

# Wildwood Ridge Metropolitan District

2026 Metro Districts  
Informational Meeting

January 8, 2026



# Agenda

1. Call to Order
2. Metro District Overview
3. Status of Public Infrastructure
4. Outstanding Bonds
5. Unaudited Financial Statements
6. Questions
7. Adjourn



# What is a Metro District?



- A special district is a quasi-municipal corporation and political subdivision of the State of Colorado, created to provide public services that counties or municipalities cannot provide.
- Districts are governed under Title 32 of the Colorado Revised Statutes, a Service Plan approved by the Governing Jurisdiction and any agreements with the Governing Jurisdiction
- Powers of special districts can include:
  - Streets and traffic signals
  - Water and Sanitation
  - Parks and Recreation
  - Transportation
  - Fire Protection, Ambulance, Health Services
  - Safety
  - Mosquito Control

# Benefits of Metropolitan District

## GROWTH PAYS ITS OWN WAY

**Fill the void** - no other public entity is willing or able to fund public improvements necessary for development

**Reduce cost** of public improvements through access to low-cost, tax-exempt financing

**Proportionate** - rather than front-loading costs of public improvements on new home sales, the costs are paid via tax-deductible property mill levies over 30 years

Homeowners pay proportionate share of use of improvements while they own property





## Agenda Item 2) Current Public Infrastructure



The District maintains no public infrastructure.



## Agenda Item 3)

### Current Bond and Debt Status

Bond Amount	Interest Rate	Issued	BALANCE AS OF 12/31/2025
Series 2010 - \$285,000 Maturity: Dec. 1, 2040	8.00%	10/2010	\$225,000.00

Operations & Maintenance Mill Levy 12.246	Debt Service Mill Levy 37.243
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#### How to Calculate your Property Taxes:

Market Value of your home x (times) Residential Assessment Rate (RAR) = Assessed Valuation (AV)  
AV x (times) Mill Levy Rate ÷ (divided by) 1,000 = Annual Property Tax

#### EXAMPLE assuming a home value of \$400,000:

\$400,000 x 6.25% (current RAR) = 25,000 (AV)

25,000 x 50.000 (total mill levy) = 1,250,000 ÷ 1,000 = \$1,250 per year

# Agenda Item 4)

## Unaudited Financial Statements

Profit and Loss General Fund – September 30, 2025

3:49 PM  
11/10/25  
Accrual Basis

**Wildwood Ridge Metropolitan District**  
**Profit & Loss**  
**January through September 2025**  
**General Fund**

	<u>Jan - Sep 25</u>
Ordinary Income/Expense	
Income	
CY Property Tax	21,198.68
Specific Ownership Tax	1,533.80
Delinquent Interest	<u>3.64</u>
Total Income	22,736.12
Expense	
Accounting	3,500.00
District Management	1,030.00
Legal	3,052.63
Treasurer Collection Fee	<u>318.04</u>
Total Expense	<u>7,900.67</u>
Net Ordinary Income	<u>14,835.45</u>
Net Income	<u><u>14,835.45</u></u>

# Agenda Item 4)

## Unaudited Financial Statements

### Profit and Loss Debt Service – September 30, 2025

3:50 PM  
11/10/25  
Accrual Basis

**Wildwood Ridge Metropolitan District**  
**Profit & Loss**  
January through September 2025  
Debt Service Fund

	<u>Jan - Sep 25</u>
Ordinary Income/Expense	
Income	
CY Property Tax	63,596.01
Specific Ownership Tax	4,601.40
Delinquent Interest	<u>10.92</u>
Total Income	68,208.33
Expense	
Interest Expense	32,969.81
Treasurer Collection Fee	<u>954.12</u>
Total Expense	<u>33,923.93</u>
Net Ordinary Income	<u>34,284.40</u>
Net Income	<u><u>34,284.40</u></u>



# QUESTIONS?

