

**LINCOLN STATION METROPOLITAN DISTRICT**  
**ANNUAL REPORT PURSUANT TO SECTION 32-1-207(3)(c), C.R.S.**

Pursuant to Section 32-1-207(3)(c), C.R.S., the Lincoln Station Metropolitan District (the “District”) is required to submit an annual report for the preceding calendar year commencing in 2023 for the 2022 calendar year to the Douglas County Board of County Commissioners, the Division of Local Government, the state auditor, and the Douglas County Clerk and Recorder. The District hereby submit this annual report pursuant to Section 32-1-207(3)(c), C.R.S. to satisfy the reporting requirement for the year 2022.

For the year ending December 31, 2022, the District makes the following report:

**(A) Boundary changes made.**

No boundary changes were made or proposed in 2022.

**(B) Intergovernmental agreements entered into or terminated with other governmental entities.**

None.

**(C) Access information to obtain a copy of rules and regulations adopted by the board.**

For information concerning rules and regulations adopted by the District please contact the District’s Manager:

CliftonLarsonAllen LLP  
Anna Jones, District Manager  
8390 E Crescent Pkwy., Ste. 300  
Greenwood Village, CO 80111  
Phone: 303-779-5710  
Email: [Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)

**(D) A summary of litigation involving public improvements owned by the special district.**

The District was not involved in any pending or threatened litigation in 2022.

**(E) The status of the construction of public improvements by the special district.**

None.

**(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.**

None.

**(G) The final assessed valuation of the special district as of December 31 of the reporting year.**

\$48,048,270

**(H) A copy of the current year's budget.**

See Exhibit A.

**(I) A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

See Exhibit B.

**(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.**

None.

**(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

None.

EXHIBIT A  
2023 Adopted Budget

LETTER OF BUDGET TRANSMITTAL

Date: January 30, 2023

To: Division of Local Government  
1313 Sherman Street, Room 521  
Denver, Colorado 80203

Attached are the 2023 budget and budget message for LINCOLN STATION METROPOLITAN DISTRICT in Douglas County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 9, 2022. If there are any questions on the budget, please contact:

Anna Jones, District Manager  
CliftonLarsonAllen LLP  
8390 E. Crescent Parkway, Suite 300  
Greenwood Village, CO 80111  
Telephone number: 303-779-5710  
[Anna.Jones@claconnect.com](mailto:Anna.Jones@claconnect.com)

I, Anna Jones, District Manager of the LINCOLN STATION METROPOLITAN DISTRICT hereby certify that the attached is a true and correct copy of the 2023 budget.

By: 

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Anna Jones, District Manager

STATE OF COLORADO  
COUNTY OF DOUGLAS  
LINCOLN STATION METROPOLITAN DISTRICT  
2023 BUDGET RESOLUTION

The Board of Directors of the Lincoln Station Metropolitan District, Douglas County, Colorado held a regular meeting on Wednesday, November 9, 2022, at the hour of 10:00 A.M., at 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado.

The following members of the Board of Directors were present:

President: Nathan Melchior  
Treasurer/Secretary: Jeremy Bayens  
Assistant Secretary: Natalie L. Dustman

Also present were: Anna Jones, Rachel Alles and Carrie Beacom; CliftonLarsonAllen LLP; Alicia J. Corley; Icenogle Seaver Pogue, P.C.; Sydney Burnett and Michael Lund; Piper Sandler & Co.; Tarin Mawhir; Cushman & Wakefield.

Ms. Jones reported that proper notice was made to allow the Board of Directors of the Lincoln Station Metropolitan District to conduct a public hearing on the 2023 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is a regular meeting of the Board of Directors of the District and that a notice of regular meeting was posted on the District's website at, <https://www.lincolnstationmd.com/>, no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Melchior introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE LINCOLN STATION METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023 AND ENDING ON THE LAST DAY OF DECEMBER 2023.

WHEREAS, the Board of Directors (the “Board”) of the Lincoln Station Metropolitan District (the “District”) has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration on or before October 15, 2022; and

WHEREAS, the proposed budget is more than fifty thousand dollars (\$50,000.00), due and proper notice was published on Thursday, October 27, 2022, in the *Douglas County News-Press*, indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District’s increased property tax revenues resulting from a request to the Division of Local Government pursuant to Section 29-1-302(1), C.R.S.; and an original publisher’s Affidavit of Publication is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Wednesday, November 9, 2022 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINCOLN STATION METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO:

Section 1. Summary of 2023 Revenues and 2023 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2023, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2023. In the event the final assessed valuation provided by the Douglas County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Jeremy Bayens, Treasurer and Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

Section 5. 2023 Levy of General Property Taxes. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the General Fund for operating expenses is \$361,131 and that the 2022 valuation for assessment, as certified by the Douglas County Assessor, is \$48,048,270. That for the purposes of meeting all general operating expenses of the District during the 2023 budget year, there is hereby levied a tax of 7.516 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6a. 2023 Levy of Debt Retirement Expenses. That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$1,324,259 and that the 2022 valuation for assessment, as certified by the Douglas County Assessor, is \$48,048,270. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 27.561 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 6b. 2023 Levy of Debt Retirement Expenses (DEBT ONLY). That the attached budget indicates that the amount of money from general property taxes necessary to balance the budget for the Debt Service Fund for debt retirement expense is \$151,158 and that the 2022 valuation for assessment, as certified by the Douglas County Assessor, is \$5,484,480. That for the purposes of meeting all debt retirement expenses of the District during the 2023 budget year, there is hereby levied a tax of 27.561 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2023.

Section 7. Certification to County Commissioners. That the Board Secretary and/or District's accountant are hereby authorized and directed to immediately certify to the Board of County Commissioners of Douglas County, the mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form attached hereto as Exhibit C and incorporated herein by this reference.

**[The remainder of this page is intentionally left blank.]**



The foregoing Resolution was seconded by Director Bayens.

RESOLUTION APPROVED AND ADOPTED THIS 9TH DAY OF NOVEMBER 2022.

LINCOLN STATION METROPOLITAN DISTRICT

DocuSigned by:  
*Nate Melchior*  
3ACE8C768E4A496...

By: Nathan Melchior  
Its: President

ATTEST:

DocuSigned by:  
*Jeremy Bayens*  
8F35586F44F3463...

By: Jeremy Bayens  
Its: Treasurer/Secretary

STATE OF COLORADO  
COUNTY OF DOUGLAS  
LINCOLN STATION METROPOLITAN DISTRICT

I, Jeremy Bayens, hereby certify that I am a director and the duly elected and qualified Treasurer and Secretary of the Lincoln Station Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a regular meeting of the Board of Directors of the Lincoln Station Metropolitan District held on Wednesday, November 9, 2022, at 8390 East Crescent Parkways, Suite 300, Greenwood Village, Colorado, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 9th day of November 2022.

DocuSigned by:  
*Jeremy Bayens*  
9F35506F44F3403

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Jeremy Bayens, Treasurer/Secretary

[SEAL]



**EXHIBIT A**

Affidavit  
Notice as to Proposed 2023 Budget

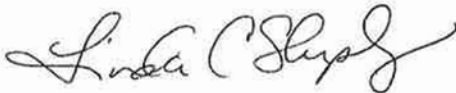
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Lincoln Station Metropolitan District (ISP) \*\*  
c/o Icenogle | Seaver | Pogue  
4725 South Monaco St., Suite 360  
Denver CO 80327

## AFFIDAVIT OF PUBLICATION

State of Colorado        }  
County of Douglas       } ss


This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/27/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Douglas County News-Press

State of Colorado        }  
County of Arapahoe     } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/27/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

  
\_\_\_\_\_  
Carla Bethke  
Notary Public  
My commission ends April 11, 2026

CARLA BETHKE  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20004025550  
MY COMMISSION EXPIRES APRIL 11, 2026



### Public Notice NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING LINCOLN STATION METROPOLITAN DISTRICT

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the LINCOLN STATION METROPOLITAN DISTRICT for the ensuing year of 2023. A copy of such proposed budget has been filed in the office of CliftonLarsonAllen LLP, 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the regular meeting of the Lincoln Station Metropolitan District to be held at 10:00 A.M., on Wednesday, November 9, 2022. The meeting will be held at 8390 East Crescent Parkway, Suite 300, Greenwood Village, Colorado. Any interested elector within the Lincoln Station Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2023 budget.

BY ORDER OF THE BOARD OF DIRECTORS:  
LINCOLN STATION METROPOLITAN  
DISTRICT

By: /s/ ICENOGLER | SEAVER | POGUE  
A Professional Corporation

Legal Notice No. 944054  
First Publication: October 27, 2022  
Last Publication: October 27, 2022  
Publisher: Douglas County News-Press

**NOTICE AS TO PROPOSED 2023 BUDGET AND HEARING  
LINCOLN STATION METROPOLITAN DISTRICT**

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**BY ORDER OF THE BOARD OF DIRECTORS:  
LINCOLN STATION METROPOLITAN DISTRICT**

By: /s/ ICENOGLE | SEAVER | POGUE  
A Professional Corporation

Publish In: *Douglas County News-Press*  
Publish On: Thursday, October 27, 2022

**EXHIBIT B**

Budget Document  
Budget Message

**LINCOLN STATION METROPOLITAN DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2023**

**LINCOLN STATION METROPOLITAN DISTRICT  
SUMMARY  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCES	\$ 1,802,880	\$ 2,073,922	\$ 2,311,145
REVENUES			
Property taxes	1,821,996	1,853,824	1,836,548
Specific ownership tax	175,696	147,305	165,289
Property owners reimbursement	40,000	40,000	40,000
RTD maintenance contribution	118,783	176,188	240,549
Camden fee	30,016	40,232	56,319
Interest income	573	13,150	93,000
Tax Revenue - LID	35,046	35,000	40,000
Total revenues	<u>2,222,110</u>	<u>2,305,699</u>	<u>2,471,705</u>
TRANSFERS IN	<u>64,517</u>	<u>35,082</u>	<u>43,257</u>
Total funds available	<u>4,089,507</u>	<u>4,414,703</u>	<u>4,826,107</u>
EXPENDITURES			
General and administrative	134,958	145,650	176,250
Operations and maintenance	349,753	463,250	637,750
Debt service	1,466,357	1,459,798	1,480,000
Total expenditures	<u>1,951,068</u>	<u>2,068,698</u>	<u>2,294,000</u>
TRANSFERS OUT	<u>64,517</u>	<u>35,082</u>	<u>43,257</u>
Total expenditures and transfers out requiring appropriation	<u>2,015,585</u>	<u>2,103,780</u>	<u>2,337,257</u>
ENDING FUND BALANCES	<u>\$ 2,073,922</u>	<u>\$ 2,310,923</u>	<u>\$ 2,488,850</u>
EMERGENCY RESERVE	\$ 16,300	\$ 18,600	\$ 21,500
DEBT SERVICE RESERVE	707,650	707,650	707,650
TOTAL RESERVE	<u>\$ 723,950</u>	<u>\$ 726,250</u>	<u>\$ 729,150</u>

No assurance provided. See summary of significant assumptions.



**LINCOLN STATION METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
<b>ASSESSED VALUATION - DOUGLAS</b>			
Residential - Multi-family	\$ 1,823,250	\$ 2,187,900	\$ 2,080,800
Commercial	39,042,910	\$ 40,361,150	42,342,860
State assessed	200	\$ 500	700
Vacant land	1,985,870	\$ 1,985,870	4,160
Personal property	4,937,190	\$ 3,510,890	3,619,750
Certified Assessed Value	<u>\$ 47,789,420</u>	<u>\$ 48,046,310</u>	<u>\$ 48,048,270</u>
<b>MILL LEVY</b>			
General	7.500	7.500	7.516
Debt Service	27.500	27.500	27.561
Total mill levy	<u>35.000</u>	<u>35.000</u>	<u>35.077</u>
<b>PROPERTY TAXES</b>			
General	\$ 358,421	\$ 360,347	\$ 361,131
Debt Service	1,314,209	1,321,274	1,324,259
Levied property taxes	1,672,630	1,681,621	1,685,390
Adjustments to actual/rounding	140	12,517	-
Budgeted property taxes	<u>\$ 1,672,770</u>	<u>\$ 1,694,138</u>	<u>\$ 1,685,390</u>
<b>ASSESSED VALUATION - DOUGLAS BOND ONLY</b>			
Residential - Multi-family	\$ 5,154,430	\$ 5,536,240	\$ 5,265,240
State assessed	400	\$ 1,000	600
Personal Property	271,560	\$ 269,500	218,640
	5,426,390	5,806,740	5,484,480
Adjustments	-	-	-
Certified Assessed Value	<u>\$ 5,426,390</u>	<u>\$ 5,806,740</u>	<u>\$ 5,484,480</u>
<b>MILL LEVY</b>			
Debt Service	27.500	27.500	27.561
Total mill levy	<u>27.500</u>	<u>27.500</u>	<u>27.561</u>
<b>PROPERTY TAXES</b>			
Debt Service	\$ 149,226	\$ 159,686	\$ 151,158
Levied property taxes	\$ 149,226	\$ 159,686	\$ 151,158
Budgeted property taxes	<u>\$ 149,226</u>	<u>\$ 159,686</u>	<u>\$ 151,158</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ 358,451	\$ 363,030	\$ 361,131
Debt Service	1,463,545	1,490,794	1,475,417
	<u>\$ 1,821,996</u>	<u>\$ 1,853,824</u>	<u>\$ 1,836,548</u>

No assurance provided. See summary of significant assumptions.

**LINCOLN STATION METROPOLITAN DISTRICT  
GENERAL FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 353,975	\$ 515,728	\$ 599,688
<b>REVENUES</b>			
Property taxes	358,451	363,030	361,131
Specific ownership tax	34,565	28,828	32,502
Interest income	132	9,500	23,000
Property owners reimbursement	40,000	40,000	40,000
RTD maintenance contribution	118,783	176,188	240,549
Camden fee	30,016	40,232	56,319
Total revenues	<u>581,947</u>	<u>657,778</u>	<u>753,501</u>
<b>TRANSFERS IN</b>			
Transfers from other funds	<u>64,517</u>	<u>35,082</u>	<u>43,257</u>
Total funds available	<u>1,000,439</u>	<u>1,208,588</u>	<u>1,396,446</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	43,938	46,200	53,150
Audit	4,200	4,500	5,100
County Treasurer's fee	5,377	5,405	5,417
Dues and licenses	662	687	800
Election expense	-	2,900	5,000
Holiday decorations	10,840	15,000	17,250
Insurance and bonds	7,258	8,458	13,000
Legal services	22,661	22,000	35,000
Miscellaneous/Contingency	22	500	1,533
Parking license fee	40,000	40,000	40,000
Operations and maintenance			
District management	63,642	63,250	72,750
Landscape maintenance and repair	30,854	35,000	55,000
Hardscape maintenance and repairs	127,628	120,000	135,000
Security patrol	19,315	40,000	125,000
Snow removal	78,215	175,000	190,000
Tree Care	3,000	-	25,000
Utilities and water	27,099	30,000	35,000
Total expenditures	<u>484,711</u>	<u>608,900</u>	<u>814,000</u>
Total expenditures and transfers out requiring appropriation	<u>484,711</u>	<u>608,900</u>	<u>814,000</u>
ENDING FUND BALANCE	<u>\$ 515,728</u>	<u>\$ 599,688</u>	<u>\$ 582,446</u>
EMERGENCY RESERVE	\$ 16,300	\$ 18,600	\$ 21,500
AVAILABLE FOR OPERATIONS	499,428	581,088	560,946
TOTAL RESERVE	<u>\$ 515,728</u>	<u>\$ 599,688</u>	<u>\$ 582,446</u>

No assurance provided. See summary of significant assumptions.

**LINCOLN STATION METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 1,416,261	\$ 1,555,005	\$ 1,708,200
REVENUES			
Property taxes	1,463,545	1,490,794	1,475,417
Specific ownership tax	141,131	118,477	132,788
Interest income	425	3,500	70,000
Total revenues	<u>1,605,101</u>	<u>1,612,771</u>	<u>1,678,205</u>
Total funds available	<u>3,021,362</u>	<u>3,167,776</u>	<u>3,386,405</u>
EXPENDITURES			
Debt Service			
Bond interest - Series 2006	427,700	415,350	402,350
Bond interest - Series 2014A	357,700	344,750	331,100
Bond interest - Series 2014B	184,100	177,450	170,450
Bond principal - Series 2006	190,000	200,000	225,000
Bond principal - Series 2014A	185,000	195,000	210,000
Bond principal - Series 2014B	95,000	100,000	110,000
Paying agent/Trustee fees	4,903	4,903	5,000
County Treasurer's fee	21,954	22,345	22,131
Contingency	-	-	3,969
Total expenditures	<u>1,466,357</u>	<u>1,459,798</u>	<u>1,480,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,466,357</u>	<u>1,459,798</u>	<u>1,480,000</u>
ENDING FUND BALANCE	<u>\$ 1,555,005</u>	<u>\$ 1,707,978</u>	<u>\$ 1,906,405</u>
DEBT SERVICE RESERVE	<u>\$ 707,650</u>	<u>\$ 707,650</u>	<u>\$ 707,650</u>
TOTAL RESERVE	<u>\$ 707,650</u>	<u>\$ 707,650</u>	<u>\$ 707,650</u>

No assurance provided. See summary of significant assumptions.

**LINCOLN STATION METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2023 BUDGET  
WITH 2021 ACTUAL AND 2022 ESTIMATED  
For the Years Ended and Ending December 31,**

1/18/23

	ACTUAL 2021	ESTIMATED 2022	BUDGET 2023
BEGINNING FUND BALANCE	\$ 32,644	\$ 3,189	\$ 3,257
REVENUES			
Interest income	16	150	-
Tax Revenue - LID	35,046	35,000	40,000
Total revenues	<u>35,062</u>	<u>35,150</u>	<u>40,000</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>-</u>
Total funds available	<u>67,706</u>	<u>38,339</u>	<u>43,257</u>
EXPENDITURES			
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>64,517</u>	<u>35,082</u>	<u>43,257</u>
Total expenditures and transfers out requiring appropriation	<u>64,517</u>	<u>35,082</u>	<u>43,257</u>
ENDING FUND BALANCE	<u>\$ 3,189</u>	<u>\$ 3,257</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**LINCOLN STATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court on January 30, 2003, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Douglas County, Colorado. The district is surrounded by the City of Lone Tree but is not within the city limits of Lone Tree.

The District was established to provide financing for the construction of streets, safety control, transportation, water systems, sewer systems, drainage systems, television relay and translator, parks and recreation facilities, mosquito control, and operation and maintenance of the District.

At its formation election held on November 5, 2002, the District's voters authorized general obligation indebtedness of \$5,965,000 for street improvements, \$8,580,000 for parks and recreation, \$610,000 for water supply system, \$4,605,000 for sanitary sewer system, \$22,855,000 for transportation system, \$42,615,000 for refinancing of District debt, and \$50,000 for general operations and maintenance. The election also approved an annual increase in taxes of \$50,000 for general operations and maintenance.

The District has no employees and all administrative functions are contracted.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

The Service plan limits the mill levy for operations and maintenance to 10.000 mills and debt service to 40.000 mills. In addition, the Service plan limits the total mill levy to 50.000 mills.

**LINCOLN STATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues – (continued)**

**Property Taxes - (continued)**

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District's share will be equal to approximately 8.0% of the property taxes collected by the General Fund and Debt Service Fund.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

**Property Owners Reimbursement**

On September 28, 2007, the District entered into a parking license agreement with RTD by which the District receives use of 200 parking spaces within the Public Parking Units of the Lincoln Station Parking Garage for an initial five-year term of May 15, 2008 thru May 14, 2013, which will continue past this initial term unless terminated by either of the parties. The license may be terminated by RTD at any time but only with 12 months written notice prior to termination. The District may terminate the License at any time upon thirty days written notice prior to termination.

The District pays \$40,000 per year, which is \$200 per parking space per year, for the maintenance and operation of the Licensed Parking Spaces, which is due on or before June 1 of each year of the license term. The property owners who use these spaces are invoiced for this expense, and will reimburse the District for these costs.

**Tri-Party Agreement Reimbursement (Joint Access Easement Agreement)**

Effective March 26, 2004, the District, the Developer (Bradbury Properties, Inc.), TCR MS Lincoln Station, LLC (TCR), and Regional Transportation District (RTD) entered into an agreement for Joint Access Easement. Bradbury and RTD grant to TCR a perpetual, non-exclusive easement upon, over and across the Parking Access Drive for (a) pedestrian access between the TCR Residences, Park Meadows Drive, the Bradbury Parcel, and the RTD Parcel; (b) vehicular ingress and egress between Park Meadows Drive and the TCR Parcel; and (c) installation, operation, maintenance, repair and replacement of utilities on and under the Parking Access Drive.

**LINCOLN STATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

**Tri-Party Agreement Reimbursement (Joint Access Easement Agreement) - (continued)**

TCR shall be responsible for 100% of costs related to maintaining the sidewalks, benches, landscape, irrigation, and utilities within the Parking Access Drive between the back of the curb on the north side of the drive lanes and the TCR Parcel.

The first party to require use of the vehicular lanes shall pay 100% of the maintenance of the lanes. Once more than one party is using the vehicular lanes, the costs for maintaining the lanes will be proportionately shared based on traffic use, first determined by an estimate done on August 29, 2002. With 90 days written notice by any of the three parties, a traffic survey is to be done, but no more frequently than once every three years. If the new traffic survey reveals peak hour traffic volumes deviating 10% or more from the previous basis, the new study will become the new basis and the parties will split equally the cost of the survey and the parties will pay for the survey within 30 days after each party's receipt of an invoice for their share of these survey costs. If the deviation is less than 10%, basis is not changed and the party which requested the survey shall pay 100% of the costs of the survey.

If RTD is responsible for maintaining the Parking Access Drive, Bradbury shall be responsible for paying a proportionate share of the costs to RTD on or before March 1 of each year, provided that RTD has sent a detailed expense report to Bradbury by February 1 of such year outlining all expenses incurred in the previous year for the Parking Access Drive. TCR's proportionate share of the cost for maintaining the lanes will be paid to the District within 30 days after receipt of the billing from the District. If the Parking Access Drive is publicly dedicated or condemned the Parties' payment obligations shall terminate.

**Camden General Fund Fee (Exclusion and Service Agreement with Camden USA, Inc.)**

The Exclusion and Service Agreement was entered into on July 2, 2007, between the District and Camden USA, Inc. The District received a petition requesting exclusion of certain real property that is located within the District (Lot 2-A). The parties agree that if the property is excluded from the District, the property shall continue to be subject to the levy of taxes for the payment of its proportionate share of the Bonds. The District will provide maintenance services to the property to the same level and frequency as when the property was subject to the General Mill Levy. The owner will pay the District a General Fund fee calculated by the district based on the final AV of the property as a percentage of the total AV with the operations and maintenance costs allocated proportionately. The amount will be communicated to the Property owner on or about January 15<sup>th</sup> of each year. The exclusion was granted on October 4, 2007. The District anticipates assessing a fee for collection in 2023.

**RTD Maintenance Contribution (Agreement for Development, Operation, and Easements for Bradbury Transit Village)**

Regional Transportation District (RTD) and Bradbury Properties, Inc. (Bradbury) entered into an agreement on November 8, 2001. Subsequently, Bradbury and RTD entered into a First Amendment (December 23, 2002), a Second Amendment (August 11, 2003), a Third Amendment (April 14, 2005), and a Fourth Amendment (January 10, 2007). As set forth in the Fourth Amendment, RTD shall contribute 36.2% of the expenses for operation, maintenance, repair, and replacement of the Villages' Pedestrian Plaza, excluding storm water, detention and/or water quality facilities. The District has budgeted for anticipated collection in 2023.

**LINCOLN STATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

Operating and administrative expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, and meeting expense. Estimated expenditures related to landscape maintenance, parking repairs and maintenance, general repairs and maintenance, signage, utilities and water, and snow removal were also included in the General Fund budget.

**County Treasurer's Fees**

County Treasurer's fees have been computed at 1.5 % of property tax collections.

**Debt Service**

Principal and interest payments are provided based on the debt amortization schedules from the Series 2006 General Obligation Bonds, Series 2014A General Obligation Limited Tax Refunding Bonds, and the Series 2014B General Obligation Limited Tax Refunding Bonds (discussed under Debt and Leases).

**Capital Outlay**

The District anticipates infrastructure improvements as noted in the Capital Projects fund.

**Debt and Leases**

On December 20, 2006, the District issued \$7,660,000 in Series 2006 Senior General Obligation Limited Tax Bonds. The proceeds of such debt were used for issuance costs, capitalized interest and to fund the cost of eligible public infrastructure improvements or to reimburse the Developer for the advancement of those funds, to the extent possible. The bonds bear interest at a rate of 6.50%. The bonds are term bonds due December 1, 2036, with mandatory sinking fund redemptions beginning December 1, 2011, and on every December 1 thereafter. Interest is payable semiannually on June 1 and December 1. All of the bonds are subject to redemption prior to maturity at the option of the District on December 1, 2016 and on any date thereafter without call premium. The bonds are also subject to mandatory excess funds redemption as a whole or in integral multiples of \$1,000 on December 1, 2009, solely from and to the extent of any moneys held in the Restricted Account of the Project Fund on October 15, 2009.

On March 24, 2014, the District issued \$9,065,000 in 2014 General Obligation Limited Tax Refunding Bonds, consisting of \$5,985,000 in Series A Limited Tax Term Bonds due December 1, 2036 which bear interest at 7%, and \$3,080,000 in Series B Limited Tax Term Bonds due December 1, 2036 which bear interest at 7%. The 2014 bonds are subject to redemption prior to maturity, at the option of the District, on or after December 1, 2024, upon payment of par and accrued interest, without redemption premium. The bonds were issued to advance refund the 2007 Subordinate Bonds (A&B) including accrued and compounded interest totaling \$1,959,585, to pay \$340,000 of Developer Advance and \$26,861 of accrued interest, and to pay for the cost of issuing the 2014 Bonds.



**LINCOLN STATION METROPOLITAN DISTRICT  
2023 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases - (continued)**

The District advance refunded the 2007A and B Series Bonds to achieve present value savings pursuant to a tender offer made to and accepted by the owners of the 2007 Bonds.

The Series 2006 Bonds, Series 2014A and Series 2014B Bonds, are secured by and payable solely from Pledged Revenue, which includes property taxes derived from the Required Mill Levy net of the cost of collection, specific ownership taxes, Capital Fees – if any, and any other legally available moneys of the District credited to the Bond Fund. The Required Mill Levy is defined in the Bond Resolution as a mill levy imposed upon all taxable property in the District each year, in an amount sufficient to pay the principal of and interest on the Parity Bonds and to replenish the 2006 Reserve Fund to the Required Reserve, but not in excess of 50 mills.

The District's current debt service schedule is attached.

The District has no operating or capital leases.

**Reserves**

**Debt Service Reserve**

The Debt Service Reserve Fund Requirement is \$707,650, for the Bonds in Parity.

**Emergency Reserve**

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>Bonds and Interest Maturing in the Year Ending <u>December 31,</u></b>	<b>\$7,660,000 General Obligation Bonds Series 2006 Dated December 20, 2006 Principal due December 1, Interest Rate of 6.50% Payable June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022	200,000	415,350	615,350
2023	225,000	402,350	627,350
2024	240,000	387,725	627,725
2025	270,000	372,125	642,125
2026	285,000	354,575	639,575
2027	315,000	336,050	651,050
2028	335,000	315,575	650,575
2029	370,000	293,800	663,800
2030	395,000	269,750	664,750
2031	435,000	244,075	679,075
2032	465,000	215,800	680,800
2033	505,000	185,575	690,575
2034	540,000	152,750	692,750
2035	590,000	117,650	707,650
2036	1,220,000	79,300	1,299,300
	<b>\$ 6,390,000</b>	<b>\$ 4,142,450</b>	<b>\$ 10,532,450</b>

No assurance provided. See summary of significant assumptions.

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>Bonds and Interest Maturing in the Year Ending <u>December 31,</u></b>	<b>\$5,985,000 General Obligation Limited Tax Refunding Bonds Series 2014A Dated March 24, 2014 Principal due December 1, Interest Rate of 7.00% Payable June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022	195,000	344,750	539,750
2023	210,000	331,100	541,100
2024	225,000	316,400	541,400
2025	240,000	300,650	540,650
2026	255,000	283,850	538,850
2027	275,000	266,000	541,000
2028	295,000	246,750	541,750
2029	315,000	226,100	541,100
2030	335,000	204,050	539,050
2031	360,000	180,600	540,600
2032	385,000	155,400	540,400
2033	415,000	128,450	543,450
2034	440,000	99,400	539,400
2035	475,000	68,600	543,600
2036	505,000	35,350	540,350
	<b>\$ 4,925,000</b>	<b>\$ 3,187,450</b>	<b>\$ 8,112,450</b>

No assurance provided. See summary of significant assumptions.

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>Bonds and Interest Maturing in the Year Ending <u>December 31,</u></b>	<b>\$3,080,000 General Obligation Limited Tax Refunding Bonds Series 2014B Dated March 24, 2014 Principal due December 1, Interest Rate of 7.00% Payable June 1 and December 1</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2022	100,000	177,450	277,450
2023	110,000	170,450	280,450
2024	115,000	162,750	277,750
2025	125,000	154,700	279,700
2026	135,000	145,950	280,950
2027	140,000	136,500	276,500
2028	150,000	126,700	276,700
2029	160,000	116,200	276,200
2030	175,000	105,000	280,000
2031	185,000	92,750	277,750
2032	200,000	79,800	279,800
2033	210,000	65,800	275,800
2034	225,000	51,100	276,100
2035	245,000	35,350	280,350
2036	260,000	18,200	278,200
	<b>\$ 2,535,000</b>	<b>\$ 1,638,700</b>	<b>\$ 4,173,700</b>

No assurance provided. See summary of significant assumptions.

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>Bonds and Interest Maturing in the Year Ending <u>December 31,</u></b>	<b>Totals</b>		
	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
2022	495,000	937,550	1,432,550
2023	545,000	903,900	1,448,900
2024	580,000	866,875	1,446,875
2025	635,000	827,475	1,462,475
2026	675,000	784,375	1,459,375
2027	730,000	738,550	1,468,550
2028	780,000	689,025	1,469,025
2029	845,000	636,100	1,481,100
2030	905,000	578,800	1,483,800
2031	980,000	517,425	1,497,425
2032	1,050,000	451,000	1,501,000
2033	1,130,000	379,825	1,509,825
2034	1,205,000	303,250	1,508,250
2035	1,310,000	221,600	1,531,600
2036	1,985,000	132,850	2,117,850
	<b><u>\$ 13,850,000</u></b>	<b><u>\$ 8,968,600</u></b>	<b><u>\$ 22,818,600</u></b>

No assurance provided. See summary of significant assumptions.

**EXHIBIT C**

Certification of Tax Levy

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of DOUGLAS COUNTY, Colorado.

On behalf of the LINCOLN STATION METROPOLITAN DISTRICT,  
 (taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
 (governing body)<sup>B</sup>

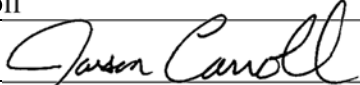
of the LINCOLN STATION METROPOLITAN DISTRICT  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 48,048,270 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 48,048,270 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/07/2022 for budget/fiscal year 2023.  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY<sup>2</sup></b>	<b>REVENUE<sup>2</sup></b>
1. General Operating Expenses <sup>H</sup>	<u>7.516</u> mills	\$ <u>361,131</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$ < >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>7.516</u> mills</b>	<b>\$ <u>361,131</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>27.561</u> mills	\$ <u>1,324,259</u>
4. Contractual Obligations <sup>K</sup>	_____ mills	\$ _____
5. Capital Expenditures <sup>L</sup>	_____ mills	\$ _____
6. Refunds/Abatements <sup>M</sup>	_____ mills	\$ _____
7. Other <sup>N</sup> (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>35.077</u> mills</b>	<b>\$ <u>1,685,390</u></b>

Contact person: (print) Jason Carroll Daytime phone: (303) 779-5710  
 Signed:  Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued****THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).**

Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:****BONDS<sup>J</sup>:**

- |    |                   |                      |
|----|-------------------|----------------------|
| 1. | Purpose of Issue: | Capital Improvements |
|    | Series:           | 2006                 |
|    | Date of Issue:    | December 18, 2006    |
|    | Coupon Rate:      | 6.50%                |
|    | Maturity Date:    | December 1, 2036     |
|    | Levy:             | 11.933               |
|    | Revenue:          | \$573,360            |
|    |                   |                      |
| 2. | Purpose of Issue: | Refunding            |
|    | Series:           | 2014A                |
|    | Date of Issue:    | March 24, 2014       |
|    | Coupon Rate:      | 7.00%                |
|    | Maturity Date:    | December 1, 2036     |
|    | Levy:             | 10.293               |
|    | Revenue:          | \$494,561            |
|    |                   |                      |
| 3. | Purpose of Issue: | Refunding            |
|    | Series:           | 2014B                |
|    | Date of Issue:    | March 24, 2014       |
|    | Coupon Rate:      | 7.00%                |
|    | Maturity Date:    | December 1, 2036     |
|    | Levy:             | 5.335                |
|    | Revenue:          | \$256.338            |

**CONTRACTS<sup>K</sup>:**

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

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



**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of DOUGLAS COUNTY, Colorado.

On behalf of the LINCOLN STATION METROPOLITAN DISTRICT DEBT SERVICE,  
 (taxing entity)<sup>A</sup>

the BOARD OF DIRECTORS  
 (governing body)<sup>B</sup>

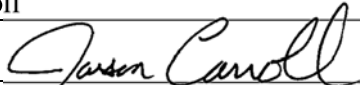
of the LINCOLN STATION METROPOLITAN DISTRICT  
 (local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 5,484,480 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 5,484,480 (NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/07/2022 for budget/fiscal year 2023.  
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

<u>PURPOSE</u> (see end notes for definitions and examples)	<u>LEVY</u> <sup>2</sup>	<u>REVENUE</u> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	<u>0.000</u> mills	<u>\$ 0</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	<u>&lt; &gt;</u> mills	<u>\$ &lt; &gt;</u>
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b><u>0.000</u> mills</b>	<b><u>\$ 0</u></b>
3. General Obligation Bonds and Interest <sup>J</sup>	<u>27.561</u> mills	<u>\$ 151,158</u>
4. Contractual Obligations <sup>K</sup>	<u>_____</u> mills	<u>\$ _____</u>
5. Capital Expenditures <sup>L</sup>	<u>_____</u> mills	<u>\$ _____</u>
6. Refunds/Abatements <sup>M</sup>	<u>_____</u> mills	<u>\$ _____</u>
7. Other <sup>N</sup> (specify): _____	<u>_____</u> mills	<u>\$ _____</u>
	<u>_____</u> mills	<u>\$ _____</u>
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b><u>27.561</u> mills</b>	<b><u>\$ 151,158</u></b>

Contact person: (print) Jason Carroll Daytime phone: (303) 779-5710  
 Signed:  Title: Accountant for the District

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).

**CERTIFICATION OF TAX LEVIES, continued**

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

- 1. Purpose of Issue: Capital Improvements  
 Series: 2006  
 Date of Issue: December 18, 2006  
 Coupon Rate: 6.50%  
 Maturity Date: December 1, 2036  
 Levy: 11.933  
 Revenue: \$65,447
  
- 2. Purpose of Issue: Refunding  
 Series: 2014A  
 Date of Issue: March 24, 2014  
 Coupon Rate: 7.00%  
 Maturity Date: December 1, 2036  
 Levy: 10.293  
 Revenue: \$56,452
  
- 3. Purpose of Issue: Refunding  
 Series: 2014B  
 Date of Issue: March 24, 2014  
 Coupon Rate: 7.00%  
 Maturity Date: December 1, 2036  
 Levy: 5.335  
 Revenue: \$29,259

**CONTRACTS<sup>K</sup>:**

- 4. Purpose of Contract: \_\_\_\_\_  
 Title: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Principal Amount: \_\_\_\_\_  
 Maturity Date: \_\_\_\_\_  
 Levy: \_\_\_\_\_  
 Revenue: \_\_\_\_\_

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Lincoln Station Metropolitan District of Douglas County, Colorado on this 9th day of November 2022.

DocuSigned by:  
*Jeremy Bayens*

Jeremy Bayens, Treasurer/Secretary

SEAL



**EXHIBIT B**

2022 Audit

**LINCOLN STATION METROPOLITAN  
DISTRICT  
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**LINCOLN STATION METROPOLITAN DISTRICT  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2022**

<b>INDEPENDENT AUDITOR’S REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND - SCHEDULE OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,     AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>23</b>
<b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>24</b>
<b>OTHER INFORMATION</b>	
<b>SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY</b>	<b>26</b>
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>30</b>



Board of Directors  
Lincoln Station Metropolitan District  
Douglas County, Colorado

Independent Auditor's Report

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lincoln Station Metropolitan District (the "District"), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lincoln Station Metropolitan District as of December 31, 2022, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America (GAAP), and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

Exercise professional judgment and maintain professional skepticism throughout the audit.

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.

Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.



## Other Matters

### Required Supplemental Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.


### Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

### Other Information

The other information, as listed in the table of contents, has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.



Wipfli LLP  
Lakewood, Colorado

May 16, 2023

## **BASIC FINANCIAL STATEMENTS**

**LINCOLN STATION METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 567,667
Cash and Investments - Restricted	1,750,348
Property Taxes Receivable	1,836,548
Receivable - Camden Fee	42,338
Receivable - County Treasurer	16,374
Receivable - RTD	89,276
Prepaid Expense	450
Capital Assets, Net	2,459,004
Total Assets	6,762,005
<b>LIABILITIES</b>	
Accounts Payable	123,305
Accrued Bond Interest Payable	75,325
Noncurrent Liabilities:	
Due Within One Year	545,000
Due in More Than One Year	12,810,000
Total Liabilities	13,553,630
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	1,836,548
Total Deferred Inflows of Resources	1,836,548
<b>NET POSITION</b>	
Restricted for:	
Emergency Reserves	19,400
Debt Service	957,271
Capital Projects	4,790
Unrestricted	(9,609,634)
Total Net Position	\$ (8,628,173)

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 1,024,077	\$ -	\$ 279,408	\$ -	\$ (744,669)
Interest and Related Costs on Long-Term Debt	961,998	-	-	-	(961,998)
Total Governmental Activities	\$ 1,986,075	\$ -	\$ 279,408	\$ -	(1,706,667)
 <b>GENERAL REVENUES</b>					
Property Taxes					1,853,825
Specific Ownership Taxes					162,828
Tax Revenue - LID					36,243
Net Investment Income					33,985
Total General Revenues					2,086,881
 <b>CHANGE IN NET POSITION</b>					
Net Position - Beginning of Year					(9,008,387)
 <b>NET POSITION - END OF YEAR</b>					
					\$ (8,628,173)

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Fund
<b>ASSETS</b>				
Cash and Investments	\$ 567,667	\$ -	\$ -	\$ 567,667
Cash and Investments - Restricted	19,400	1,730,851	97	1,750,348
Receivable - Camden Fee	42,338	-	-	42,338
Receivable - County Treasurer	2,286	9,395	4,693	16,374
Receivable - RTD	89,276	-	-	89,276
Property Taxes Receivable	361,131	1,475,417	-	1,836,548
Prepaid Expense	450	-	-	450
	<u>\$ 1,082,548</u>	<u>\$ 3,215,663</u>	<u>\$ 4,790</u>	<u>\$ 4,303,001</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 123,305	\$ -	\$ -	123,305
Total Liabilities	123,305	-	-	123,305
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	361,131	1,475,417	-	1,836,548
Total Deferred Inflows of Resources	361,131	1,475,417	-	1,836,548
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	450	-	-	450
Restricted for:				
Emergency Reserves	19,400	-	-	19,400
Debt Service	-	1,740,246	-	1,740,246
Assigned to:				
Subsequent Year's Expenditures	17,242	-	-	17,242
Capital Projects	-	-	4,790	4,790
Unassigned	561,020	-	-	561,020
Total Fund Balances	<u>598,112</u>	<u>1,740,246</u>	<u>4,790</u>	<u>2,343,148</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,082,548</u>	<u>\$ 3,215,663</u>	<u>\$ 4,790</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets, Net 2,459,004

Long-term liabilities, including Developer advances payable and bonds payable are not due and payable in the current period and, therefore, are not reported in the funds.

Bonds Payable (13,355,000)  
Accrued Bond Interest Payable (75,325)

Net Position of Governmental Activities \$ (8,628,173)

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 363,030	\$ 1,490,795	\$ -	\$ 1,853,825
Specific Ownership Taxes	31,866	130,962	-	162,828
Net Investment Income	10,259	23,286	440	33,985
Property Owners Reimbursement	40,000	-	-	40,000
RTD Maintenance Contribution	197,070	-	-	197,070
Camden General Fund Fee	42,338	-	-	42,338
Tax Revenue - LID	-	-	36,243	36,243
Total Revenues	<u>684,563</u>	<u>1,645,043</u>	<u>36,683</u>	<u>2,366,289</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	37,520	-	-	37,520
Audit	4,500	-	-	4,500
County Treasurer's Fee	5,442	22,349	-	27,791
District Management	67,388	-	-	67,388
Dues and Subscriptions	687	-	-	687
Election Expense	2,863	-	-	2,863
Holiday Decorations	10,840	-	-	10,840
Insurance and Bonds	8,852	-	-	8,852
Landscape Maintenance and Repairs	13,142	-	-	13,142
Legal	20,564	-	-	20,564
Hardscape Maintenance and Repairs	125,141	-	-	125,141
Miscellaneous	49	-	-	49
Parking License Fee	40,000	-	-	40,000
Security Patrol	37,534	-	-	37,534
Snow Removal	232,817	-	-	232,817
Utilities and Water	29,922	-	-	29,922
Debt Service:				
Bond Principal - Series 2006 Bonds	-	200,000	-	200,000
Bond Principal - Series 2014A Bonds	-	195,000	-	195,000
Bond Principal - Series 2014B Bonds	-	100,000	-	100,000
Interest Expense - Series 2006 Bonds	-	415,350	-	415,350
Interest Expense - Series 2014A Bonds	-	344,750	-	344,750
Interest Expense - Series 2014B Bonds	-	177,450	-	177,450
Paying Agent/Trustee Fees	-	4,903	-	4,903
Total Expenditures	<u>637,261</u>	<u>1,459,802</u>	<u>-</u>	<u>2,097,063</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	47,302	185,241	36,683	269,226
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers (to) from Other Funds	35,082	-	(35,082)	-
Total Other Financing Sources (Uses)	<u>35,082</u>	<u>-</u>	<u>(35,082)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	82,384	185,241	1,601	269,226
Fund Balances - Beginning of Year	<u>515,728</u>	<u>1,555,005</u>	<u>3,189</u>	<u>2,073,922</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 598,112</u>	<u>\$ 1,740,246</u>	<u>\$ 4,790</u>	<u>\$ 2,343,148</u>

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Funds \$ 269,226

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, net of depreciation, in the current period.

Depreciation (386,816)

The issuance of long-term debt (e.g., issuance of bonds, the receipt of Developer advances) provides current financial resources to governmental funds, while the repayment of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these difference in the treatment of long-term debt and related items as follows:

Current Year Bond Principal 495,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable on Bonds - Change in Liability 2,804

Change in Net Position of Governmental Activities \$ 380,214

**LINCOLN STATION METROPOLITAN DISTRICT  
GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
DECEMBER 31, 2022**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 360,347	\$ 363,030	\$ 363,030	\$ -
Specific Ownership Taxes	28,828	31,866	31,866	-
Net Investment Income	552	10,259	10,259	-
Property Owners Reimbursement	40,000	40,000	40,000	-
RTD Maintenance Contribution	154,122	197,070	197,070	-
Camden General Fund Fee	39,975	46,570	42,338	(4,232)
Total Revenues	<u>623,824</u>	<u>688,795</u>	<u>684,563</u>	<u>(4,232)</u>
<b>EXPENDITURES</b>				
Accounting	46,200	37,520	37,520	-
Audit	4,750	4,500	4,500	-
County Treasurer's Fee	5,405	5,442	5,442	-
District Management	63,250	67,388	67,388	-
Dues and Subscriptions	800	687	687	-
Election Expense	5,000	2,863	2,863	-
Holiday Decorations	15,000	10,840	10,840	-
Insurance and Bonds	15,000	8,852	8,852	-
Landscape Maintenance and Repairs	55,000	13,142	13,142	-
Legal	40,000	20,564	20,564	-
Hardscape Maintenance and Repairs	92,500	125,141	125,141	-
Miscellaneous	4,745	4,788	49	4,739
Parking License Fee	40,000	40,000	40,000	-
Security Patrol	30,000	37,534	37,534	-
Snow Removal	125,000	232,817	232,817	-
Utilities and Water	30,000	29,922	29,922	-
Total Expenditures	<u>572,650</u>	<u>642,000</u>	<u>637,261</u>	<u>4,739</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	51,174	46,795	47,302	507
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers (to)/from Other Funds	35,082	35,082	35,082	-
Total Other Financing Sources (Uses)	<u>35,082</u>	<u>35,082</u>	<u>35,082</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	86,256	81,877	82,384	507
Fund Balance - Beginning of Year	<u>508,473</u>	<u>508,473</u>	<u>515,728</u>	<u>7,255</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 594,729</u></u>	<u><u>\$ 590,350</u></u>	<u><u>\$ 598,112</u></u>	<u><u>\$ 7,762</u></u>



**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Lincoln Station Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, located entirely in Douglas County, Colorado, was organized on January 30, 2003, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District was established to provide construction and financing for streets, safety control, water systems, sewer systems, drainage systems, mosquito control, transportation, television relay and translator, and park and recreation facilities.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues. Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and RTD maintenance contribution. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets (Continued)**

The District has amended its annual budget for the year ended December 31, 2022.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets, which include infrastructure assets (e.g., roads, parks and recreation improvements, water supply system, and storm and sewer improvements), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets (Continued)**

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Water Supply System	46 Years
Sanitary Sewer and Storm Drainage	46 Years
Streets	20 Years
Parks and Recreation	20 Years

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

**Fund Balance (Continued)**

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purpose but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 567,667
Cash and Investments - Restricted	1,750,348
Total Cash and Investments	\$ 2,318,015

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 10,005
Investments	2,308,010
Total Cash and Investments	\$ 2,318,015

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Deposits with Financial Institutions (Continued)**

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance and carrying balance of \$10,004.

**Investments**

The District's formal investment policy is to follow state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- \* Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 587,664
First American Funds - U.S. Treasury Obligations - Money Market - Class D	Weighted-Average Under 60 Days	1,720,346
Total		<u>\$ 2,308,010</u>

**CSAFE**

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operates similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, and any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE’s portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE’s investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian’s internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**First American Funds - U.S. Treasury Obligations - Money Market - Class D**

The trust accounts at U.S. Bank were invested in the First American Treasury Obligations Fund (Class D). This portfolio is a money market fund that is managed by First American Funds and each share is equal in value to \$1.00. The Fund is rated AAAM by Standard & Poor’s and Aaa-mf by Moody’s. The Fund invests in high quality short-term debt obligations, including repurchase agreements and U.S. Treasury securities. The average maturity of the underlying securities is less than 60 days.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

	Balance - December 31, 2021	Increases	Decreases	Balance - December 31, 2022
Capital Assets, Being Depreciated:				
Water Supply System	\$ 352,814	\$ -	\$ -	\$ 352,814
Sanitary Sewer and Storm Drainage	186,452	-	-	186,452
Streets	7,465,319	-	-	7,465,319
Parks and Recreation	36,532	-	-	36,532
Total Capital Assets, Being Depreciated	8,041,117	-	-	8,041,117
Less Accumulated Depreciation For:				
Water Supply System	(78,904)	(7,670)	-	(86,574)
Sanitary Sewer and Storm Drainage	(54,721)	(4,053)	-	(58,774)
Streets	(5,037,204)	(373,266)	-	(5,410,470)
Parks and Recreation	(24,468)	(1,827)	-	(26,295)
Total Accumulated Depreciation	(5,195,297)	(386,816)	-	(5,582,113)
Governmental Activities Capital Assets, Net	<u>\$ 2,845,820</u>	<u>\$ (386,816)</u>	<u>\$ -</u>	<u>\$ 2,459,004</u>

The District will own and maintain Station Street and Tract D, along with a corresponding plaza, sidewalks, landscaping, site furniture, and underground vault for storm water detention and water reclamation.

Depreciation expense was charged to functions/programs of the District as follows:

Government Activities:	
General Government	<u>\$ 386,816</u>



**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance - December 31, 2021	Additions/ Accretions	Reductions	Balance - December 31, 2022	Due Within One Year
Governmental Activities:					
G.O. Limited Tax Bonds					
Series 2006 - Senior	\$ 6,390,000	\$ -	\$ 200,000	\$ 6,190,000	\$ 225,000
G.O. Limited Tax Bonds					
Series 2014A	4,925,000	-	195,000	4,730,000	210,000
G.O. Limited Tax Bonds					
Series 2014B	2,535,000	-	100,000	2,435,000	110,000
Total	<u>\$ 13,850,000</u>	<u>\$ -</u>	<u>\$ 495,000</u>	<u>\$ 13,355,000</u>	<u>\$ 545,000</u>

The details of the District's long-term obligations are as follows:

**General Obligation Bonds**

**\$7,660,000 Senior General Obligation Limited Tax Bonds, Series 2006, dated December 18, 2006**, with interest of 6.50%. Interest is payable semiannually on June 1 and December 1. The bonds are term bonds due December 1, 2036, with mandatory sinking fund redemptions beginning December 1, 2011, and on every December 1 thereafter. All of the bonds are subject to redemption prior to maturity at the option of the District on December 1, 2016, and on any date thereafter without call premium.

The Series 2006 Bonds are secured by and payable solely from Pledged Revenue, which includes property taxes derived from the Required Mill Levy net of the cost of collection, specific ownership taxes, capital fees, if any, and any other legally available monies of the District credited to the Bond Fund. The Required Mill Levy (for debt service) is defined in the Bond Resolution as a mill levy imposed upon all taxable property in the District each year, beginning in 2008, in an amount sufficient to pay the principal of and interest on the Series 2006 Bonds, but not in excess of 50.000 mills.

**\$5,985,000 General Obligation Limited Tax Refunding Bonds Series 2014A, dated March 24, 2014**, in the aggregate principal amount of \$5,985,000. Interest is 7.0%, payable semiannually on June 1 and December 1, commencing in 2014. Unpaid interest shall compound annually on each interest payment date. The bonds mature on December 1, 2036 and are term bonds with mandatory sinking fund redemptions beginning December 1, 2014, and every December 1 thereafter. In addition, bonds are callable prior to maturity, at the option of the District, on December 1, 2024, and on any date thereafter without call premium.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Bonds (Continued)**

**\$3,080,000 General Obligation Limited Tax Refunding Bonds Series 2014B, dated March 24, 2014**, in the aggregate principal amount of \$3,080,000. Interest is 7.0%, payable semiannually on June 1 and December 1, commencing in 2014. Unpaid interest shall compound annually on each interest payment date. The bonds mature on December 1, 2036 and are term bonds with mandatory sinking fund redemptions beginning December 1, 2014, and every December 1 thereafter. In addition, bonds are callable prior to maturity, at the option of the District, on December 1, 2024, and on any date thereafter without call premium.

Proceeds of the Series 2014A and 2014B Bonds were used to pay and cancel all of the District's outstanding Subordinate General Obligation Convertible Capital Appreciation Bonds, Series 2007A and Subordinate General Obligation Bonds, Series 2007B, as well as to repay the Developer outstanding principal and interest and to pay the costs of issuing the 2014A and 2014B Bonds.

The Series 2014A and 2014B Bonds are secured by and payable solely from Pledged Revenue, which includes property taxes derived from the Required Subordinate Mill Levy net of the cost of collection, the portion of specific ownership taxes allocable to the amount of the Required Subordinate Mill Levy, and any other legally available monies of the District credited to the 2014 Bond Fund.

For collection year 2022, the District levied 27.500 mills for debt service to make payments on the General Obligation debt.

The District's long-term obligations relating to the Series 2006, Series 2014A, and Series 2014B general obligation bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 545,000	\$ 903,900	\$ 1,448,900
2024	580,000	866,875	1,446,875
2025	635,000	827,475	1,462,475
2026	675,000	784,375	1,459,375
2027	730,000	738,550	1,468,550
2028-2031	3,510,000	2,421,350	5,931,350
2032-2036	6,680,000	1,488,525	8,168,525
Total	<u>\$ 13,355,000</u>	<u>\$ 8,031,050</u>	<u>\$ 21,386,050</u>

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

On November 5, 2002, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$85,230,000 at an interest rate not to exceed 12% per annum. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized on November 5, 2002	Authorized on November 2, 2010	Authorization Used Series 2006 Bonds	Authorization Used Series 2007A and 2007B Bonds	Authorization Used Series 2014A and 2014B Bonds	Authorized But Unissued
Streets	\$ 5,965,000	\$ -	\$ 2,910,000	\$ 1,059,656	\$ -	\$ 1,995,344
Parks and Recreation	8,580,000	-	3,447,000	2,831,000	-	2,302,000
Water Supply System	610,000	3,000,000	383,000	200,000	-	3,027,000
Sanitary Sewer and Storm Drainage	4,605,000	-	920,000	727,400	366,861	2,590,739
Public Transportation	22,855,000	-	-	1,243,944	-	21,611,056
Refunding	42,615,000	-	-	-	8,698,139	33,916,861
Reimbursement Agreements	-	42,615,000	-	-	-	42,615,000
<b>Total</b>	<b>\$ 85,230,000</b>	<b>\$ 45,615,000</b>	<b>\$ 7,660,000</b>	<b>\$ 6,062,000</b>	<b>\$ 9,065,000</b>	<b>\$ 108,058,000</b>

Pursuant to the Service Plan, the District is permitted to issue additional bond indebtedness of up to \$42,615,000. The Service Plan also limits the total mill levy (debt service and operations combined) to 50.000 mills. Required Mill Levy is discussed under Bonds.

In the future, the District may issue a portion of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

**NOTE 6 NET POSITION**

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2022, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 19,400
Debt Service	957,271
Capital Projects	4,790
<b>Total Restricted Net Position</b>	<b>\$ 981,461</b>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other entities and which costs were removed from the District's financial records.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS**

**Property Owners Reimbursement**

On September 28, 2007, the District entered into a parking license agreement with the Regional Transportation District (RTD) by which the District received use of 200 parking spaces within the Public Parking Units of the Lincoln Station Parking Garage for an initial five-year term of May 15, 2008, thru May 14, 2013, continuing past this initial term unless terminated by either of the parties. The license may be terminated by RTD on any date after June 1, 2010, but only upon 12 months written notice prior to termination. However, the District may terminate the license at any time upon 30 days written notice prior to termination.

The District pays \$40,000 per year, which is \$200 per parking space per year, for the maintenance and operation of the Licensed Parking Spaces, which is due on or before June 1 of each year of the license term. In prior years, Lincoln Station Phase One, LLC (formerly the Developer) was invoiced for this expense and reimbursed the District for these costs. As the District is no longer in the development stage, the current property owners utilizing the parking spaces are invoiced and reimburse the District. During the year ended December 31, 2022, the District received the combined \$40,000 reimbursement from Spectrum Properties, LTD and McDonald Land Holdings LLC.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Tri-Party Agreement Reimbursement (Joint Access Easement Agreement)**

Effective March 26, 2004, the District, Bradbury Properties, Inc. (Bradbury)(former Developer of property within the District), TCR MS Lincoln Station, LLC (TCR), and RTD entered into an agreement for Joint Access Easement. Bradbury and RTD grant to TCR a perpetual, nonexclusive easement upon, over and across the Parking Access Drive for: (a) pedestrian access between the TCR Residences, Park Meadows Drive, the Bradbury Parcel, and the RTD Parcel; (b) vehicular ingress and egress between Park Meadows Drive and the TCR Parcel; and (c) installation, operation, maintenance, repair, and replacement of utilities on and under the Parking Access Drive.

TCR shall be responsible for 100% of costs maintaining the sidewalks, benches, landscape, irrigation, and utilities within the Parking Access Drive between the back of the curb on the north side of the drive lanes and the TCR Parcel.

The first party to require use of the vehicular lanes shall pay 100% of the maintenance of the lanes. Once more than one party is using the vehicular lanes, the costs for maintaining the lanes will be proportionately shared based on traffic use, first determined by an estimate done on August 29, 2002. With 90 days written notice by any of the three parties, a traffic survey is to be done, but no more frequently than once every three years. If the new traffic survey reveals peak hour traffic volumes deviating 10% or more from the previous basis, the new study will become the new basis and the parties will split equally the cost of the survey and the parties will pay for the survey within 30 days after each party's receipt of an invoice for their share of these survey costs. If the deviation is less than 10%, the basis is not changed and the party which requested the survey shall pay 100% of the costs of the survey.

If RTD is responsible for maintaining the Parking Access Drive, Bradbury shall be responsible for paying a proportionate share of the costs to RTD on or before March 1 of each year, provided that RTD has sent a detailed expense report to Bradbury by February 1 of such year outlining all expenses incurred in the previous year for the Parking Access Drive.

TCR's proportionate share of the cost for maintaining the lanes will be paid to the District within 30 days after receipt of the billing from the District. If the Parking Access Drive is publicly dedicated or condemned, the Parties' payment obligations shall terminate.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS (CONTINUED)**

**Camden General Fund Fee (Exclusion and Service Agreement with Camden USA, Inc.)**

The Exclusion and Service Agreement was entered into on July 2, 2007, between the District and Camden USA, Inc. The District received a petition requesting exclusion of certain real property that is located within the District (Lot 2-A) and the exclusion was granted on October 4, 2007. The excluded property shall continue to be subject to the levy of taxes for the payment of its proportionate share of the Bonds. The District will provide maintenance services to the property to the same level and frequency as when the property was subject to the General Mill Levy. The owner will pay the District a General Fund fee calculated by the district based on the final assessed valuation of the property as a percentage of the total assessed valuation with the operations and maintenance costs allocated proportionately. The amount will be communicated to the property owner on or about January 15 of each year. During the year ended December 31, 2022, the District assessed \$46,570 related to this agreement.

**RTD Maintenance Contribution (Agreement for Development, Operation, and Easements for Bradbury Transit Village)**

RTD and Bradbury entered into an agreement on November 8, 2001. Subsequently, Bradbury and RTD entered into a First Amendment (December 23, 2002), a Second Amendment (August 11, 2003), a Third Amendment (April 14, 2005), and a Fourth Amendment (January 10, 2007). As set forth in the Fourth Amendment, RTD shall contribute 36.2% of the expenses for operation, maintenance, repair, and replacement of the Villages' Pedestrian Plaza, excluding storm water, detention, and/or water quality facilities. During the year ended December 31, 2022, the District received \$107,794 related to this agreement and accrued an account receivable of \$89,276 as of December 31, 2022, for a total of \$197,070.

**Developer (Owner) Maintenance (Fee) Reimbursement (Maintenance Agreement for Transit Oriented Development)**

A Maintenance Agreement was entered into on February 1, 2007, between the District and Lincoln Station, LLC. The District will annually calculate the amount of the District's entire Maintenance Funding Shortfall, which will be the amount of insufficiency of funds generated from other revenue sources to pay for the maintenance costs for infrastructure located within Lots 4-A, 4-B, 5-A, 5-B, Tract D, Commuter Way and Station Street, Heritage Hills Filing No. 2, 1st Amendment. The property owners will be responsible to pay for the shortfall based on a proportionate scale of the property's Assessed Valuation (AV) of the District's total AV. The District will send a separate bill to each of the property owners in January of each year following calculation of the Maintenance Fee. Subsequently, the District and Lincoln Station, LLC entered into a First Amendment on January 1, 2008, with regards to damage or destruction of improvements and use of net proceeds. The District entered into a Second Amendment on May 18, 2010, with Lincoln Station, LLC as well as Lincoln Station Investors, LLC and Lincoln Station Phase One, LLC and Lincoln Station-Land II, LLC and Kaiser Foundation Hospitals. This Second Amendment replaces the prior (First) Amendment and serves to clarify the maintenance activities for which the Maintenance Fee is charged as a District-wide obligation binding all real property located within the District's boundaries. No maintenance fee was charged during the year ended December 31, 2022.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 8 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

On November 5, 2002, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under TABOR or Section 29-1-301, C.R.S.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

## **SUPPLEMENTARY INFORMATION**



**LINCOLN STATION METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 1,480,960	\$ 1,490,795	\$ 9,835
Specific Ownership Taxes	118,477	130,962	12,485
Net Investment Income	4,000	23,286	19,286
Total Revenues	<u>1,603,437</u>	<u>1,645,043</u>	<u>41,606</u>
<b>EXPENDITURES</b>			
Current:			
County Treasurer's Fee	22,214	22,349	(135)
Debt Service:			
Bond Principal - Series 2006 Bonds	200,000	200,000	-
Bond Principal - Series 2014A Bonds	195,000	195,000	-
Bond Principal - Series 2014B Bonds	100,000	100,000	-
Interest Expense - Series 2006 Bonds	415,350	415,350	-
Interest Expense - Series 2014A Bonds	344,750	344,750	-
Interest Expense - Series 2014B Bonds	177,450	177,450	-
Paying Agent/Trustee Fees	5,000	4,903	97
Contingency	4,236	-	4,236
Total Expenditures	<u>1,464,000</u>	<u>1,459,802</u>	<u>4,198</u>
<b>NET CHANGE IN FUND BALANCE</b>	139,437	185,241	45,804
Fund Balance - Beginning of Year	<u>1,527,271</u>	<u>1,555,005</u>	<u>27,734</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 1,666,708</u></u>	<u><u>\$ 1,740,246</u></u>	<u><u>\$ 73,538</u></u>

**LINCOLN STATION METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ 82	\$ 440	\$ 358
Tax Revenue - LID	35,000	36,243	1,243
Total Revenues	<u>35,082</u>	<u>36,683</u>	<u>1,601</u>
<b>EXPENDITURES</b>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	35,082	36,683	1,601
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer to Other Fund	<u>(35,082)</u>	<u>(35,082)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(35,082)</u>	<u>(35,082)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	1,601	1,601
Fund Balance - Beginning of Year	<u>-</u>	<u>3,189</u>	<u>3,189</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 4,790</u>	<u>\$ 4,790</u>

**OTHER INFORMATION - UNAUDITED**

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

<u>Bonds and Interest Maturing in the Year Ending December 31.</u>	\$7,660,000 General Obligation Bonds Series 2006 Dated December 18, 2006 Interest Rate of 6.50% Interest and Principal Payable June 1 and December 1		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 225,000	\$ 402,350	\$ 627,350
2024	240,000	387,725	627,725
2025	270,000	372,125	642,125
2026	285,000	354,575	639,575
2027	315,000	336,050	651,050
2028	335,000	315,575	650,575
2029	370,000	293,800	663,800
2030	395,000	269,750	664,750
2031	435,000	244,075	679,075
2032	465,000	215,800	680,800
2033	505,000	185,575	690,575
2034	540,000	152,750	692,750
2035	590,000	117,650	707,650
2036	1,220,000	79,300	1,299,300
Total	<u>\$ 6,190,000</u>	<u>\$ 3,727,100</u>	<u>\$ 9,917,100</u>

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2022**

<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	\$5,985,000 General Obligation Bonds Limited Tax Refunding Bonds Series 2014A Dated March 24, 2014 Principal Due December 1, Interest Rate of 7.00% Payable June 1 and December 1		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 210,000	\$ 331,100	\$ 541,100
2024	225,000	316,400	541,400
2025	240,000	300,650	540,650
2026	255,000	283,850	538,850
2027	275,000	266,000	541,000
2028	295,000	246,750	541,750
2029	315,000	226,100	541,100
2030	335,000	204,050	539,050
2031	360,000	180,600	540,600
2032	385,000	155,400	540,400
2033	415,000	128,450	543,450
2034	440,000	99,400	539,400
2035	475,000	68,600	543,600
2036	505,000	35,350	540,350
Total	\$ 4,730,000	\$ 2,842,700	\$ 7,572,700

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2022**

Bonds and Interest Maturing in the Year Ending December 31,	\$3,080,000 General Obligation Bonds Limited Tax Refunding Bonds Series 2014B Dated March 24, 2014 Principal Due December 1, Interest Rate of 7.00% Payable June 1 and December 1		
	Principal	Interest	Total
2023	\$ 110,000	\$ 170,450	\$ 280,450
2024	115,000	162,750	277,750
2025	125,000	154,700	279,700
2026	135,000	145,950	280,950
2027	140,000	136,500	276,500
2028	150,000	126,700	276,700
2029	160,000	116,200	276,200
2030	175,000	105,000	280,000
2031	185,000	92,750	277,750
2032	200,000	79,800	279,800
2033	210,000	65,800	275,800
2034	225,000	51,100	276,100
2035	245,000	35,350	280,350
2036	260,000	18,200	278,200
Total	\$ 2,435,000	\$ 1,461,250	\$ 3,896,250

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

Bonds and Interest Maturing in the Year Ending December 31,	Totals		
	Principal	Interest	Total
2023	\$ 545,000	\$ 903,900	\$ 1,448,900
2024	580,000	866,875	1,446,875
2025	635,000	827,475	1,462,475
2026	675,000	784,375	1,459,375
2027	730,000	738,550	1,468,550
2028	780,000	689,025	1,469,025
2029	845,000	636,100	1,481,100
2030	905,000	578,800	1,483,800
2031	980,000	517,425	1,497,425
2032	1,050,000	451,000	1,501,000
2033	1,130,000	379,825	1,509,825
2034	1,205,000	303,250	1,508,250
2035	1,310,000	221,600	1,531,600
2036	1,985,000	132,850	2,117,850
Total	<u>\$ 13,355,000</u>	<u>\$ 8,031,050</u>	<u>\$ 21,386,050</u>

**LINCOLN STATION METROPOLITAN DISTRICT  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2022**

Year Ended <u>December 31,</u>	Prior Year Assessed Valuation for Current Year <u>Property Tax Levy</u>	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		<u>General</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2018	\$ 50,585,710	5.000	30.000	\$ 1,758,157	\$ 1,758,157	100.00%
2019	52,786,460	7.500	27.500	1,812,914	1,792,259	98.86
2020	55,455,860	7.500	27.500	1,900,112	1,853,263	97.53
2021	52,215,810	7.500	27.500	1,821,856	1,821,996	100.01
2022	53,853,050	7.500	27.500	1,841,307	1,853,825	100.68
Estimated for the Year Ending December 31, 2023	\$ 53,532,750	7.516	27.561	\$ 1,836,548		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.