Ward TOD Metropolitan District Nos. 1-3

2018 Consolidated Annual Report

WARD TOD METROPOLITAN DISTRICT NOS. 1-3

2018 CONSOLIDATED ANNUAL REPORT
TO
THE CITY OF WHEAT RIDGE, COLORADO

Pursuant to the Amended and Restated Service Plan (the "**Service Plan**") for Ward TOD Metropolitan District Nos. 1-3 (individually, "**District No. 1**," "**District No. 2**" and "**District No. 3**" and collectively, the "**Districts**") dated May 13, 2019, the Districts are required to submit an annual report to the City of Wheat Ridge, Colorado (the "**City**") which reflects activity and financial events of the Districts through the preceding December 31 (the "**report year**") and includes the following:

For the year ending December 31, 2018, the Districts make the following report:

A. A narrative summary of the progress of the District in implementing their service plan for the report year:

On May 13, 2019 the City approved the Districts' Service Plan. The Districts intend to begin construction in 2019 on public improvements as contemplated in the Service Plan.

B. Except when an exemption from audit has been granted for the report year under the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e. balance sheet) as of December 31 of the report year and the statement of operations (i.e. revenues and expenditures) for the report year:

The Districts applied for exemptions from audit for the year ending December 31, 2018, which are attached hereto as **Exhibit A.**

C. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year:

As of December 31, 2018 the Districts had not begun construction of public facilities and had no capital expenditures were incurred by the Districts in the report year. Site grading was expected to begin in 2019 and has progressed within all three districts. In the five years following the report year the Districts' anticipate the development and construction of public improvements consistent with the Capital Plan in the Service Plan.

Copies of the Districts' 2018 budgets are attached as **Exhibit B**.

D. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including

the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness or long-term obligations issued in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to debt retirement in the report year:

As of December 31, 2018 the Districts do not have any outstanding indebtedness or long term obligations.

	Assessed Valuation	Debt Service Obligation Mill Levy
District No. 1:	$694,589	0.000 mills
District No. 2:	$694,589	0.000 mills
District No. 3:	$694,589	0.000 mills

E. The Districts' budgets for the calendar year in which the annual report is submitted:

Copies of the Districts' 2019 budgets are attached as **Exhibit C.**

F. A summary of residential and commercial development that has occurred within the District for the report year:

As of December 31, 2018 no residential or commercial development has occurred within the Districts.

G. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year:

There are no fees, charges or assessments imposed by the Districts as of January 1, 2018.

H. The names, business addresses and phone numbers of all members of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the board:

Timothy Westbrook
Toll Brothers Real Estate, Inc.
10 Inverness Drive East, Suite 125
Englewood, CO 80112
303-708-0730

Christopher Ferguson
Toll Brothers Real Estate, Inc.
10 Inverness Drive East, Suite 125
Englewood, CO 80112
303-708-0730

Matthew Foran
Toll Brothers Real Estate, Inc.
10 Inverness Drive East, Suite 125
Englewood, CO 80112
303-708-0730

General Counsel:

Clint C. Waldron, Esq.
White Bear Ankele Tanaka and Waldron, Attorneys at Law
2154 E. Commons Ave., Suite 2000
Centennial, CO 80122
Telephone: (303) 858-1800

Regular Meetings:

Date: No regular meetings scheduled.
Place: N/A
Time: N/A

EXHIBIT A
2018 Audit Exemptions

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	WARD TOD METROPOLITAN DISTRICT NO. 1
ADDRESS	1700 Lincoln Street, Suite 2000
	Denver, CO 80203
CONTACT PERSON	Russell W. Dykstra
PHONE	(303) 839-3838
EMAIL	clinney@spencerfane.com
FAX	(303) 839-3838

For the Year Ended
12/31/18
or fiscal year ended:

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:	Courtney Linney
TITLE	Paralegal
FIRM NAME (if applicable)	Spencer Fane LLP
ADDRESS	1700 Lincoln Street, Suite 2000
PHONE	303-839-3800
DATE PREPARED	21-Mar-19

PREPARER (SIGNATURE REQUIRED)

Courtney Linney

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
	☑	☐

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description			Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes:	Property	(report mills levied in Question 10-6)	$ 3,473	
2-2		Specific ownership		$ 297	
2-3		Sales and use		$ -	
2-4		Other (specify):		$ -	
2-5	Licenses and permits			$ -	
2-6	Intergovernmental:	Grants		$ -	
2-7		Conservation Trust Funds (Lottery)		$ -	
2-8		Highway Users Tax Funds (HUTF)		$ -	
2-9		Other (specify):		$ -	
2-10	Charges for services			$ -	
2-11	Fines and forfeits			$ -	
2-12	Special assessments			$ -	
2-13	Investment income			$ -	
2-14	Charges for utility services			$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	$ -	
2-16	Lease proceeds			$ -	
2-17	Developer Advances received		(should agree with line 4-4)	$ 10,315	
2-18	Proceeds from sale of capital assets			$ -	
2-19	Fire and police pension			$ -	
2-20	Donations			$ -	
2-21	Other (specify):			$ -	
2-22				$ -	
2-23				$ -	
2-24	(add lines 2-1 through 2-23)		TOTAL REVENUE	$ 14,085	

PART 3 - EXPENDITURES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description		Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative		$ -	
3-2	Salaries		$ -	
3-3	Payroll taxes		$ -	
3-4	Contract services		$ -	
3-5	Employee benefits		$ -	
3-6	Insurance		$ 4,525	
3-7	Accounting and legal fees		$ 5,150	
3-8	Repair and maintenance		$ -	
3-9	Supplies		$ -	
3-10	Utilities and telephone		$ -	
3-11	Fire/Police		$ -	
3-12	Streets and highways		$ -	
3-13	Public health		$ -	
3-14	Culture and recreation		$ -	
3-15	Utility operations		$ -	
3-16	Capital outlay		$ -	
3-17	Debt service principal	(should agree with Part 4)	$ -	
3-18	Debt service interest		$ -	
3-19	Repayment of Developer Advance Principal	(should agree with line 4-4)	$ -	
3-20	Repayment of Developer Advance Interest		$ -	
3-21	Contribution to pension plan	(should agree to line 7-2)	$ -	
3-22	Contribution to Fire & Police Pension Assoc.	(should agree to line 7-2)	$ -	
3-23	Other (specify):			
3-24	Election Costs		$ 347	
3-25	Audit, Treasurer's Fees, & Misc.		$ 345	
3-26	(add lines 3-1 through 3-24)	TOTAL EXPENDITURES	$ 10,367	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than $100,000 - STOP. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	☑	☐
4-2	Is the debt repayment schedule attached? If no, MUST explain: All costs are being funded by an advance from the developer at this time.	☐	☑
4-3	Is the entity current in its debt service payments? If no, MUST explain:	☑	☐

4-4

Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	$ -	$ -	$ -	$ -
Revenue bonds	$ -	$ -	$ -	$ -
Notes/Loans	$ -	$ -	$ -	$ -
Leases	$ -	$ -	$ -	$ -
Developer Advances	$ 88,917	$ 10,315	$ -	$ 99,232
Other (specify):	$ -	$ -	$ -	$ -
TOTAL	$ 88,917	$ 10,315	$ -	$ 99,232

*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	☑	☐
If yes:	How much? $ 65,000,000.00		
	Date the debt was authorized: 5/8/2012		
4-6	Does the entity intend to issue debt within the next calendar year?	☐	☑
If yes:	How much? $ -		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	☐	☑
If yes:	What is the amount outstanding? $ -		
4-8	Does the entity have any lease agreements?	☐	☑
If yes:	What is being leased?		
	What is the original date of the lease?		
	Number of years of lease?		
	Is the lease subject to annual appropriation?	☐	☑
	What are the annual lease payments? $ -		

Please use this space to provide any explanations or comments:

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	$ 12,972	
5-2	Certificates of deposit	$ -	
	Total Cash Deposits		$ 12,972
	Investments (if investment is a mutual fund, please list underlying investments):		
5-3		$ -	
		$ -	
		$ -	
		$ -	
	Total Investments		$ -
	Total Cash and Investments		$ 12,972

Please answer the following questions by marking in the appropriate boxes	Yes	No	N/A
5-4 Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☐	☐	☑
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	☑	☐	☐

If no, MUST use this space to provide any explanations:

PART 6 - CAPITAL ASSETS

Please answer the following questions by marking in the appropriate boxes.

		Yes	No
6-1	Does the entity have capital assets?	☐	☑
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:	☐	☑

N/A

6-3

Complete the following capital assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	$ -	$ -	$ -	$ -
Buildings	$ -	$ -	$ -	$ -
Machinery and equipment	$ -	$ -	$ -	$ -
Furniture and fixtures	$ -	$ -	$ -	$ -
Infrastructure	$ -	$ -	$ -	$ -
Construction In Progress (CIP)	$ -	$ -	$ -	$ -
Other (explain):	$ -	$ -	$ -	$ -
Accumulated Depreciation	$ -	$ -	$ -	$ -
TOTAL	$ -	$ -	$ -	$ -

Please use this space to provide any explanations or comments:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

		Yes	No
7-1	Does the entity have an "old hire" firemen's pension plan?	☐	☑
7-2	Does the entity have a volunteer firemen's pension plan?	☐	☑

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	$ -
State contribution amount:	$ -
Other (gifts, donations, etc.):	$ -
TOTAL	$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan $ -

Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

		Yes	No	N/A
8-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	☑	☐	☐
8-2	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	☑	☐	☐

If yes: Please indicate the amount budgeted for each fund for the year reported:

General Operating Fund	$ 12,102

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

	Please answer the following question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR	☑	☐

If no, MUST explain:

PART 10 - GENERAL INFORMATION

	Please answer the following questions by marking in the appropriate boxes.	Yes	No
10-1	Is this application for a newly formed governmental entity?	☐	☑
If yes:	Date of formation:		
10-2	Has the entity changed its name in the past or current year?	☐	☑
If yes:	Please list the NEW name & PRIOR name:		
10-3	Is the entity a metropolitan district?	☑	☐
	Please indicate what services the entity provides: Authorized to provide certain public improvements as described in its Service Plan.		
10-4	Does the entity have an agreement with another government to provide services?	☐	☑
If yes:	List the name of the other governmental entity and the services provided:		
10-5	Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during	☐	☑
If yes:	Date Filed:		
10-6	Does the entity have a certified Mill Levy?	☑	☐
If yes:	Please provide the following mills levied for the year reported (do not report $ amounts):		

Bond Redemption mills	-
General/Other mills	5.00
Total mills	5.00

Please use this space to provide any explanations or comments:

PART 11 - GOVERNING BODY APPROVAL			
	Please answer the following question by marking in the appropriate box	YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	☑	☐

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

1) Submit the application in hard copy via the US Mail including original signatures.
2) Submit the application electronically via email and either,
a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

	Print the names of ALL current governing board members below.	A MAJORITY of the governing board members must complete and sign in the column below.
Board Member 1	Print Board Member's Name **Brian C. Mott**	I Brian C. Mott, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: 3.20.2019 My term Expires: May 5, 2020
Board Member 2	Print Board Member's Name **Karen A. Mott**	I Karen A. Mott , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: 3/20/19 My term Expires: May 5, 2020
Board Member 3	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 4	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 5	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____

RESOLUTION APPROVING THE EXEMPTION FROM AUDIT
FOR FISCAL YEAR 2018 FOR THE
WARD TOD METROPOLITAN DISTRICT NOS. 1, 2 & 3

(revenues or expenditures did not exceed $100,000)
(Pursuant to Section 29-1-604, C.R.S.)

WHEREAS, the Board of Directors of the Ward TOD Metropolitan District Nos. 1, 2 & 3 (collectively, the "District") wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provisions of Section 29-1-603, C.R.S.; and

WHEREAS, neither revenues nor expenditures for the District exceeded $100,000 for fiscal year 2018; and

WHEREAS, an application for exemption from audit for the District has been prepared by a person skilled in governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved by the Board of Directors of the Ward TOD Metropolitan District Nos. 1, 2 & 3 that the application for exemption from audit for the District for the fiscal year ended December 31, 2018, has been personally reviewed and is hereby approved by a majority of the Board of Directors of the District; that those members of the Board have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of the application for exemption from audit of the District for fiscal year ended December 31, 2018.

ADOPTED this 20th day of March, 2019.

WARD TOD METROPOLITAN DISTRICT
NOS. 1, 2 & 3

By: _____
President

ATTEST:

_____
Secretary

Board Member Name	Term Expires	Signature
Brian C. Mott	2020	
Karen A. Mott	2020	

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	WARD TOD METROPOLITAN DISTRICT NO. 2
ADDRESS	1700 Lincoln Street, Suite 2000
	Denver, CO 80203
CONTACT PERSON	Russell W. Dykstra
PHONE	(303) 839-3838
EMAIL	clinney@spencerfane.com
FAX	(303) 839-3838

For the Year Ended
12/31/18
or fiscal year ended:

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:	Courtney Linney
TITLE	Paralegal
FIRM NAME (if applicable)	Spencer Fane LLP
ADDRESS	1700 Lincoln Street, Suite 2000
PHONE	303-839-3800
DATE PREPARED	8-Mar-19

PREPARER (SIGNATURE REQUIRED)

Courtney Linney

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
	☑	☐

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description			Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes:	Property	(report mills levied in Question 10-6)	$ 3,473	
2-2		Specific ownership		$ 297	
2-3		Sales and use		$ -	
2-4		Other (specify):		$ -	
2-5	Licenses and permits			$ -	
2-6	Intergovernmental:		Grants	$ -	
2-7			Conservation Trust Funds (Lottery)	$ -	
2-8			Highway Users Tax Funds (HUTF)	$ -	
2-9			Other (specify):	$ -	
2-10	Charges for services			$ -	
2-11	Fines and forfeits			$ -	
2-12	Special assessments			$ -	
2-13	Investment income			$ -	
2-14	Charges for utility services			$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	$ -	
2-16	Lease proceeds			$ -	
2-17	Developer Advances received		(should agree with line 4-4)		
2-18	Proceeds from sale of capital assets			$ -	
2-19	Fire and police pension			$ -	
2-20	Donations			$ -	
2-21	Other (specify):			$ -	
2-22				$ -	
2-23				$ -	
2-24	(add lines 2-1 through 2-23)		TOTAL REVENUE	$ 3,770	

PART 3 - EXPENDITURES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description		Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative		$ -	
3-2	Salaries		$ -	
3-3	Payroll taxes		$ -	
3-4	Contract services		$ -	
3-5	Employee benefits		$ -	
3-6	Insurance		$ -	
3-7	Accounting and legal fees		$ -	
3-8	Repair and maintenance		$ -	
3-9	Supplies		$ -	
3-10	Utilities and telephone		$ -	
3-11	Fire/Police		$ -	
3-12	Streets and highways		$ -	
3-13	Public health		$ -	
3-14	Culture and recreation		$ -	
3-15	Utility operations		$ -	
3-16	Capital outlay		$ -	
3-17	Debt service principal	(should agree with Part 4)	$ -	
3-18	Debt service interest		$ -	
3-19	Repayment of Developer Advance Principal	(should agree with line 4-4)	$ -	
3-20	Repayment of Developer Advance Interest		$ -	
3-21	Contribution to pension plan	(should agree to line 7-2)	$ -	
3-22	Contribution to Fire & Police Pension Assoc.	(should agree to line 7-2)	$ -	
3-23	Other (specify):			
3-24	Treasurer's Fees		$ 52	
3-25			$ -	
3-26	(add lines 3-1 through 3-24)	TOTAL EXPENDITURES	$ 52	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than $100,000 - STOP. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	☑	☐
4-2	Is the debt repayment schedule attached? If no, MUST explain: All costs are being funded by an advance from the developer at this time.	☐	☑
4-3	Is the entity current in its debt service payments? If no, MUST explain:	☑	☐

4-4

Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	$ -	$ -	$ -	$ -
Revenue bonds	$ -	$ -	$ -	$ -
Notes/Loans	$ -	$ -	$ -	$ -
Leases	$ -	$ -	$ -	$ -
Developer Advances	$ -	$ -	$ -	$ -
Other (specify):	$ -	$ -	$ -	$ -
TOTAL	$ -	$ -	$ -	$ -

*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-5	Does the entity have any authorized, but unissued, debt?	☑	☐
If yes:	How much? $ 65,000,000.00		
	Date the debt was authorized: 5/8/2012		
4-6	Does the entity intend to issue debt within the next calendar year?	☐	☑
If yes:	How much? $ -		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?	☐	☑
If yes:	What is the amount outstanding? $ -		
4-8	Does the entity have any lease agreements?	☐	☑
If yes:	What is being leased?		
	What is the original date of the lease?		
	Number of years of lease?		
	Is the lease subject to annual appropriation?	☐	☑
	What are the annual lease payments? $ -		

Please use this space to provide any explanations or comments:

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	$ 12,972	
5-2	Certificates of deposit	$ -	
	Total Cash Deposits		$ 12,972
	Investments (if investment is a mutual fund, please list underlying investments):		
5-3		$ -	
		$ -	
		$ -	
		$ -	
	Total Investments		$ -
	Total Cash and Investments		$ 12,972

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☐	☐	☑
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	☑	☐	☐

If no, MUST use this space to provide any explanations:

PART 6 - CAPITAL ASSETS

Please answer the following questions by marking in the appropriate boxes.

		Yes	No
6-1	Does the entity have capital assets?	☐	☑
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:	☐	☑

N/A

6-3

Complete the following capital assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	$ -	$ -	$ -	$ -
Buildings	$ -	$ -	$ -	$ -
Machinery and equipment	$ -	$ -	$ -	$ -
Furniture and fixtures	$ -	$ -	$ -	$ -
Infrastructure	$ -	$ -	$ -	$ -
Construction In Progress (CIP)	$ -	$ -	$ -	$ -
Other (explain):	$ -	$ -	$ -	$ -
Accumulated Depreciation	$ -	$ -	$ -	$ -
TOTAL	$ -	$ -	$ -	$ -

Please use this space to provide any explanations or comments:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

		Yes	No
7-1	Does the entity have an "old hire" firemen's pension plan?	☐	☑
7-2	Does the entity have a volunteer firemen's pension plan?	☐	☑

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	$ -
State contribution amount:	$ -
Other (gifts, donations, etc.):	$ -
TOTAL	$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan	$ -

Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

		Yes	No	N/A
8-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	☑	☐	☐
8-2	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	☑	☐	☐

If yes: Please indicate the amount budgeted for each fund for the year reported:

General Operating Fund	$ 52

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

	Please answer the following question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	☑	☐

If no, MUST explain:

PART 10 - GENERAL INFORMATION

	Please answer the following questions by marking in the appropriate boxes.	Yes	No
10-1	Is this application for a newly formed governmental entity?	☐	☑
If yes:	Date of formation:		
10-2	Has the entity changed its name in the past or current year?	☐	☑
If yes:	Please list the NEW name & PRIOR name:		
10-3	Is the entity a metropolitan district?	☑	☐
	Please indicate what services the entity provides: Authorized to provide certain public improvements as described in its Service Plan.		
10-4	Does the entity have an agreement with another government to provide services?	☐	☑
If yes:	List the name of the other governmental entity and the services provided:		
10-5	Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during	☐	☑
If yes:	Date Filed:		
10-6	Does the entity have a certified Mill Levy?	☑	☐
If yes:	Please provide the following mills levied for the year reported (do not report $ amounts):		

Bond Redemption mills	-
General/Other mills	5.00
Total mills	5.00

Please use this space to provide any explanations or comments:

PART 11 - GOVERNING BODY APPROVAL

	Please answer the following question by marking in the appropriate box	YES	NO
12-1	**If you plan to submit this form electronically, have you read the new Electronic Signature Policy?**	☑	☐

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:
1) Submit the application in hard copy via the US Mail including original signatures.
2) Submit the application electronically via email and either,
a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

	Print the names of ALL current governing board members below.	A MAJORITY of the governing board members must complete and sign in the column below.
Board Member 1	Print Board Member's Name **Brian C. Mott**	I Brian C. Mott attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: 3.20.2019 My term Expires: May 5, 2020
Board Member 2	Print Board Member's Name **Karen A. Mott**	I Karen A. Mott , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: 3/20/19 My term Expires: May 5, 2020
Board Member 3	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 4	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 5	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 6	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

RESOLUTION APPROVING THE EXEMPTION FROM AUDIT
FOR FISCAL YEAR 2018 FOR THE
WARD TOD METROPOLITAN DISTRICT NOS. 1, 2 & 3

(revenues or expenditures did not exceed $100,000)
(Pursuant to Section 29-1-604, C.R.S.)

WHEREAS, the Board of Directors of the Ward TOD Metropolitan District Nos. 1, 2 & 3 (collectively, the "District") wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provisions of Section 29-1-603, C.R.S.; and

WHEREAS, neither revenues nor expenditures for the District exceeded $100,000 for fiscal year 2018; and

WHEREAS, an application for exemption from audit for the District has been prepared by a person skilled in governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved by the Board of Directors of the Ward TOD Metropolitan District Nos. 1, 2 & 3 that the application for exemption from audit for the District for the fiscal year ended December 31, 2018, has been personally reviewed and is hereby approved by a majority of the Board of Directors of the District; that those members of the Board have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of the application for exemption from audit of the District for fiscal year ended December 31, 2018.

ADOPTED this 20th day of March, 2019.

WARD TOD METROPOLITAN DISTRICT
NOS. 1, 2 & 3

By: _____
President

ATTEST:

_____
Secretary

Board Member Name	Term Expires	Signature
Brian C. Mott	2020	
Karen A. Mott	2020	

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	WARD TOD METROPOLITAN DISTRICT NO. 3
ADDRESS	1700 Lincoln Street, Suite 2000
	Denver, CO 80203
CONTACT PERSON	Russell W. Dykstra
PHONE	(303) 839-3838
EMAIL	clinney@spencerfane.com
FAX	(303) 839-3838

For the Year Ended
12/31/18
or fiscal year ended:

PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:	Courtney Linney
TITLE	Paralegal
FIRM NAME (if applicable)	Spencer Fane LLP
ADDRESS	1700 Lincoln Street, Suite 2000
PHONE	303-839-3800
DATE PREPARED	8-Mar-19

PREPARER (SIGNATURE REQUIRED)

Courtney Linney

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
	☑	☐

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description			Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes:	Property	(report mills levied in Question 10-6)	$ 3,473	
2-2		Specific ownership		$ 297	
2-3		Sales and use		$ -	
2-4		Other (specify):		$ -	
2-5	Licenses and permits			$ -	
2-6	Intergovernmental:	Grants		$ -	
2-7		Conservation Trust Funds (Lottery)		$ -	
2-8		Highway Users Tax Funds (HUTF)		$ -	
2-9		Other (specify):		$ -	
2-10	Charges for services			$ -	
2-11	Fines and forfeits			$ -	
2-12	Special assessments			$ -	
2-13	Investment income			$ -	
2-14	Charges for utility services			$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	$ -	
2-16	Lease proceeds			$ -	
2-17	Developer Advances received		(should agree with line 4-4)		
2-18	Proceeds from sale of capital assets			$ -	
2-19	Fire and police pension			$ -	
2-20	Donations			$ -	
2-21	Other (specify):			$ -	
2-22				$ -	
2-23				$ -	
2-24	(add lines 2-1 through 2-23)		TOTAL REVENUE	$ 3,770	

PART 3 - EXPENDITURES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description		Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative		$ -	
3-2	Salaries		$ -	
3-3	Payroll taxes		$ -	
3-4	Contract services		$ -	
3-5	Employee benefits		$ -	
3-6	Insurance		$ -	
3-7	Accounting and legal fees		$ -	
3-8	Repair and maintenance		$ -	
3-9	Supplies		$ -	
3-10	Utilities and telephone		$ -	
3-11	Fire/Police		$ -	
3-12	Streets and highways		$ -	
3-13	Public health		$ -	
3-14	Culture and recreation		$ -	
3-15	Utility operations		$ -	
3-16	Capital outlay		$ -	
3-17	Debt service principal	(should agree with Part 4)	$ -	
3-18	Debt service interest		$ -	
3-19	Repayment of Developer Advance Principal	(should agree with line 4-4)	$ -	
3-20	Repayment of Developer Advance Interest		$ -	
3-21	Contribution to pension plan	(should agree to line 7-2)	$ -	
3-22	Contribution to Fire & Police Pension Assoc.	(should agree to line 7-2)	$ -	
3-23	Other (specify):			
3-24	Treasurer's Fees		$ 52	
3-25			$ -	
3-26	(add lines 3-1 through 3-24)	TOTAL EXPENDITURES	$ 52	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than $100,000 - STOP. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

		Yes	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	☑	☐
4-2	Is the debt repayment schedule attached? If no, MUST explain: All costs are being funded by an advance from the developer at this time.	☐	☑
4-3	Is the entity current in its debt service payments? If no, MUST explain:	☑	☐

4-4

Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	$ -	$ -	$ -	$ -
Revenue bonds	$ -	$ -	$ -	$ -
Notes/Loans	$ -	$ -	$ -	$ -
Leases	$ -	$ -	$ -	$ -
Developer Advances	$ -	$ -	$ -	$ -
Other (specify):	$ -	$ -	$ -	$ -
TOTAL	$ -	$ -	$ -	$ -

*must tie to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

			Yes	No
4-5	Does the entity have any authorized, but unissued, debt?		☑	☐
If yes:	How much?	$ 65,000,000.00		
	Date the debt was authorized:	5/8/2012		
4-6	Does the entity intend to issue debt within the next calendar year?		☐	☑
If yes:	How much?	$ -		
4-7	Does the entity have debt that has been refinanced that it is still responsible for?		☐	☑
If yes:	What is the amount outstanding?	$ -		
4-8	Does the entity have any lease agreements?		☐	☑
If yes:	What is being leased?			
	What is the original date of the lease?			
	Number of years of lease?			
	Is the lease subject to annual appropriation?		☐	☑
	What are the annual lease payments?	$ -		

Please use this space to provide any explanations or comments:

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

		Amount	Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	$ 12,972	
5-2	Certificates of deposit	$ -	
	Total Cash Deposits		$ 12,972
	Investments (if investment is a mutual fund, please list underlying investments):		
5-3		$ -	
		$ -	
		$ -	
		$ -	
	Total Investments		$ -
	Total Cash and Investments		$ 12,972

Please answer the following questions by marking in the appropriate boxes

		Yes	No	N/A
5-4	Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	☐	☐	☑
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	☑	☐	☐

If no, MUST use this space to provide any explanations:

PART 6 - CAPITAL ASSETS

Please answer the following questions by marking in the appropriate boxes.

		Yes	No
6-1	Does the entity have capital assets?	☐	☑
6-2	Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain:	☐	☑

N/A

6-3

Complete the following capital assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	$ -	$ -	$ -	$ -
Buildings	$ -	$ -	$ -	$ -
Machinery and equipment	$ -	$ -	$ -	$ -
Furniture and fixtures	$ -	$ -	$ -	$ -
Infrastructure	$ -	$ -	$ -	$ -
Construction In Progress (CIP)	$ -	$ -	$ -	$ -
Other (explain):	$ -	$ -	$ -	$ -
Accumulated Depreciation	$ -	$ -	$ -	$ -
TOTAL	$ -	$ -	$ -	$ -

Please use this space to provide any explanations or comments:

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

		Yes	No
7-1	Does the entity have an "old hire" firemen's pension plan?	☐	☑
7-2	Does the entity have a volunteer firemen's pension plan?	☐	☑

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	$ -
State contribution amount:	$ -
Other (gifts, donations, etc.):	$ -
TOTAL	$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan $ -

Please use this space to provide any explanations or comments:

PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

		Yes	No	N/A
8-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?	☑	☐	☐
8-2	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	☑	☐	☐

If yes: Please indicate the amount budgeted for each fund for the year reported:

General Operating Fund	$ 52

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

	Please answer the following question by marking in the appropriate box	Yes	No
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.	☑	☐

If no, MUST explain:

PART 10 - GENERAL INFORMATION

	Please answer the following questions by marking in the appropriate boxes.	Yes	No
10-1	Is this application for a newly formed governmental entity?	☐	☑
If yes:	Date of formation:		
10-2	Has the entity changed its name in the past or current year?	☐	☑
If yes:	Please list the NEW name & PRIOR name:		
10-3	Is the entity a metropolitan district?	☑	☐
	Please indicate what services the entity provides: Authorized to provide certain public improvements as described in its Service Plan.		
10-4	Does the entity have an agreement with another government to provide services?	☐	☑
If yes:	List the name of the other governmental entity and the services provided:		
10-5	Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during	☐	☑
If yes:	Date Filed:		
10-6	Does the entity have a certified Mill Levy?	☑	☐
If yes:	Please provide the following mills levied for the year reported (do not report $ amounts):		

Bond Redemption mills	-
General/Other mills	5.00
Total mills	5.00

Please use this space to provide any explanations or comments:

PART 11 - GOVERNING BODY APPROVAL			
	Please answer the following question by marking in the appropriate box	YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	☑	☐

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:
1) Submit the application in hard copy via the US Mail including original signatures.
2) Submit the application electronically via email and either,
a. Include a copy of an adopted resolution that documents formal approval by the Board, **or**
b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

	Print the names of ALL current governing board members below.	A MAJORITY of the governing board members must complete and sign in the column below.
Board Member 1	Print Board Member's Name **Brian C. Mott**	I Brian C. Mott , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date: 3.20.2019 My term Expires: May 5, 2020
Board Member 2	Print Board Member's Name **Karen A. Mott**	I Karen A. Mott , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date: 3/20/19 My term Expires: May 5, 2020
Board Member 3	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 4	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 5	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 6	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____
Board Member 7	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed_____ Date:_____ My term Expires:_____

RESOLUTION APPROVING THE EXEMPTION FROM AUDIT
FOR FISCAL YEAR 2018 FOR THE
WARD TOD METROPOLITAN DISTRICT NOS. 1, 2 & 3

(revenues or expenditures did not exceed $100,000)
(Pursuant to Section 29-1-604, C.R.S.)

WHEREAS, the Board of Directors of the Ward TOD Metropolitan District Nos. 1, 2 & 3 (collectively, the "District") wishes to claim exemption from the audit requirements of Section 29-1-603, C.R.S.; and

WHEREAS, Section 29-1-604, C.R.S., states that any local government where neither revenues nor expenditures exceed seven hundred and fifty thousand dollars may, with the approval of the State Auditor, be exempt from the provisions of Section 29-1-603, C.R.S.; and

WHEREAS, neither revenues nor expenditures for the District exceeded $100,000 for fiscal year 2018; and

WHEREAS, an application for exemption from audit for the District has been prepared by a person skilled in governmental accounting; and

WHEREAS, said application for exemption from audit has been completed in accordance with regulations issued by the State Auditor.

NOW THEREFORE, be it resolved by the Board of Directors of the Ward TOD Metropolitan District Nos. 1, 2 & 3 that the application for exemption from audit for the District for the fiscal year ended December 31, 2018, has been personally reviewed and is hereby approved by a majority of the Board of Directors of the District; that those members of the Board have signified their approval by signing below; and that this resolution shall be attached to, and shall become a part of the application for exemption from audit of the District for fiscal year ended December 31, 2018.

ADOPTED this 20th day of March, 2019.

WARD TOD METROPOLITAN DISTRICT
NOS. 1, 2 & 3

By: _____
President

ATTEST:

_____
Secretary

Board Member Name	Term Expires	Signature
Brian C. Mott	2020	
Karen A. Mott	2020	

EXHIBIT B
2018 Budgets

WARD TOD METROPOLITAN DISTRICTS NO.1, NO.2, & NO.3

2018 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Ward TOD Metropolitan Districts NOS 1-3 were organized in April 2012 and are governed pursuant to provisions of the Colorado Special District Act. The Districts' service area is located in the City of Wheat Ridge, Jefferson County, Colorado. The Districts were established to provide public streets, traffic and safety, water, sewer, park and recreation, mosquito control, and fire protection services, programs, and facilities to the landowners and residents of the District.

The Districts have no employees and all operations and administrative functions are contracted.

Important Features of the Budget

The Districts prepare their budgets on the modified cash basis of accounting.

The 2018 budgets do not result in a violation of any applicable property tax or fiscal year spending limitations. All costs of establishing and operating the Districts have been paid by the Developer. The summation of these costs will be presented to the Districts' Board of Directors for approval and reimbursement to the Developer. The on-going administrative costs for all of the Districts are consolidated into the District No.1 General Fund budget.

The Ward TOD Metropolitan Districts NOS 1-3 certified a minimal mill levy in 2014 and have no plans to issue bonds; therefore, the majority of operational costs will be funded by contributions from the Developer.

Anticipated Projects

There are no anticipated projects for the 2018 Fiscal Year in any of the three Districts.

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

WARD TOD METROPOLITAN DISTRICT NO. 1
SUMMARY
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ 4,783	$ 7,021	$ 6,989	$ 9,240
REVENUE				
Property taxes	2,084	2,084	2,084	3,473
Specific ownership tax	153	160	197	200
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	5,866	13,581	9,205	12,050
Bond proceeds	-	-	-	-
Total revenue	8,103	15,825	11,486	15,723
TRANSFERS IN	-	-	-	-
Total funds available	12,886	22,846	18,476	24,963
EXPENDITURES				
General				
Accounting	-	750	2,850	750
Audit	181	500	110	250
Bond issue costs	-	-	-	-
County Treasurer's fees	31	31	31	52
Director fees	-	-	-	-
Election costs	1,157	1,000	1,000	1,000
Insurance	1,880	2,000	2,000	2,000
Legal	2,402	9,000	3,000	7,750
Management	-	-	-	-
Repairs and maintenance	-	-	-	-
Repayment of Developer advance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	246	300	245	300
Contingency	-	-	-	-
Debt Service				
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Capital outlay	-	-	-	-
Total expenditures	5,897	13,581	9,236	12,102
TRANSFERS OUT	-	-	-	-
Total expenditures and transfers out requiring appropriation	5,897	13,581	9,236	12,102
ENDING FUNDS AVAILABLE	$ 6,989	$ 9,265	$ 9,240	$ 12,861
EMERGENCY RESERVE	$ 180	$ 410	$ 280	$ 360

WARD TOD METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
ASSESSED VALUATION				
Residential	$ -	$ -	$ -	$ -
Commecial	-	-	-	-
State assessed	-	-	-	-
Vacant land	-	-	-	-
Personal property	-	-	-	-
	-	-	-	-
Adjustments	-	-	-	-
Certified Assessed Value	$ 416,730	$ 416,730	$ 416,730	$ 694,589
MILL LEVY				
General	5.000	5.000	5.000	5.000
Debt Service	0.000	0.000	0.000	0.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000	0.000
Total mill levy	5.000	5.000	5.000	5.000
PROPERTY TAXES				
General	$ 2,084	$ 2,084	$ 2,084	$ 3,473
Debt Service	-	-	-	-
Temporary Mill Levy Reduction	-	-	-	-
Refund and abatements	-	-	-	-
Levied property taxes	2,084	2,084	2,084	3,473
Adjustments to actual/rounding	-	-	-	-
Refunds and abatements	-	-	-	-
Budgeted property taxes	$ 2,084	$ 2,084	$ 2,084	$ 3,473
BUDGETED PROPERTY TAXES				
General	$ 2,084	$ 2,084	$ 2,084	$ 3,473
Debt Service	-	-	-	-
	$ 2,084	$ 2,084	$ 2,084	$ 3,473

WARD TOD METROPOLITAN DISTRICT NO. 1
GENERAL FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ 4,783	$ 7,021	$ 6,989	$ 9,240
REVENUE				
Property taxes	2,084	2,084	2,084	3,473
Specific ownership tax	153	160	197	200
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	5,866	13,581	9,205	12,050
Bond proceeds	-	-	-	-
Total revenue	8,103	15,825	11,486	15,723
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	12,886	22,846	18,476	24,963
EXPENDITURES				
Accounting	-	750	2,850	750
Audit	181	500	110	250
Bond issue costs	-	-	-	-
County Treasurer's fees	31	31	31	52
Director fees	-	-	-	-
Election costs	1,157	1,000	1,000	1,000
Insurance	1,880	2,000	2,000	2,000
Legal	2,402	9,000	3,000	7,750
Repairs and maintenance	-	-	-	-
Repayment of developer advance	-	-	-	-
Utilities				
Miscellaneous	246	300	245	300
Contingency	-	-	-	-
Total expenditures	5,897	13,581	9,236	12,102
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	5,897	13,581	9,236	12,102
ENDING FUNDS AVAILABLE	$ 6,989	$ 9,265	$ 9,240	$ 12,861
EMERGENCY RESERVE	$ 180	$ 410	$ 280	$ 360

WARD TOD METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Property taxes	-	-	-	-
Investment income	-	-	-	-
System development fees	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Bond issue costs	-	-	-	-
County Treasurer's fees	-	-	-	-
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
General				
Accounting	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repayment of Developer advance	-	-	-	-
Bond issue costs	-	-	-	-
Miscellaneous	-	-	-	-
Capital outlay	-	-	-	-
Streets	-	-	-	-
Storm drainage	-	-	-	-
Parks/recreation	-	-	-	-
Landscaping	-	-	-	-
Engineering	-	-	-	-
Contigency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICTS NO.1, NO.2, & NO.3

2018 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Ward TOD Metropolitan Districts NOS 1-3 were organized in April 2012 and are governed pursuant to provisions of the Colorado Special District Act. The Districts' service area is located in the City of Wheat Ridge, Jefferson County, Colorado. The Districts were established to provide public streets, traffic and safety, water, sewer, park and recreation, mosquito control, and fire protection services, programs, and facilities to the landowners and residents of the District.

The Districts have no employees and all operations and administrative functions are contracted.

Important Features of the Budget

The Districts prepare their budgets on the modified cash basis of accounting.

The 2018 budgets do not result in a violation of any applicable property tax or fiscal year spending limitations. All costs of establishing and operating the Districts have been paid by the Developer. The summation of these costs will be presented to the Districts' Board of Directors for approval and reimbursement to the Developer. The on-going administrative costs for all of the Districts are consolidated into the District No.1 General Fund budget.

The Ward TOD Metropolitan Districts NOS 1-3 certified a minimal mill levy in 2014 and have no plans to issue bonds; therefore, the majority of operational costs will be funded by contributions from the Developer.

Anticipated Projects

There are no anticipated projects for the 2018 Fiscal Year in any of the three Districts.

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

WARD TOD METROPOLITAN DISTRICT NO. 2
SUMMARY
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ 4,783	$ 6,989	$ 6,989	$ 9,239
REVENUE				
Property taxes	2,084	2,084	2,084	3,473
Specific ownership tax	153	160	197	200
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,237	2,244	2,281	3,673
TRANSFERS IN	-	-	-	-
Total funds available	7,020	9,233	9,270	12,912
EXPENDITURES				
General				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	-	31	31	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repairs and maintenance	-	-	-	-
Repayment of Developer advance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Debt Service				
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Capital outlay	-	-	-	-
Total expenditures	-	31	31	52
TRANSFERS OUT	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	31	31	52
ENDING FUNDS AVAILABLE	$ 7,020	$ 9,202	$ 9,239	$ 12,860
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
ASSESSED VALUATION				
Residential	$ -	$ -	$ -	$ -
Commecial	-	-	-	-
State assessed	-	-	-	-
Vacant land	-	-	-	-
Personal property	-	-	-	-
	-	-	-	-
Adjustments	-	-	-	-
Certified Assessed Value	$ 416,730	$ 416,730	$ 416,730	$ 694,589
MILL LEVY				
General	5.000	5.000	5.000	5.000
Debt Service	0.000	0.000	0.000	0.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000	0.000
Total mill levy	5.000	5.000	5.000	5.000
PROPERTY TAXES				
General	$ 2,084	$ 2,084	$ 2,084	$ 3,473
Debt Service	-	-	-	-
Temporary Mill Levy Reduction	-	-	-	-
Refund and abatements	-	-	-	-
Levied property taxes	2,084	2,084	2,084	3,473
Adjustments to actual/rounding	-	-	-	-
Refunds and abatements	-	-	-	-
Budgeted property taxes	$ 2,084	$ 2,084	$ 2,084	$ 3,473
BUDGETED PROPERTY TAXES				
General	$ 2,084	$ 2,084	$ 2,084	$ 3,473
Debt Service	-	-	-	-
	$ 2,084	$ 2,084	$ 2,084	$ 3,473

WARD TOD METROPOLITAN DISTRICT NO. 2
GENERAL FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ 4,783	$ 6,989	$ 6,989	$ 9,239
REVENUE				
Property taxes	2,084	2,084	2,084	3,473
Specific ownership tax	153	160	197	200
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,237	2,244	2,281	3,673
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	7,020	9,233	9,270	12,912
EXPENDITURES				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	-	31	31	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Repairs and maintenance	-	-	-	-
Repayment of developer advance	-	-	-	-
Utilities				
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	31	31	52
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	31	31	52
ENDING FUNDS AVAILABLE	$ 7,020	$ 9,202	$ 9,239	$ 12,860
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Property taxes	-	-	-	-
Investment income	-	-	-	-
System development fees	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Bond issue costs	-	-	-	-
County Treasurer's fees	-	-	-	-
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
General				
Accounting	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repayment of Developer advance	-	-	-	-
Bond issue costs	-	-	-	-
Miscellaneous	-	-	-	-
Capital outlay	-	-	-	-
Streets	-	-	-	-
Storm drainage	-	-	-	-
Parks/recreation	-	-	-	-
Landscaping	-	-	-	-
Engineering	-	-	-	-
Contigency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICTS NO.1, NO.2, & NO.3

2018 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Ward TOD Metropolitan Districts NOS 1-3 were organized in April 2012 and are governed pursuant to provisions of the Colorado Special District Act. The Districts' service area is located in the City of Wheat Ridge, Jefferson County, Colorado. The Districts were established to provide public streets, traffic and safety, water, sewer, park and recreation, mosquito control, and fire protection services, programs, and facilities to the landowners and residents of the District.

The Districts have no employees and all operations and administrative functions are contracted.

Important Features of the Budget

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The 2018 budgets do not result in a violation of any applicable property tax or fiscal year spending limitations. All costs of establishing and operating the Districts have been paid by the Developer. The summation of these costs will be presented to the Districts' Board of Directors for approval and reimbursement to the Developer. The on-going administrative costs for all of the Districts are consolidated into the District No.1 General Fund budget.

The Ward TOD Metropolitan Districts NOS 1-3 certified a minimal mill levy in 2014 and have no plans to issue bonds; therefore, the majority of operational costs will be funded by contributions from the Developer.

Anticipated Projects

There are no anticipated projects for the 2018 Fiscal Year in any of the three Districts.

WARD TOD METROPOLITAN DISTRICT NO. 3
SUMMARY
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ 4,783	$ 6,989	$ 6,989	$ 9,239
REVENUE				
Property taxes	2,084	2,084	2,084	3,473
Specific ownership tax	153	160	197	200
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,237	2,244	2,281	3,673
TRANSFERS IN	-	-	-	-
Total funds available	7,020	9,233	9,270	12,912
EXPENDITURES				
General				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	-	31	31	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repairs and maintenance	-	-	-	-
Repayment of Developer advance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Debt Service				
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Capital outlay	-	-	-	-
Total expenditures	-	31	31	52
TRANSFERS OUT	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	31	31	52
ENDING FUNDS AVAILABLE	$ 7,020	$ 9,202	$ 9,239	$ 12,860
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
ASSESSED VALUATION				
Residential	$ -	$ -	$ -	$ -
Commecial	-	-	-	-
State assessed	-	-	-	-
Vacant land	-	-	-	-
Personal property	-	-	-	-
	-	-	-	-
Adjustments	-	-	-	-
Certified Assessed Value	$ 416,730	$ 416,730	$ 416,730	$ 694,589
MILL LEVY				
General	5.000	5.000	5.000	5.000
Debt Service	0.000	0.000	0.000	0.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000	0.000
Total mill levy	5.000	5.000	5.000	5.000
PROPERTY TAXES				
General	$ 2,084	$ 2,084	$ 2,084	$ 3,473
Debt Service	-	-	-	-
Temporary Mill Levy Reduction	-	-	-	-
Refund and abatements	-	-	-	-
Levied property taxes	2,084	2,084	2,084	3,473
Adjustments to actual/rounding	-	-	-	-
Refunds and abatements	-	-	-	-
Budgeted property taxes	$ 2,084	$ 2,084	$ 2,084	$ 3,473
BUDGETED PROPERTY TAXES				
General	$ 2,084	$ 2,084	$ 2,084	$ 3,473
Debt Service	-	-	-	-
	$ 2,084	$ 2,084	$ 2,084	$ 3,473

WARD TOD METROPOLITAN DISTRICT NO. 3
GENERAL FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ 4,783	$ 6,989	$ 6,989	$ 9,239
REVENUE				
Property taxes	2,084	2,084	2,084	3,473
Specific ownership tax	153	160	197	200
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,237	2,244	2,281	3,673
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	7,020	9,233	9,270	12,912
EXPENDITURES				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	-	31	31	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Repairs and maintenance	-	-	-	-
Repayment of developer advance	-	-	-	-
Utilities				
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	31	31	52
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	31	31	52
ENDING FUNDS AVAILABLE	$ 7,020	$ 9,202	$ 9,239	$ 12,860
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Property taxes	-	-	-	-
Investment income	-	-	-	-
System development fees	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Bond issue costs	-	-	-	-
County Treasurer's fees	-	-	-	-
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
FORECASTED 2018 BUDGET AS PROJECTED
WITH 2017 ESTIMATED

	ACTUAL 2016	BUDGET 2017	ESTIMATED 2017	PROJECTED 2018
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
General				
Accounting	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repayment of Developer advance	-	-	-	-
Bond issue costs	-	-	-	-
Miscellaneous	-	-	-	-
Capital outlay	-	-	-	-
Streets	-	-	-	-
Storm drainage	-	-	-	-
Parks/recreation	-	-	-	-
Landscaping	-	-	-	-
Engineering	-	-	-	-
Contigency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

EXHIBIT C
2019 Budgets

WARD TOD METROPOLITAN DISTRICTS NO.1, NO.2, & NO.3

2019 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Ward TOD Metropolitan Districts NOS 1-3 were organized in April 2012 and are governed pursuant to provisions of the Colorado Special District Act. The Districts' service area is located in the City of Wheat Ridge, Jefferson County, Colorado. The Districts were established to provide public streets, traffic and safety, water, sewer, park and recreation, mosquito control, and fire protection services, programs, and facilities to the landowners and residents of the District.

The Districts have no employees and all operations and administrative functions are contracted.

Important Features of the Budget

The Districts prepare their budgets on the modified cash basis of accounting.

The 2019 budgets do not result in a violation of any applicable property tax or fiscal year spending limitations. All costs of establishing and operating the Districts have been paid by the Developer. The summation of these costs will be presented to the Districts' Board of Directors for approval and reimbursement to the Developer. During 2019, available funds in Districts Nos 2 & 3 will be transferred to District No. 1 and a partial reimbursement of the outstanding Developer Advance is projected to be paid from District No.1. The on-going administrative costs for all of the Districts are consolidated into the District No.1 General Fund budget.

The Ward TOD Metropolitan Districts NOS 1-3 certified a minimal mill levy and have no plans to issue bonds; therefore, the majority of operational costs will be funded by contributions from the Developer. An additional 5 mils were certified for 2018 in District No.1 to fund payment of the contractual obligation due to the Developer.

Anticipated Projects

There are no anticipated projects for the 2019 Fiscal Year in any of the three Districts.

WARD TOD METROPOLITAN DISTRICT NO. 1
SUMMARY
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ 6,989	$ 9,240	$ 9,244	$ 12,962
REVENUE				
Property taxes	2,084	3,473	3,473	6,946
Specific ownership tax	202	200	297	300
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	3,444	12,050	10,315	15,520
Bond proceeds	-	-	-	-
Total revenue	5,730	15,723	14,085	22,766
TRANSFERS IN	-	-	-	32,000
Total funds available	12,719	24,963	23,329	67,728
EXPENDITURES				
General				
Accounting	-	750	750	4,380
Audit	110	250	50	200
Bond issue costs	-	-	-	-
County Treasurer's fees	31	52	52	52
Director fees	-	-	-	-
Election costs	-	1,000	347	-
Insurance	-	2,000	4,525	1,880
Legal	3,089	7,750	4,400	8,800
Management	-	-	-	-
Repairs and maintenance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	245	300	243	260
Contingency	-	-	-	-
Debt Service				
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Capital outlay	-	-	-	-
Total expenditures	3,475	12,102	10,367	15,572
TRANSFERS OUT				
Partial Repayment of developer advance	-	-	-	51,000
Total expenditures and transfers out requiring appropriation	3,475	12,102	10,367	66,572
ENDING FUNDS AVAILABLE	$ 9,244	$ 12,861	$ 12,962	$ 1,156
EMERGENCY RESERVE	$ 100	$ 360	$ 310	$ 470

WARD TOD METROPOLITAN DISTRICT NO. 1
PROPERTY TAX SUMMARY INFORMATION

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
ASSESSED VALUATION				
Residential	$ -	$ -	$ -	$ -
Commecial	-	-	-	-
State assessed	-	-	-	-
Vacant land	-	-	-	-
Personal property	-	-	-	-
	-	-	-	-
Adjustments	-	-	-	-
Certified Assessed Value	$ 416,730	$ 694,589	$ 694,589	$ 694,589
MILL LEVY				
General	5.000	5.000	5.000	5.000
Debt Service	0.000	0.000	0.000	0.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000	0.000
Contractual Obligations	0.000	0.000	0.000	5.000
Total mill levy	5.000	5.000	5.000	10.000
PROPERTY TAXES				
General	$ 2,084	$ 3,473	$ 3,473	$ 3,473
Debt Service	-	-	-	-
Temporary Mill Levy Reduction	-	-	-	-
Contractual Obligations	-	-	-	3,473
Levied property taxes	2,084	3,473	3,473	6,946
Adjustments to actual/rounding	-	-	-	-
Refunds and abatements	-	-	-	-
Budgeted property taxes	$ 2,084	$ 3,473	$ 3,473	$ 6,946
BUDGETED PROPERTY TAXES				
General	$ 2,084	$ 3,473	$ 3,473	$ 6,946
Debt Service	-	-	-	-
	$ 2,084	$ 3,473	$ 3,473	$ 6,946

WARD TOD METROPOLITAN DISTRICT NO. 1
GENERAL FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ 6,989	$ 9,240	$ 9,244	$ 12,962
REVENUE				
Property taxes	2,084	3,473	3,473	6,946
Specific ownership tax	202	200	297	300
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	3,444	12,050	10,315	15,520
Bond proceeds	-	-	-	-
Total revenue	5,730	15,723	14,085	22,766
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Districts #2 & #3	-	-	-	32,000
Total transfers in	-	-	-	32,000
Total funds available	12,719	24,963	23,329	67,728
EXPENDITURES				
Accounting	-	750	750	4,380
Audit	110	250	50	200
Bond issue costs	-	-	-	-
County Treasurer's fees	31	52	52	52
Director fees	-	-	-	-
Election costs	-	1,000	347	-
Insurance	-	2,000	4,525	1,880
Legal	3,089	7,750	4,400	8,800
Repairs and maintenance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	245	300	243	260
Contingency	-	-	-	-
Total expenditures	3,475	12,102	10,367	15,572
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Partial Repayment of developer advance	-	-	-	51,000
Total transfers out	-	-	-	51,000
Total expenditures and transfers out requiring appropriation	3,475	12,102	10,367	66,572
ENDING FUNDS AVAILABLE	$ 9,244	$ 12,861	$ 12,962	$ 1,156
EMERGENCY RESERVE	$ 100	$ 360	$ 310	$ 470

WARD TOD METROPOLITAN DISTRICT NO. 1
DEBT SERVICE FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Property taxes	-	-	-	-
Investment income	-	-	-	-
System development fees	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Bond issue costs	-	-	-	-
County Treasurer's fees	-	-	-	-
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
General				
Accounting	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repayment of Developer advance	-	-	-	-
Bond issue costs	-	-	-	-
Miscellaneous	-	-	-	-
Capital outlay	-	-	-	-
Streets	-	-	-	-
Storm drainage	-	-	-	-
Parks/recreation	-	-	-	-
Landscaping	-	-	-	-
Engineering	-	-	-	-
Contigency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICTS NO.1, NO.2, & NO.3

2019 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Ward TOD Metropolitan Districts NOS 1-3 were organized in April 2012 and are governed pursuant to provisions of the Colorado Special District Act. The Districts' service area is located in the City of Wheat Ridge, Jefferson County, Colorado. The Districts were established to provide public streets, traffic and safety, water, sewer, park and recreation, mosquito control, and fire protection services, programs, and facilities to the landowners and residents of the District.

The Districts have no employees and all operations and administrative functions are contracted.

Important Features of the Budget

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The 2019 budgets do not result in a violation of any applicable property tax or fiscal year spending limitations. All costs of establishing and operating the Districts have been paid by the Developer. The summation of these costs will be presented to the Districts' Board of Directors for approval and reimbursement to the Developer. During 2019, available funds in Districts Nos 2 & 3 will be transferred to District No. 1 and a partial reimbursement of the outstanding Developer Advance is projected to be paid from District No.1. The on-going administrative costs for all of the Districts are consolidated into the District No.1 General Fund budget.

The Ward TOD Metropolitan Districts NOS 1-3 certified a minimal mill levy and have no plans to issue bonds; therefore, the majority of operational costs will be funded by contributions from the Developer. An additional 5 mils were certified for 2018 in District No.1 to fund payment of the contractual obligation due to the Developer.

Anticipated Projects

There are no anticipated projects for the 2019 Fiscal Year in any of the three Districts.

WARD TOD METROPOLITAN DISTRICT NO. 2
SUMMARY
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ 6,989	$ 9,239	$ 9,244	$ 12,962
REVENUE				
Property taxes	2,084	3,473	3,473	3,473
Specific ownership tax	202	200	297	300
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,286	3,673	3,770	3,773
TRANSFERS IN	-	-	-	-
Total funds available	9,275	12,912	13,014	16,735
EXPENDITURES				
General				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	31	52	52	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repairs and maintenance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Debt Service				
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Capital outlay	-	-	-	-
Total expenditures	31	52	52	52
TRANSFERS OUT				
To District #1 for Developer Adv pymt	-	-	-	16,000
Total expenditures and transfers out requiring appropriation	31	52	52	16,052
ENDING FUNDS AVAILABLE	$ 9,244	$ 12,860	$ 12,962	$ 683
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
ASSESSED VALUATION				
Residential	$ -	$ -	$ -	$ -
Commecial	-	-	-	-
State assessed	-	-	-	-
Vacant land	-	-	-	-
Personal property	-	-	-	-
	-	-	-	-
Adjustments	-	-	-	-
Certified Assessed Value	$ 416,730	$ 694,589	$ 694,589	$ 694,589
MILL LEVY				
General	5.000	5.000	5.000	5.000
Debt Service	0.000	0.000	0.000	0.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000	0.000
Total mill levy	5.000	5.000	5.000	5.000
PROPERTY TAXES				
General	$ 2,084	$ 3,473	$ 3,473	$ 3,473
Debt Service	-	-	-	-
Temporary Mill Levy Reduction	-	-	-	-
Refund and abatements	-	-	-	-
Levied property taxes	2,084	3,473	3,473	3,473
Adjustments to actual/rounding	-	-	-	-
Refunds and abatements	-	-	-	-
Budgeted property taxes	$ 2,084	$ 3,473	$ 3,473	$ 3,473
BUDGETED PROPERTY TAXES				
General	$ 2,084	$ 3,473	$ 3,473	$ 3,473
Debt Service	-	-	-	-
	$ 2,084	$ 3,473	$ 3,473	$ 3,473

WARD TOD METROPOLITAN DISTRICT NO. 2
GENERAL FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ 6,989	$ 9,239	$ 9,244	$ 12,962
REVENUE				
Property taxes	2,084	3,473	3,473	3,473
Specific ownership tax	202	200	297	300
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System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,286	3,673	3,770	3,773
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	9,275	12,912	13,014	16,735
EXPENDITURES				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	31	52	52	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Repairs and maintenance	-	-	-	-
Utilities				
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	31	52	52	52
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
To District #1 for Developer Adv pymt	-	-	-	16,000
Total transfers out	-	-	-	16,000
Total expenditures and transfers out requiring appropriation	31	52	52	16,052
ENDING FUNDS AVAILABLE	$ 9,244	$ 12,860	$ 12,962	$ 683
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Property taxes	-	-	-	-
Investment income	-	-	-	-
System development fees	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Bond issue costs	-	-	-	-
County Treasurer's fees	-	-	-	-
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 2
CAPITAL PROJECTS FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
General				
Accounting	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repayment of Developer advance	-	-	-	-
Bond issue costs	-	-	-	-
Miscellaneous	-	-	-	-
Capital outlay	-	-	-	-
Streets	-	-	-	-
Storm drainage	-	-	-	-
Parks/recreation	-	-	-	-
Landscaping	-	-	-	-
Engineering	-	-	-	-
Contigency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICTS NO.1, NO.2, & NO.3

2019 BUDGET

SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Ward TOD Metropolitan Districts NOS 1-3 were organized in April 2012 and are governed pursuant to provisions of the Colorado Special District Act. The Districts' service area is located in the City of Wheat Ridge, Jefferson County, Colorado. The Districts were established to provide public streets, traffic and safety, water, sewer, park and recreation, mosquito control, and fire protection services, programs, and facilities to the landowners and residents of the District.

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The Ward TOD Metropolitan Districts NOS 1-3 certified a minimal mill levy and have no plans to issue bonds; therefore, the majority of operational costs will be funded by contributions from the Developer. An additional 5 mils were certified for 2018 in District No.1 to fund payment of the contractual obligation due to the Developer.

Anticipated Projects

There are no anticipated projects for the 2019 Fiscal Year in any of the three Districts.

WARD TOD METROPOLITAN DISTRICT NO. 3
SUMMARY
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ 6,989	$ 9,239	$ 9,244	$ 12,962
REVENUE				
Property taxes	2,084	3,473	3,473	3,473
Specific ownership tax	202	200	297	300
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,286	3,673	3,770	3,773
TRANSFERS IN	-	-	-	-
Total funds available	9,275	12,912	13,014	16,735
EXPENDITURES				
General				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	31	52	52	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repairs and maintenance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Debt Service				
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Capital outlay	-	-	-	-
Total expenditures	31	52	52	52
TRANSFERS OUT				
To District #1 for Developer Adv pymt	-	-	-	16,000
Total expenditures and transfers out requiring appropriation	31	52	52	16,052
ENDING FUNDS AVAILABLE	$ 9,244	$ 12,860	$ 12,962	$ 683
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 3
PROPERTY TAX SUMMARY INFORMATION
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
ASSESSED VALUATION				
Residential	$ -	$ -	$ -	$ -
Commecial	-	-	-	-
State assessed	-	-	-	-
Vacant land	-	-	-	-
Personal property	-	-	-	-
	-	-	-	-
Adjustments	-	-	-	-
Certified Assessed Value	$ 416,730	$ 694,589	$ 694,589	$ 694,589
MILL LEVY				
General	5.000	5.000	5.000	5.000
Debt Service	0.000	0.000	0.000	0.000
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000	0.000
Total mill levy	5.000	5.000	5.000	5.000
PROPERTY TAXES				
General	$ 2,084	$ 3,473	$ 3,473	$ 3,473
Debt Service	-	-	-	-
Temporary Mill Levy Reduction	-	-	-	-
Refund and abatements	-	-	-	-
Levied property taxes	2,084	3,473	3,473	3,473
Adjustments to actual/rounding	-	-	-	-
Refunds and abatements	-	-	-	-
Budgeted property taxes	$ 2,084	$ 3,473	$ 3,473	$ 3,473
BUDGETED PROPERTY TAXES				
General	$ 2,084	$ 3,473	$ 3,473	$ 3,473
Debt Service	-	-	-	-
	$ 2,084	$ 3,473	$ 3,473	$ 3,473

WARD TOD METROPOLITAN DISTRICT NO. 3
GENERAL FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ 6,989	$ 9,239	$ 9,244	$ 12,962
REVENUE				
Property taxes	2,084	3,473	3,473	3,473
Specific ownership tax	202	200	297	300
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	2,286	3,673	3,770	3,773
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	9,275	12,912	13,014	16,735
EXPENDITURES				
Accounting	-	-	-	-
Audit	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	31	52	52	52
Director fees	-	-	-	-
Election costs	-	-	-	-
Insurance	-	-	-	-
Legal	-	-	-	-
Repairs and maintenance	-	-	-	-
Utilities	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	31	52	52	52
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
To District#1 for Developer Adv Pymt	-	-	-	16,000
Total transfers out	-	-	-	16,000
Total expenditures and transfers out requiring appropriation	31	52	52	16,052
ENDING FUNDS AVAILABLE	$ 9,244	$ 12,860	$ 12,962	$ 683
EMERGENCY RESERVE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 3
DEBT SERVICE FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Property taxes	-	-	-	-
Investment income	-	-	-	-
System development fees	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
Bond issue costs	-	-	-	-
County Treasurer's fees	-	-	-	-
Paying agent fees	-	-	-	-
Bond principal	-	-	-	-
Bond interest	-	-	-	-
Letter of credit fees	-	-	-	-
Miscellaneous	-	-	-	-
Contingency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -

WARD TOD METROPOLITAN DISTRICT NO. 3
CAPITAL PROJECTS FUND
FORECASTED 2019 BUDGET AS PROJECTED
WITH 2018 ESTIMATED

	ACTUAL 2017	BUDGET 2018	ESTIMATED 2018	PROJECTED 2019
BEGINNING FUNDS AVAILABLE	$ -	$ -	$ -	$ -
REVENUE				
Investment income	-	-	-	-
System development fees	-	-	-	-
Developer advance	-	-	-	-
Bond proceeds	-	-	-	-
Total revenue	-	-	-	-
TRANSFERS IN				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	-	-	-	-
EXPENDITURES				
General				
Accounting	-	-	-	-
Legal	-	-	-	-
Management	-	-	-	-
Repayment of Developer advance	-	-	-	-
Bond issue costs	-	-	-	-
Miscellaneous	-	-	-	-
Capital outlay	-	-	-	-
Streets	-	-	-	-
Storm drainage	-	-	-	-
Parks/recreation	-	-	-	-
Landscaping	-	-	-	-
Engineering	-	-	-	-
Contigency	-	-	-	-
Total expenditures	-	-	-	-
TRANSFERS OUT				
Debt Service Fund	-	-	-	-
General Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-	-
ENDING FUNDS AVAILABLE	$ -	$ -	$ -	$ -