

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

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		3.64
Total Income		22,736.12
Expense		
Accounting		3,500.00
District Management		1,030.00
Legal		3,052.63
Treasurer Collection Fee		318.04
Total Expense		7,900.67
Net Ordinary Income		14,835.45
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	Wildwood Ridge Metropolitan District			
11/10/25	Profit & Loss			
Accrual Basis	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	10.92			
Total Income	<u>68,208.33</u>			
Expense				
Interest Expense	32,969.81			
Treasurer Collection Fee	954.12			
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?

