

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

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2018**

**LINCOLN STATION METROPOLITAN DISTRICT  
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Board of Directors  
Lincoln Station Metropolitan District  
Douglas County, Colorado

Independent Auditors' Report

**Report on the Financial Statements**

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, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

**Auditor's Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards general accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## **Opinion**

In our opinion, the 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, 2018, 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.

## **Other Matters**

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America 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 opinion on the basic financial statements is not affected by this missing information.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information and other 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 and other 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 of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

*Stratagem PC*  
*Certified Public Accountants*  
*Lakewood, Colorado*

September 9, 2019

## **BASIC FINANCIAL STATEMENTS**

**LINCOLN STATION METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 99,546
Cash and Investments - Restricted	1,138,858
Property Taxes Receivable	1,812,914
Receivable - County Treasurer	18,330
Receivable - RTD	73,024
Tax Revenue - LID Receivable	800
Prepaid Expense	6,580
Capital Assets, Net	4,006,267
Total Assets	7,156,319
<b>LIABILITIES</b>	
Accounts Payable	37,156
Accrued Bond Interest Payable	85,442
Noncurrent Liabilities:	
Due Within One Year	395,000
Due in More Than One Year	14,745,000
Total Liabilities	15,262,598
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	1,812,914
Total Deferred Inflows of Resources	1,812,914
<b>NET POSITION</b>	
Net Investment in Capital Assets	(6,762,237)
Restricted for:	
Emergency Reserves	11,200
Debt Service	290,487
Capital Projects	60,775
Unrestricted	(3,519,418)
Total Net Position	\$ (9,919,193)

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

		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	\$ 746,940	\$ -	\$ 144,098	\$ -	\$ (602,842)
Interest and Related Costs on Long-Term Debt	1,074,672	-	-	-	(1,074,672)
Total Governmental Activities	\$ 1,821,612	\$ -	\$ 144,098	\$ -	(1,677,514)
 <b>GENERAL REVENUES</b>					
Property Taxes					1,758,157
Specific Ownership Taxes					185,926
Tax Revenue - LID					7,787
Net Investment Income					13,793
Total General Revenues					1,965,663
 <b>CHANGE IN NET POSITION</b>					288,149
Net Position - Beginning of Year					(10,207,342)
 <b>NET POSITION - END OF YEAR</b>					\$ (9,919,193)

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2018**

	General	Debt Service	Capital Projects	Total Governmental Fund
<b>ASSETS</b>				
Cash and Investments	\$ 99,546	\$ -	\$ -	\$ 99,546
Cash and Investments - Restricted	11,200	1,068,224	59,434	1,138,858
Receivable - County Treasurer	2,434	15,355	541	18,330
Receivable - RTD	73,024	-	-	73,024
Property Taxes Receivable	361,286	1,451,628	-	1,812,914
Tax Revenue - LID Receivable	-	-	800	800
Prepaid Expense	6,580	-	-	6,580
	<b>\$ 554,070</b>	<b>\$ 2,535,207</b>	<b>\$ 60,775</b>	<b>\$ 3,150,052</b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 37,156	\$ -	\$ -	\$ 37,156
Total Liabilities	37,156	-	-	37,156
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	361,286	1,451,628	-	1,812,914
Total Deferred Inflows of Resources	361,286	1,451,628	-	1,812,914
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expense	6,580	-	-	6,580
Restricted for:				
Emergency Reserves	11,200	-	-	11,200
Debt Service	-	1,083,579	-	1,083,579
Assigned to:				
Capital Projects	-	-	60,775	60,775
Unassigned	137,848	-	-	137,848
Total Fund Balances	155,628	1,083,579	60,775	1,299,982
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<b>\$ 554,070</b>	<b>\$ 2,535,207</b>	<b>\$ 60,775</b>	
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				4,006,267
Other long-term assets are not available to pay for current period expenditures and, therefore, are deferred in the funds.				
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				(15,140,000)
Accrued Bond Interest Payable				(85,442)
Net Position of Governmental Activities				<b>\$ (9,919,193)</b>

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, 2018**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 240,586	\$ 1,517,571	\$ -	\$ 1,758,157
Specific Ownership Taxes	25,442	160,484	-	185,926
Net Investment Income	2,225	11,465	103	13,793
Developer Reimbursement	40,000	-	-	40,000
RTD Maintenance Contribution	90,777	-	-	90,777
Camden General Fund Fee	13,321	-	-	13,321
Tax Revenue - LID	-	-	7,787	7,787
Total Revenues	<u>412,351</u>	<u>1,689,520</u>	<u>7,890</u>	<u>2,109,761</u>
<b>EXPENDITURES</b>				
Current:				
Accounting	26,790	-	-	26,790
Administration	8,500	-	-	8,500
Audit	3,960	-	-	3,960
County Treasurer's Fee	3,609	22,765	-	26,374
District Management	42,002	-	-	42,002
Dues and Subscriptions	853	-	-	853
Election Expense	1,058	-	-	1,058
Engineering	1,050	-	-	1,050
Garage and Parking - Repairs and Maintenance	510	-	-	510
Holiday Decorations	9,472	-	-	9,472
Insurance and Bonds	6,443	-	-	6,443
Landscape Maintenance	60,659	-	-	60,659
Legal	28,965	-	-	28,965
Maintenance and Repairs	65,028	-	-	65,028
Miscellaneous	91	-	-	91
Parking License Fee	40,000	-	-	40,000
Security Patrol	10,619	-	-	10,619
Snow Removal	31,804	-	-	31,804
Utilities and Water	18,711	-	-	18,711
Debt Service:				
Bond Principal - Series 2006 Bonds	-	135,000	-	135,000
Bond Principal - Series 2014A Bonds	-	150,000	-	150,000
Bond Principal - Series 2014B Bonds	-	75,000	-	75,000
Interest Expense - Series 2006 Bonds	-	457,275	-	457,275
Interest Expense - Series 2014A Bonds	-	391,300	-	391,300
Interest Expense - Series 2014B Bonds	-	201,250	-	201,250
Paying Agent/Trustee Fees	-	4,125	-	4,125
Total Expenditures	<u>360,124</u>	<u>1,436,715</u>	<u>-</u>	<u>1,796,839</u>
<b>NET CHANGE IN FUND BALANCES</b>	52,227	252,805	7,890	312,922
Fund Balances - Beginning of Year	<u>103,401</u>	<u>830,774</u>	<u>52,885</u>	<u>987,060</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 155,628</u>	<u>\$ 1,083,579</u>	<u>\$ 60,775</u>	<u>\$ 1,299,982</u>

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2018**

Net Change in Fund Balances - Governmental Funds \$ 312,922

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 360,000

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 2,043

Change in Net Position of Governmental Activities \$ 288,149

**LINCOLN STATION METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2018**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 240,586	\$ 240,586	\$ 240,586	\$ -
Specific Ownership Taxes	24,100	24,100	25,442	1,342
Net Investment Income	-	-	2,225	2,225
Developer Reimbursement	40,000	40,000	40,000	-
RTD Maintenance Contribution	147,060	147,060	90,777	(56,283)
Camden General Fund Fee	10,346	10,346	13,321	2,975
Total Revenues	<u>462,092</u>	<u>462,092</u>	<u>412,351</u>	<u>(49,741)</u>
<b>EXPENDITURES</b>				
Accounting	21,000	26,000	26,790	(790)
Administration	18,000	18,000	8,500	9,500
Audit	4,000	4,000	3,960	40
County Treasurer's Fee	3,609	3,609	3,609	-
District Management	24,000	40,000	42,002	(2,002)
Dues and Subscriptions	700	700	853	(153)
Election Expense	1,300	1,300	1,058	242
Engineering	3,912	3,912	1,050	2,862
Garage and Parking - Repairs and Maintenance	42,000	42,000	510	41,490
Holiday Decorations	12,000	12,000	9,472	2,528
Insurance and Bonds	3,550	6,550	6,443	107
Insurance - Property	2,410	2,410	-	2,410
Landscape Maintenance	72,000	72,000	60,659	11,341
Legal	10,000	28,000	28,965	(965)
Maintenance and Repairs	88,201	88,201	65,028	23,173
Miscellaneous	1,168	1,168	91	1,077
Parking License Fee	40,000	40,000	40,000	-
Security Patrol	27,000	27,000	10,619	16,381
Snow Removal	88,000	88,000	31,804	56,196
Utilities and Water	25,150	25,150	18,711	6,439
Total Expenditures	<u>488,000</u>	<u>530,000</u>	<u>360,124</u>	<u>169,876</u>
<b>NET CHANGE IN FUND BALANCE</b>	(25,908)	(67,908)	52,227	120,135
Fund Balance - Beginning of Year	<u>131,639</u>	<u>103,401</u>	<u>103,401</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 105,731</u></u>	<u><u>\$ 35,493</u></u>	<u><u>\$ 155,628</u></u>	<u><u>\$ 120,135</u></u>

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**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. 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.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

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

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.

The District has amended its annual budget for the year ended December 31, 2018.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**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.

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

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**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.

*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 purposes, 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.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*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, 2018, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 99,546
Cash and Investments - Restricted	<u>1,138,858</u>
Total Cash and Investments	<u><u>\$ 1,238,404</u></u>

Cash and investments as of December 31, 2018, consist of the following:

Deposits with Financial Institutions	\$ 51,950
Investments	<u>1,186,454</u>
Total Cash and Investments	<u><u>\$ 1,238,404</u></u>

**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.

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, 2018, the District's cash deposits had a bank balance and carrying balance of \$51,950.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**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

As of December 31, 2018, 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	\$ 471,484
First American Funds - U.S. Treasury Obligations - Money Market - Class D	Weighted Average Under 60 Days	714,970
		<u>\$ 1,186,454</u>

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

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

**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 is 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. 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 is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. 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 as of May 31, 2019. 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, 2018**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2018 follows:

	Balance - December 31, 2017	Increases	Decreases	Balance - December 31, 2018
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	<u>8,041,117</u>	<u>-</u>	<u>-</u>	<u>8,041,117</u>
Less Accumulated Depreciation For:				
Water Supply System	48,227	7,669	-	55,896
Sanitary Sewer and Storm Drainage	38,505	4,055	-	42,560
Streets	3,544,138	373,267	-	3,917,405
Parks and Recreation	17,164	1,825	-	18,989
Total Accumulated Depreciation	<u>3,648,034</u>	<u>386,816</u>	<u>-</u>	<u>4,034,850</u>
Total Capital Assets, Being Depreciated, Net	<u>4,393,083</u>	<u>(386,816)</u>	<u>-</u>	<u>4,006,267</u>
Governmental Activities Capital Assets, Net	<u>\$ 4,393,083</u>	<u>\$ (386,816)</u>	<u>\$ -</u>	<u>\$ 4,006,267</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, 2018**

**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, 2018:

	Balance - December 31, 2017	Additions/ Accretions	Reductions	Balance - December 31, 2018	Due Within One Year
Governmental Activities:					
G.O. Limited Tax Bonds					
Series 2006 - Senior	\$ 7,035,000	\$ -	\$ 135,000	\$ 6,900,000	\$ 155,000
G.O. Limited Tax Bonds					
Series 2014A	5,590,000	-	150,000	5,440,000	160,000
G.O. Limited Tax Bonds					
Series 2014B	2,875,000	-	75,000	2,800,000	80,000
Total	<u>\$ 15,500,000</u>	<u>\$ -</u>	<u>\$ 360,000</u>	<u>\$ 15,140,000</u>	<u>\$ 395,000</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, 2018**

**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. The Required Subordinate 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 2015, in an amount sufficient to pay the principal of and interest on the Series 2006 Bonds, equal to at least 35.000 mills less the "Required Mill Levy" for the 2006 Series Bonds, but not in excess of 40.000 mills less the "Required Mill Levy" for the 2006 Series Bonds.

For collection year 2018, the District levied 30.000 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>
2019	\$ 395,000	\$ 1,025,300	\$ 1,420,300
2020	425,000	998,425	1,423,425
2021	470,000	969,500	1,439,500
2022	495,000	937,550	1,432,550
2023	545,000	903,900	1,448,900
2024-2028	3,400,000	3,906,300	7,306,300
2029-2033	4,910,000	2,563,150	7,473,150
2034-2036	4,500,000	657,700	5,157,700
Total	<u>\$ 15,140,000</u>	<u>\$ 11,961,825</u>	<u>\$ 27,101,825</u>

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**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, 2018, 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
Total	<u>\$ 85,230,000</u>	<u>\$ 45,615,000</u>	<u>\$ 7,660,000</u>	<u>\$ 6,062,000</u>	<u>\$ 9,065,000</u>	<u>\$ 108,058,000</u>

Pursuant to the Service Plan, the District is permitted to issue 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.

**Developer Advances**

The District has entered into Funding and Reimbursement Agreements with the Developer as follows:

**Advance and Reimbursement Agreement – Bradbury Properties, Inc.**

Effective February 11, 2003, and as amended January 16, 2007, the District entered into an agreement with Bradbury Properties, Inc. (Bradbury) whereby Bradbury agreed to fund any shortfall in operating costs and construction or acquisition costs for public improvements within the District. The District will repay any such advances along with interest at prime interest rate as reported in *The Wall Street Journal*, when, and if funds are available to do so. The interest rate is set on the date the advance is made. As of December 31, 2018, no outstanding balance is due under this agreement.

**Advance and Reimbursement and Facilities Acquisition Agreement**

Effective January 1, 2007, the District entered into an agreement with Lincoln Station Investors, LLC (Lincoln) whereby Lincoln agreed to fund any shortfall in operating costs and construction or acquisition costs for public improvements within the District. The District will repay these advances along with interest at prime interest rate as reported in *The Wall Street Journal*, when, and if funds are available to do so. The interest rate is set on the date the advance is made. As of December 31, 2018, no outstanding balance is due under this agreement.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2018, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 4,006,267
Bond Issuance Costs, Net of Accumulated Amortization	528,764
Current and Noncurrent Portion of Long-Term Obligations - Bonds	<u>(11,297,268)</u>
Net Investment in Capital Assets	<u><u>\$ (6,762,237)</u></u>

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, 2018, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 11,200
Debt Service	290,487
Capital Projects	<u>60,775</u>
Total Restricted Net Position	<u><u>\$ 362,462</u></u>

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, 2018**

**NOTE 7 AGREEMENTS**

**Developer 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 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 Developer is invoiced for this expense, and will reimburse the District for these costs. The payments received from the Developer for this purpose are not subject to the Advance and Reimbursement agreement, and will not be repaid to the Developer. During the year ended December 31, 2018, the District received the \$40,000 reimbursement from the Developer.

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

Effective March 26, 2004, the District, Bradbury, 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.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 7 AGREEMENTS (CONTINUED)**

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

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) 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, 2018, the District assessed \$13,321 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, 2018, the District received \$17,753 related to this agreement and accrued an account receivable of \$73,024 as of December 31, 2018, for a total of \$90,777.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 7 AGREEMENTS (CONTINUED)**

**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, 2018.

**NOTE 8 RELATED PARTY**

The members of the Board of Directors are no longer associated with the primary Developer within the District, which was Bradbury Properties, Inc., but they are associated with another investing Developer within the District, which is Westfield Development Company.

**Management Services Agreement**

The District entered into an agreement with Westfield Property Services, LLC for district management services on October 29, 2008, with an effective date of June 25, 2008. The District will pay as compensation a flat monthly fee of \$2,000 until termination of the agreement by either party. The District paid \$6,000 in management services in 2018 per this agreement. This agreement was terminated during 2018.

**Financial Management Services Agreement**

The District entered into an agreement with Bradbury for financial management services on December 31, 2008, with an effective date of January 1, 2009. The District will pay as compensation a flat monthly fee of \$1,500 plus reimbursement for all out of pocket expenses incurred in the performance of financial management services until termination of the agreement by either party. The District paid \$8,500 in financial management (administration) services in 2018 per this agreement. This agreement was terminated during 2018.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2018**

**NOTE 9 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 10 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, 2018**

	<u>Original and Final Budget</u>	<u>Actual Amounts</u>	<u>Variance with Final Budget Positive (Negative)</u>
<b>REVENUES</b>			
Property Taxes	\$ 1,517,571	\$ 1,517,571	\$ -
Specific Ownership Taxes	151,800	160,484	8,684
Net Investment Income	1,500	11,465	9,965
Total Revenues	<u>1,670,871</u>	<u>1,689,520</u>	<u>18,649</u>
<b>EXPENDITURES</b>			
Current:			
Country Treasurer's Fee	22,764	22,765	(1)
Debt Service:			
Bond Principal - Series 2006 Bonds	135,000	135,000	-
Bond Principal - Series 2014A Bonds	150,000	150,000	-
Bond Principal - Series 2014B Bonds	75,000	75,000	-
Interest Expense - Series 2006 Bonds	457,275	457,275	-
Interest Expense - Series 2014A Bonds	391,300	391,300	-
Interest Expense - Series 2014B Bonds	201,250	201,250	-
Paying Agent/Trustee Fees	5,575	4,125	1,450
Contingency	1,836	-	1,836
Contingency	<u>1,440,000</u>	<u>1,436,715</u>	<u>3,285</u>
<b>NET CHANGE IN FUND BALANCE</b>	230,871	252,805	21,934
Fund Balance - Beginning of Year	<u>825,097</u>	<u>830,774</u>	<u>5,677</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 1,055,968</u></u>	<u><u>\$ 1,083,579</u></u>	<u><u>\$ 27,611</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, 2018**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ -	\$ 103	\$ 103
Tax Revenue - LID	8,500	7,787	(713)
Total Revenues	<u>8,500</u>	<u>7,890</u>	<u>(610)</u>
<b>EXPENDITURES</b>			
Legal	500	-	500
Total Expenditures	<u>500</u>	<u>-</u>	<u>500</u>
<b>NET CHANGE IN FUND BALANCE</b>	8,000	7,890	(110)
Fund Balance - Beginning of Year	<u>53,057</u>	<u>52,885</u>	<u>(172)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 61,057</u>	<u>\$ 60,775</u>	<u>\$ (282)</u>

## **OTHER INFORMATION**

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2018**

<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>
2019	\$ 155,000	\$ 448,500	\$ 603,500
2020	165,000	438,425	603,425
2021	190,000	427,700	617,700
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
Total	\$ 6,900,000	\$ 5,457,075	\$ 12,357,075

**LINCOLN STATION METROPOLITAN DISTRICT**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)**  
**DECEMBER 31, 2018**

<u>Bonds and Interest</u> <u>Maturing in the</u> <u>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>
2019	\$ 160,000	\$ 380,800	\$ 540,800
2020	170,000	369,600	539,600
2021	185,000	357,700	542,700
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
Total	\$ 5,440,000	\$ 4,295,550	\$ 9,735,550

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2018**

<u>Bonds and Interest Maturing in the Year Ending December 31.</u>	\$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		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 80,000	\$ 196,000	\$ 276,000
2020	90,000	190,400	280,400
2021	95,000	184,100	279,100
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
Total	\$ 2,800,000	\$ 2,209,200	\$ 5,009,200

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2018**

Bonds and Interest Maturing in the Year Ending December 31,	Totals		
	Principal	Interest	Total
2019	\$ 395,000	\$ 1,025,300	\$ 1,420,300
2020	425,000	998,425	1,423,425
2021	470,000	969,500	1,439,500
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
Total	<u>\$ 15,140,000</u>	<u>\$ 11,961,825</u>	<u>\$ 27,101,825</u>

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2018**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied for		Total Property Taxes		Percent Collected to Levied
		General	Debt Service	Levied	Collected	
2014	\$ 24,720,426	10.000	40.000	\$ 1,221,384	\$ 1,184,243	97.00 %
2015	42,363,750	5.000	30.000	1,477,272	1,441,420	97.60
2016	42,617,300	5.000	30.000	1,486,986	1,486,986	100.00
2017	43,910,770	5.000	30.000	1,532,761	1,531,955	99.90
2018	50,585,710	5.000	30.000	1,758,157	1,758,157	100.00
Estimated for the Year Ending December 31, 2019	\$ 52,786,460	7.500	27.500	\$ 1,812,914		

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