro - Richmond Ph 1	1468.05	-	-	-	-	556,521.79	(556,521.79)	-
whmdlennarph1	Wyndham Hill Metro - Lennar Ph 1	1468.06	(0.00)	-	-	(0.00)	635,458.63	(635,458.63)	-
whmdlennarlots	Wyndham Hill Metro - Lennar Lots	1468.07	-	-	-	-	698,567.88	(698,567.88)	-
whmdparklandph1	WHMD - Parks & Lands Ph 1	1468.08	-	-	-	-	1,664,134.35	(1,664,134.35)	-
whmdrawwtrph1	WHMD - Raw Water Ph 1	1468.09	-	-	-	-	365,187.16	(365,187.16)	-
whmdsanswrph1	WHMD - Sanitary Sewer Ph 1	1468.10	-	-	-	-	731,640.64	(731,640.64)	-
whmdstrmswrph1	WHMD - Storm Sewer Ph 1	1468.11	-	-	-	-	424,932.98	(424,932.98)	-
whmdstreetsph1	WHMD - Streets Ph 1	1468.12	-	-	-	-	3,104,983.44	(3,104,983.44)	-
whmdwtrsystemph1	WHMD - Water System Ph 1	1468.13	-	-	-	-	1,030,693.29	(1,030,693.29)	-
whmdrawwater	Wyndham Hill Metro - Raw Water	1468.14	-	-	-	-	4,127.91	(4,127.91)	-
whparkland	WHMD - Parks & Lands	1468.15	-	-	-	-	88,720.79	(88,720.79)	-
whmdcontph2	WHMD - Continental Ph 2	1468.17	-	-	-	-	39,843.33	(39,843.33)	-
whmdholmanph2	WHMD - Holman Ph 2	1468.18	-	-	-	-	1,245,354.90	(1,245,354.90)	-
whbillingsph1	WHMD - Billings Avenue, Phase 1	1468.19	-	-	-	-	1,187.67	(1,187.67)	-
whbillingsph2	WHMD - Billings Avenue, Phase 2	1468.20	-	-	-	-	5,768.55	(5,768.55)	-
whmdwhpkwy	WHMD - Wyndham Hill Parkway	1468.22	-	-	-	-	26,449.43	(26,449.43)	-
Subtotal Hard Costs			987,067.79	3,556,652.17	(4,224,266.58)	319,453.38	23,212,983.82	(22,893,530.44)	319,453.38
whmdextra	Wyndham Hill Metro - Extra Costs	1468.25	41,501.90	1,012.50	(34,023.54)	8,490.86	775,799.38	(767,308.52)	8,490.86
whmdengineering	Wyndham Hill Metro - Engineering	1425.02	110,983.22	145,078.00	(204,921.36)	51,139.86	485,761.50	(434,621.64)	51,139.86
whmdsuperv	Wyndham Hill Metro - Supervision	1425.05	58,311.55	126,505.40	(147,905.80)	36,911.15	508,065.78	(471,154.63)	36,911.15
whmdoverrides	Wyndham Hill Metro - Overrides	1425.06	59,893.22	191,462.41	(201,155.55)	50,200.08	809,214.01	(759,013.93)	50,200.08
Subtotal Soft Costs			270,689.89	464,058.31	(588,006.25)	146,741.95	2,578,840.67	(2,432,098.72)	146,741.95
Total All Costs			1,257,757.68	4,020,710.48	(4,812,272.83)	466,195.33	25,791,824.49	(25,325,629.16)	466,195.33