

**WESTWOOD METROPOLITAN DISTRICT
ANNUAL REPORT FOR REPORT YEAR 2022
CITY OF THORNTON, ADAMS COUNTY, COLORADO**

This annual report is submitted to the City of Thornton and Adams County consistent with Section VII of the Service Plan for the Westwood Metropolitan District (the “District”).

1. Boundary changes made or proposed to the District’s boundary as of December 31 of the prior year.

During the report year of 2022, the Board of Directors did not make or propose any changes to the boundaries of the District.

2. Intergovernmental Agreements with other governmental entities either entered into or proposed as of December 31 of the prior year.

During the report year of 2022, The Board of Directors did not enter into any Intergovernmental Agreements with any other governmental entities.

3. Access information to obtain a copy of the District’s rules and regulations, if any, as of December 31 of the prior year.

During the report year of 2022, the District did not make or propose any changes to its policies.

4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

During the report year of 2022, the District was not involved in any litigation and is not currently involved in any litigation.

5. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

During the report year of 2022, the District did not construct any public improvements.

6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

During the report year of 2022, the District did not dedicate any facilities or improvements to the City.

7. The assessed valuation of the District for the current year.

The assessed valuation as certified by Adams County in 2022 was \$120,210.

8. Current year budget including a description of the Public Improvements to be constructed in such year.

See attached Exhibit A.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The Audit is not available at the time of this report. It will be provided once it's available.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

Not applicable.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

Not applicable.

12. A list of any and all filings made pursuant to SEC rule 15 c 2-12, together with copies of such filings.

Not applicable.

Respectfully submitted this 20th day of June, 2023.

SPENCER FANE LLP

By: */s/ Russel W. Dykstra*
Russell W. Dykstra
Attorney for the District

EXHIBIT A

**RESOLUTION
TO ADOPT 2023 BUDGET, APPROPRIATE SUMS OF MONEY,
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY
WESTWOOD METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE WESTWOOD METROPOLITAN DISTRICT, ADAMS 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 Westwood Metropolitan District 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 or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on December 13, 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 or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$207; and

WHEREAS, the Board of Directors finds that it is required to temporarily lower the operating mill levy to render a refund for \$0; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$0; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$1,150; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$0; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$0; and

WHEREAS, the 2022 valuation for assessment for the District as certified by the County Assessor of Weld County is \$20,660; and

WHEREAS, at an election held on May 5, 2020 the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WESTWOOD METROPOLITAN DISTRICT OF WELD COUNTY, COLORADO:

Section 1. Adoption of Budget. 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 Westwood Metropolitan District for calendar year 2023.

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

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2023 as follows:

A. Levy for General Operating and Other Expenses. 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 10.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby certified a temporary property tax credit or temporary mill levy rate reduction of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2023 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2023 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of 55.664 mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2022.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2023 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2022.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of 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. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2022, to the Board of County Commissioners of Weld County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Weld County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2022 in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

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.

[remainder of page intentionally left blank; signature page follows]

ADOPTED this 13th day of December 2022.

WESTWOOD METROPOLITAN
DISTRICT



President

ATTEST:

Thomas M Clark

Secretary

ATTACH COPY OF THE ADOPTED BUDGET AND
THE CERTIFICATION OF TAX LEVIES

WESTWOOD METROPOLITAN DISTRICT
2023
BUDGET MESSAGE

Attached please find a copy of the adopted 2023 budget for the Westwood Metropolitan District.

The Westwood Metropolitan District has adopted budgets for three funds, a General Fund to provide for operating and maintenance expenditures; a Capital Projects Fund to provide for the regional improvements that are to be built for the benefit of the District; and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The district's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2023 will be property taxes, and developer advances. The district intends to impose a 65.664 mill levy on property within the district for 2023, of which 10.000 mills will be dedicated to the General Fund and the balance of 55.664 mills will be allocated to the Debt Service Fund.

Westwood Metropolitan District
Adopted Budget
General Fund
For the Year Ending December 31, 2023

<u>Expense</u>	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning Funds Balance	\$ -	\$ 1,885	\$ -	\$ -	\$ -
Revenue					
Property Taxes	4,340	1,202	939	2,100	207
Specific Ownership Taxes	-	84	-	-	14
Misc. Income	250	-	250	250	-
Developer Advances	<u>29,495</u>	<u>46,829</u>	<u>10,587</u>	<u>27,372</u>	<u>39,779</u>
Total Revenue	<u>34,085</u>	<u>48,115</u>	<u>11,776</u>	<u>29,722</u>	<u>40,000</u>
Total Funds Available	<u>34,085</u>	<u>50,000</u>	<u>11,776</u>	<u>29,722</u>	<u>40,000</u>
Expenditures					
Accounting / Audit	4,861	12,000	3,961	12,000	12,000
Insurance/SDA Dues	200	3,500	2,457	2,457	3,500
Legal	28,811	20,000	5,326	15,000	15,000
Management	-	1,500	-	-	-
Misc. Expenses	213	-	18	200	-
Treasurer's Fees	-	18	14	65	3
Contingency	-	11,871	-	-	8,582
Emergency Reserve	<u>-</u>	<u>1,111</u>	<u>-</u>	<u>-</u>	<u>915</u>
Total Expenditures	<u>34,085</u>	<u>50,000</u>	<u>11,776</u>	<u>29,722</u>	<u>40,000</u>
Ending Funds Balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 120,210</u>			<u>\$ 20,660</u>
Mill Levy		<u>10.000</u>			<u>10.000</u>

Westwood Metropolitan District
Adopted Budget
Capital Projects Fund
For the Year Ending December 31, 2023

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ -	\$ 2,314,326	\$ 2,314,326	\$ -
Revenues:					
Developer advances	3,824,522	4,000,000	-	-	5,000,000
Bond proceeds	8,100,000	8,100,000	-	-	-
Bond premium	68,769	-	-	-	-
Interest income	-	-	1,000	1,000	-
	<u>11,993,291</u>	<u>12,100,000</u>	<u>1,000</u>	<u>1,000</u>	<u>5,000,000</u>
Total revenues					
	<u>11,993,291</u>	<u>12,100,000</u>	<u>2,315,326</u>	<u>2,315,326</u>	<u>5,000,000</u>
Total funds available					
Expenditures:					
Issuance costs	359,804	-	-	-	-
Capital expenditures	3,819,308	4,000,000	2,315,326	2,315,326	5,000,000
Repay developer advances	3,816,522	-	-	-	-
Repay developer advances - interest	99,331	-	-	-	-
Transfer to Debt Service	1,584,000	1,336,500	-	-	-
	<u>9,678,965</u>	<u>5,336,500</u>	<u>2,315,326</u>	<u>2,315,326</u>	<u>5,000,000</u>
Total expenditures					
	<u>9,678,965</u>	<u>5,336,500</u>	<u>2,315,326</u>	<u>2,315,326</u>	<u>5,000,000</u>
Ending fund balance	<u>\$ 2,314,326</u>	<u>\$ 6,763,500</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Westwood Metropolitan District
Adopted Budget
Debt Service Fund
For the Year Ending December 31, 2023

	Actual <u>2021</u>	Adopted Budget <u>2022</u>	Actual <u>6/30/2022</u>	Estimate <u>2022</u>	Adopted Budget <u>2023</u>
Beginning fund balance	\$ -	\$ 1,510,200	\$ 1,510,200	\$ 1,510,200	\$ 1,190,259
Revenues:					
Property taxes	-	6,691	5,225	6,691	1,150
Specific ownership taxes	-	468	-	468	81
Transfer from Capital Project Fund	1,584,000	1,336,500	-	-	-
Interest income	<u>-</u>	<u>-</u>	<u>1,043</u>	<u>1,500</u>	<u>-</u>
Total revenues	<u>1,584,000</u>	<u>1,343,659</u>	<u>6,268</u>	<u>8,659</u>	<u>1,231</u>
Total funds available	<u>1,584,000</u>	<u>2,853,859</u>	<u>1,516,468</u>	<u>1,518,859</u>	<u>1,191,490</u>
Expenditures:					
Bond interest	73,800	324,000	162,000	324,000	324,000
Treasurer's fees	-	100	78	100	17
Trustee / paying agent fees	<u>-</u>	<u>4,500</u>	<u>-</u>	<u>4,500</u>	<u>4,500</u>
Total expenditures	<u>73,800</u>	<u>328,600</u>	<u>162,078</u>	<u>328,600</u>	<u>328,517</u>
Ending fund balance	<u>\$ 1,510,200</u>	<u>\$ 2,525,259</u>	<u>\$ 1,354,390</u>	<u>\$ 1,190,259</u>	<u>\$ 862,973</u>
Assessed valuation		<u>\$ 120,210</u>			<u>\$ 20,660</u>
Mill Levy		<u>55.664</u>			<u>55.664</u>
Total Mill Levy		<u>65.664</u>			<u>65.664</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Adams County, Colorado.

On behalf of the Westwood Metro District,
(taxing entity)^A

the Board of Directors,
(governing body)^B

of the Westwood Metro District,
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 20,660 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F 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: \$ 20,660 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

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

PURPOSE <small>(see end notes for definitions and examples)</small>	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>10.000</u> mills	\$ <u>207</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	10.000 mills	\$ 207
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	<u>55.664</u> mills	\$ <u>1,150</u>
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
_____	_____ mills	\$ _____
TOTAL: <small>[Sum of General Operating Subtotal and Lines 3 to 7]</small>	65.664 mills	\$ 1,357

Contact person: Diane K Wheeler Daytime phone: (303) 689-0833
 (print)
 Signed: Diane K Wheeler 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.

¹ 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.
² 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^J:

- | | | |
|----|-------------------|--|
| 1. | Purpose of Issue: | <u>\$8,100,000 Limited Tax General Obligation Senior Bonds</u> |
| | Series: | <u>2021A(3)</u> |
| | Date of Issue: | <u>September 9, 2021</u> |
| | Coupon Rate: | <u>4.000%</u> |
| | Maturity Date: | <u>December 1, 2051</u> |
| | Levy: | <u>55.664</u> |
| | Revenue: | <u>\$1,150</u> |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|-------|
| 3. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

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