



## Table of Contents

STATEMENT OF NET POSITION .....	1
STATEMENT OF ACTIVITIES .....	2
BALANCE SHEET – GOVERNMENTAL FUNDS .....	3
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES .....	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES.....	5
GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL .....	6
GENERAL FUND EXPENDITURE DETAILS– BUDGET AND ACTUAL.....	7
NOTES TO FINANCIAL STATEMENTS .....	8
SUPPLEMENTARY INFORMATION .....	21
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL .....	22
DEBT FUND EXPENDITURE DETAILS– BUDGET AND ACTUAL .....	23
CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES – BUDGET AND ACTUAL .....	24
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY.....	25
SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED.....	26
OTHER SUPPLEMENTARY INFORMATION .....	27
CHANGE IN TOTAL OVERLAPPING MILL LEVY .....	28
HISTORICAL DEBT RATIOS .....	29



## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Lewis Pointe Metropolitan District  
Adams County, CO

### Opinions

We have audited the accompanying financial statements of the governmental activities, and each major fund of Lewis Pointe Metropolitan District (the "District") as of and for the year ended December 31, 2023, 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 financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, and each major fund of District, as of December 31, 2023, and the respective changes in financial position and the 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, 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 generally accepted auditing standards 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 generally accepted auditing standards, 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 Supplementary Information

Management has omitted 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 the financial reporting for placing the basic financial statements in an appropriate operation, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### Supplementary Information

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

### Other Information

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or provide any assurance thereon.

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.

A handwritten signature in blue ink that reads "Flynn CPA, LLC". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Castle Pines, Colorado  
September 25, 2024

**LEWIS POINTE METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**December 31, 2023**

	<b>Governmental Activities</b>
<b>ASSETS</b>	
Cash and investments	\$ 346,135
Cash and investments – restricted	293,485
Accounts receivable – property owners	18,131
Specific ownership taxes receivable	5,985
Property taxes receivable	1,059,200
Prepaid expenses	11,275
Non-depreciable capital assets	16,500
Depreciable capital assets, net	1,517,744
<b>Total Assets</b>	<b>3,268,455</b>
<b>LIABILITIES</b>	
Accounts payable and accrued liabilities	54,804
Accrued interest payable	28,050
Bond Premium	1,014,421
Current portion of general obligation refunding bonds	225,000
General obligation refunding bonds	8,190,000
<b>Total Liabilities</b>	<b>9,512,275</b>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property tax revenue	1,059,200
<b>NET POSITION (DEFICIT)</b>	
Restricted:	
Emergency reserves	15,200
Debt service	26,533
Capital projects	254,934
Non-spendable	11,275
Unassigned:	(7,610,962)
<b>Net Position (Deficit)</b>	<b>\$ (7,303,020)</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**For the 12-Month Period Ended**  
**December 31, 2023**

Functions/Programs	Program Revenue			Net (Expense) Revenue and Changes in Net Position	
	Expenses	Charges for Services	Operating Grants and Contributions		Capital Grants and Contributions
<b>Primary Government:</b>					
<b>Government Activities:</b>					
General government activities	\$ (440,674)	\$ 6,950	\$ -	\$ -	(433,724)
Interest and related costs on long-term debt	(267,372)	-	-	-	(267,372)
Capital project activities	(99,470)	-	-	-	(99,470)
	<u>\$ (807,516)</u>	<u>\$ 6,950</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(800,566)</u>
<b>General Revenues</b>					
Property taxes					1,059,189
Specific ownership taxes					72,394
Net investment income					38,642
					<b>1,170,225</b>
Change in net position					369,659
					<b>Net Position (Deficit) – Beginning of Year</b>
					(7,672,679)
					<b>Net Position (Deficit) – End of Year</b>
					<b>\$ (7,303,020)</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT  
BALANCE SHEET – GOVERNMENTAL FUNDS  
December 31, 2023**

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
<b>ASSETS</b>				
Cash and investments	\$ 346,135	\$ -	\$ -	\$ 346,135
Cash and investments - Restricted	15,200	23,351	254,934	293,485
Accounts receivable - property owners	18,131	-	-	18,131
Specific ownership taxes receivable	2,803	3,182	-	5,985
Property taxes receivable	489,000	570,200	-	1,059,200
Prepaid expenses	11,275	-	-	11,275
<b>TOTAL ASSETS</b>	<b>\$ 882,544</b>	<b>\$ 596,733</b>	<b>\$ 254,934</b>	<b>\$ 1,734,211</b>
<b>LIABILITIES</b>				
Accounts payable and accrued liabilities	\$ 54,804	\$ -	\$ -	\$ 54,804
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property tax revenue	489,000	570,200	-	1,059,200
<b>TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES</b>	<b>543,804</b>	<b>570,200</b>	<b>-</b>	<b>1,114,004</b>
<b>FUND BALANCES</b>				
Restricted:				
Emergencies (TABOR)	15,200	-	-	15,200
Debt service	-	26,533	-	26,533
Capital projects	-	-	254,934	254,934
Non-spendable	11,275	-	-	11,275
Unrestricted	312,265	-	-	312,265
<b>TOTAL FUND BALANCES</b>	<b>338,740</b>	<b>26,533</b>	<b>254,934</b>	<b>620,207</b>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b>\$ 882,544</b>	<b>\$ 596,733</b>	<b>\$ 254,934</b>	

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

Other long-term assets are not available or otherwise cannot be converted to cash to pay for current expenditures and, therefore, are recorded as expenditures in the funds	
Land	16,500
Property, structures and equipment, net	1,517,744
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:	
General obligation refunding bonds	(8,415,000)
Bond premium	(1,014,421)
Accrued interest payable	(28,050)
<b>Net position of governmental activities</b>	<b>\$ (7,303,020)</b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**12-Month Period Ended**  
**December 31, 2023**

	General Fund	Debt Service Fund	Capital Project Fund	Total Government Funds
<b>REVENUES</b>				
Property taxes	\$ 496,020	\$ 563,169	\$ -	\$ 1,059,189
Specific ownership taxes	33,943	38,451	-	72,394
Covenant violation fine income	6,950	-	-	6,950
Other income	-	-	-	-
Net investment income	15,243	17,898	5,501	38,642
<b>Total Revenues</b>	<b>552,156</b>	<b>619,518</b>	<b>5,501</b>	<b>1,177,175</b>
<b>EXPENDITURES</b>				
General and administration	64,177	-	-	64,177
Landscaping maintenance	278,587	-	-	278,587
Other district expenses	37,484	-	-	37,484
Trash removal expenses	60,426	-	-	60,426
Debt service				
Direct and indirect collection costs	-	38,950	-	38,950
Interest Expense - Series 2021 Bonds	-	318,900	-	318,900
Bond principal – 2021 Series Bonds	-	215,000	-	215,000
Major capital projects	-	-	-	-
<b>Total Expenditures</b>	<b>440,674</b>	<b>572,850</b>	<b>-</b>	<b>1,013,524</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>111,482</b>	<b>46,668</b>	<b>5,501</b>	<b>163,651</b>
<b>OTHER FINANCING SOURCES (USES)</b>				
Fund Transfers In / (Out)	(40,000)	(102,732)	142,732	-
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<b>71,482</b>	<b>(56,064)</b>	<b>148,233</b>	<b>163,651</b>
<b>FIND BALANCES – BEGINNING</b>	<b>267,258</b>	<b>82,597</b>	<b>106,701</b>	<b>456,556</b>
<b>FUND BALANCES – END OF YEAR</b>	<b>\$ 338,740</b>	<b>\$ 26,533</b>	<b>\$ 254,934</b>	<b>\$ 620,207</b>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE  
STATEMENT OF ACTIVITIES  
12-Month Period Ended  
December 31, 2023**

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

Net change in fund balances – Total government funds	\$	163,651
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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 net capital outlay activity for the year:

Construction of public infrastructure	-
Depreciation expense on property, structures and equipment	(99,470)

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.

Amortization of Series 2021 bond premium	75,325
Bond principal payment	215,000
Increase in accrued interest payable on Series 2021 bonds	15,153

<b>Changes in net position of governmental activities</b>	<b>\$</b>	<b>369,659</b>
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These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2023**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Property taxes	\$ 489,000	\$ 496,020	\$ 7,020
Specific ownership taxes	36,700	33,943	(2,757)
Covenant violation fine income	5,000	6,950	1,950
Other income	-	-	-
Net investment income	1,000	15,243	14,243
<b>Total Revenues</b>	<u>531,700</u>	<u>552,156</u>	<u>20,456</u>
<b>EXPENDITURES</b>			
General and administration	72,800	64,177	8,623
Landscaping maintenance	292,500	278,587	13,913
Other district expenses	60,200	37,484	22,716
Trash removal expenses	67,000	60,426	6,574
<b>Total Expenditures</b>	<u>492,500</u>	<u>440,674</u>	<u>51,826</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>39,200</u>	<u>111,482</u>	<u>72,282</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in (out)	(40,000)	(40,000)	-
<b>Total Other Financing Sources (Uses)</b>	<u>(40,000)</u>	<u>(40,000)</u>	<u>-</u>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER</b>	<u>(800)</u>	<u>71,482</u>	<u>72,282</u>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	251,900	267,258	15,358
<b>FUND BALANCE – END OF YEAR</b>	<u>\$ 251,100</u>	<u>\$ 338,740</u>	<u>\$ 87,640</u>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT  
GENERAL FUND  
EXPENDITURE DETAILS - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2023**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>GENERAL AND ADMINISTRATION</b>			
District management and accounting fees	\$ 68,000	\$ 68,001	\$ (1)
Administrative costs	4,000	2,068	1,932
Audit fees	7,500	7,150	350
Collection fees – County Treasurer	6,500	7,443	(943)
Board of directors’ fees	4,000	2,700	1,300
Board training and conferences	-	816	(816)
Insurance	4,500	3,228	1,272
Legal fees	5,000	-	5,000
Indirect cost allocation	(31,200)	(27,500)	(3,700)
Contingency	4,500	271	4,229
<b>Total General and Administration</b>	<b><u>\$ 72,800</u></b>	<b><u>\$ 64,177</u></b>	<b><u>\$ 8,623</u></b>
<b>LANDSCAPING MAINTENANCE</b>			
Ground maintenance fees	76,300	76,882	(582)
Tree maintenance & replacement	25,000	-	25,000
Backflow maintenance	-	700	(700)
Detention pond maintenance	-	20,143	(20,143)
Winter tree watering	-	1,190	(1,190)
Sprinkler repairs	16,500	24,697	(8,197)
Sprinklers – water	118,000	76,340	41,660
Sprinklers – electricity	1,600	1,409	191
Perimeter fence maintenance	10,000	21,601	(11,601)
Grounds improvements	30,000	45,050	(15,050)
Monument sign maintenance	2,000	-	2,000
Property insurance	8,100	8,260	(160)
Miscellaneous landscape costs	5,000	2,315	2,685
<b>Total Landscaping Maintenance</b>	<b><u>\$ 292,500</u></b>	<b><u>\$ 278,587</u></b>	<b><u>\$ 13,913</u></b>
<b>OTHER DISTRICT EXPENSES</b>			
Snow removal	14,000	3,937	10,063
Seasonal decorations	-	1,779	(1,779)
Park and recreation events	12,000	7,437	4,563
Board election expenses	10,000	3,150	6,850
Covenant enforcement services	23,000	21,181	1,819
Newsletter publication costs	1,200	-	1,200
<b>Total Other District Expenses</b>	<b><u>\$ 60,200</u></b>	<b><u>\$ 37,484</u></b>	<b><u>\$ 22,716</u></b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

LEWIS POINTE METROPOLITAN DISTRICT  
**NOTES TO FINANCIAL STATEMENTS**  
12-Month Period Ended December 31, 2023

**NOTE 1 – DEFINITION OF REPORTING ENTITY**

Lewis Pointe Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized on January 03, 2009, and is governed pursuant to provisions of the Colorado Special District Act (Title 32). The District operates under a service plan approved by City of Thornton (City) on August 12, 2008. The District's boundaries encompass 373-single-family homes within the Lewis Pointe subdivision located in Adams County, Colorado entirely within the boundaries of the City. The District was established to provide financing for the design, acquisition, construction and installation of streets, traffic and safety controls, park and recreation, sanitary sewer, storm drainage and other improvements (Public Improvements) within and without the District boundaries that benefit the taxpayers and inhabitants of the District. The District was also established to (1) maintain various open spaces within the District (not otherwise owned and maintained by the City), (2) maintain perimeter fencing, and (3) provide covenant enforcement and architectural review services.

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 organizations 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 organizations 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 significant accounting policies of the District are 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.

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

These notes are an integral part of the accompanying financial statements.

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 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 District 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 specific ownership taxes. 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.

When both restricted and unassigned resources are available for use, it is the District's policy to use restricted resources first, then unassigned resources as they are needed.

### **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 funds for the ensuing year. The appropriation is at the total fund expenditures 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. On November 8, 2022, the Board adopted the District's 2023 budget.

These notes are an integral part of the accompanying financial statements.

## **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.

Investments are carried at net asset value.

## **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.

On November 04, 2008, District voters authorized the District to assess property taxes up to \$500,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

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

## **Specific Ownership Taxes**

Beginning in 1937, the State of Colorado began assessing a tax annually on motor vehicles (aka Specific Ownership Tax). The Specific Ownership Tax is graduated based on a vehicle's age and original value. Specific Ownership Tax revenue collected by the State is apportioned among the 64 counties based on the number of state highway miles within each county. Each county allocates its respective share of specific ownership tax revenue proportionally among the various property-taxing governmental entities on the basis of total property taxes assessed by each entity in relation to total property taxes assessed by all entities within the county. For 2023, the District's share of specific ownership taxes received from the State was equal to approximately 6.8% of total property taxes collected.

Specific ownership tax is allocated proportionally between each fund based on the ratio of property tax revenue collected for each fund compared to total property revenue collected by the District.

## **Property Maintenance Fines**

Covenant violation fines are assessed, in accordance with the District's covenant enforcement policy, against homeowners whom the District deems to be in violation of the restrictive covenants provided in the Declaration of Covenants, Conditions and Restrictions for Lewis Pointe filed with the Adams County Clerk & Recorder's Office on July 08, 2015 at reception number 2015000053962 (the Declaration). Covenant violation fines are recognized as income after the violation has been identified, the homeowner has been notified and the period has expired for the

These notes are an integral part of the accompanying financial statements.

homeowner to request a hearing to dispute the violation. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien.

### **Reimbursable Costs**

Legal fees and other costs incurred by the District related to covenant enforcement actions and other services provided to specific properties within the District are charged back to the respective property owners. The District presents reimbursable costs on a net basis. Factors considered by the District in determining whether to present reimbursable cost chargeback revenue on a gross or net basis include whether risks exist that the District will be unable to recover such costs from property owners. Pursuant to 32-1-1001(1)(j)(I) CRS, fines and reimbursable costs are secured on and against each respective property by a perpetual lien, which has priority over all other encumbrances on a property.

### **Direct and Indirect Collection Costs**

Collection costs incurred by the District related to the collection of property taxes includes all costs incurred by the District that enable and support the District's ability to collect property taxes revenue. Generally, such costs include (a) operating and reporting compliance costs that protect the District's right to collect property taxes (e.g. financial statement audit fees, fees paid to professionals to prepare mandatory periodic financial and operational reports to the City and State, etc), (b) professional fees related to applying and monitoring accounting controls over the collection of District revenues, (c) costs related to managing the District's annual property tax assessment process and (d) insurance protecting the District from liability exposure that potentially could arise from performing these activities.

For the 2023 year, the District allocated indirect collection costs between its general fund (70% cost allocation) and its debt fund (30% cost allocation). Direct collection costs such as county treasurer collection fees are proportionally allocated to each fund on the basis of each property tax revenue allocable to each fund proportion to total property tax revenue assessed by the District.

### **Deferred Outflows of Resources and Deferred Inflows of Resources**

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period and a deferred outflow of resources is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows are reported in the statement of net position but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate. Deferred inflows of resources in the governmental fund financial statements of the District for the 12-month period ended December 31, 2023 are comprised of property taxes due from Adams County that will not be collected within 60 days of the end of the current calendar year. Deferred inflows of resources in the government-wide financial statements represents property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

### **Equity**

#### **Net Position**

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

These notes are an integral part of the accompanying financial statements.

## 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: non-spendable, 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:

- **Non-spendable fund balance** – The portion of a fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts) or legally or contractually required to be maintained intact.
- **Restricted fund balance** – The portion of a 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 a 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 a 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.
- **Unassigned fund balance** – The residual portion of a 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 policy to use the most restrictive classification first.

### NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2023 are classified in the accompanying financial statements as follows:

Statement of net position:	
Cash and investments – unrestricted	\$ 346,135
Cash and investments – restricted	293,485
<b>Total cash and investments</b>	<b><u>\$ 639,620</u></b>

Cash and investments as of December 31, 2023 consist of the following:

Deposits with financial institutions	\$ 95,757
Investments	543,863
<b>Total cash and investments</b>	<b><u>\$ 639,620</u></b>

These notes are an integral part of the accompanying financial statements.

## 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, 2023, the District's cash deposits had a bank balance of \$97,298 and a carrying balance of \$95,757.

## Investments

The District has not adopted a formal investment policy. However, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those listed 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 disclosure requirements or subject to 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.

Revenue bonds of local government securities, corporate and bank securities, and guaranteed investment contracts not purchased with bond proceeds, are limited to maturities of three years or less.

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 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 purchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

These notes are an integral part of the accompanying financial statements.

As of December 31, 2023, the District's investments were comprised of the following:

<b>Investment</b>	<b>Maturity</b>	<b>Amortized Cost</b>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 543,863

## CSAFE

The District holds investments in the Colorado Surplus Asset Fund Trust (CSAFE), 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 CSAFE. CSAFE operates similarly to a money market fund and each share is equal in value to \$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. CSAFE measures its investments at amortized cost, which value is not materially different (less than 0.005% difference) than the fair value measurement of such investments. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption period notice. 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. No limitations exist on the District's ability to withdraw funds invested in CSAFE. CSAFE is rated AAAM by Standard & Poor's.

## NOTE 4 – CAPITAL ASSETS

An analysis of the changes in capital assets for the 12-month period ended December 31, 2023, follows:

	<b>Balance at Dec. 31, 2022</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance at Dec 31, 2023</b>	<b>Accumulated Depreciation</b>
Perimeter fencing – split rail	\$ 191,100	\$ -	\$ -	\$ 191,100	(\$ 38,199)
Perimeter fencing – 6ft privacy	771,300	-	-	771,300	( 154,253)
Monument sign	30,000	-	-	30,000	( 9,000)
Sidewalks	360,000	-	-	360,000	( 27,000)
Sprinkler systems	349,683	-	-	349,683	( 51,218)
Landscape enhancements	72,665	-	-	72,665	( 3,633)
Backflow valves	33,000	-	-	33,000	( 6,600)
Total capital assets subject to depreciation	1,807,648	-	-	1,807,648	( 289,904)
<b>Capital assets subject to depreciation</b>	<b>\$ 1,824,148</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,824,148</b>	<b>(\$ 289,904)</b>

The District owns and maintains approximately 16.5 acres of public open spaces located across 17 land tracts within the Lewis Pointe subdivision. The Developer dedicated these land tracts to the District on February 10, 2017, and the District has recorded the public land and related water rights at a nominal value of \$16,500.

## NOTE 5 – LONG-TERM DEBT

The following is a summary of the changes in the District's long-term debt for the 12-month period ended December 31, 2023:

These notes are an integral part of the accompanying financial statements.

	Balance at Dec. 31, 2022	Additions	Retirements	Balance at Dec. 31, 2023	Due within one year
Series 2021 G.O. Bonds	\$ 8,630,000	\$ -	(\$ 215,000)	\$ 8,415,000	\$ 225,000
Accrued Interest – Series 2021 G.O. Bonds	43,203	303,747	( 318,900)	28,050	-
Bond Premium	1,089,746	-	( 75,325)	1,014,421	-
<b>Total</b>	<b>\$ 9,762,949</b>	<b>\$ 303,747</b>	<b>(\$ 609,225)</b>	<b>\$ 9,457,471</b>	<b>\$ 225,000</b>

Details regarding the District's long-term obligations are as follows:

### Series 2021 General Obligation Bonds

On April 06, 2021, the District issued \$9,150,000 limited tax (convertible to unlimited tax) general obligation refunding bonds (Series 2021 Bonds). The interest rate on the bonds is 4% and the bonds mature at various dates through December 31, 2034. The proceeds from the Series 2021 Bonds were used as follows:

Series 2021 Bond principal	\$ 9,150,000
Series 2021 Bond premium	1,216,078
Series 2015A Senior Bond reserve fund	694,300
Series 2015A Senior Bond surplus account	776,873
District cash contributions	432,378
<b>Total cash proceeds</b>	<b>\$ 12,269,629</b>
Less:	
Refund Series 2015 Bonds	(\$ 7,775,000)
Refund Series 2015 Bonds – accrued interest	( 161,979)
Refund Series 2017B Bonds	( 3,096,000)
Refund Series 2017B Bonds – accrued interest	( 73,981)
Refund Series 2017C Bonds	( 536,000)
Refund Series 2017C Bonds – accrued interest	( 224,125)
Insurance premium on Series 2021 Bonds	( 67,605)
Legal, accounting and other costs of issuance	( 234,939)
Cash contribution to District's capital project fund	( 100,000)
<b>Uses of cash proceeds</b>	<b>(\$ 12,269,629)</b>

The average annual principal and interest payments on the Series 2021 Bonds is \$532,744 through 2047, which allowed the District to lower the mill levy for debt service beginning in 2022.

These notes are an integral part of the accompanying financial statements.

Outstanding bond principal and interest on the 2021 Bonds mature as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 225,000	\$ 310,300	\$ 535,300
2025	230,000	301,300	531,300
2026	240,000	292,100	532,100
2027	250,000	282,500	532,500
2028	260,000	272,500	532,500
2029-2033	1,465,000	1,197,900	2,662,900
2034-2038	1,770,000	901,400	2,671,400
2039-2043	2,050,000	612,350	2,662,350
2044-2047	1,925,000	195,800	2,120,800
<b>Total</b>	<b>\$ 8,415,000</b>	<b>\$ 4,366,150</b>	<b>\$ 12,781,150</b>

The District's detail debt service schedule for its 2021 Series Bonds is provided on page 25.

### Events of Default – Series 2021 Bonds

The following events are considered events of default under the Series 2021 Bond Indenture of Trust: (1) before the Unlimited Tax Conversion Date, the District fails or refuses to impose the Required Mill Levy or to apply the Pledged Revenue as required by the Indenture of Trust, (2) on and after the Unlimited Tax Receipt Date, the District fails to pay the principal of or interest on the Series 2021 Bonds when due, (3) the District defaults in the performance or observance of any of the covenants, agreements, or conditions on the part of the District in the Indenture or the Bond Resolution and fails to remedy the same after notice thereof is provided to the District by the Trustee, Bond Insurer or Bond Owners or (4) the District files a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Series 2021 Bonds. Failure to pay the principal of or interest on the Series 2021 Bonds when due shall not, of itself, constitute an Event of Default. Available remedies for an Event of Default are (1) placing the district in receivership, (2) Trustee initiating a lawsuit against the District and (3) compelling the District to cure the default via mandamus or any other suit, action, or proceeding at law or in equity. Acceleration of the repayment of the Series 2021 Bonds is not an available remedy for an Event of Default.

### Debt Authorization

#### Debt Authorization – Service Plan

The District's Service Plan, which was approved by the City of Thornton on August 12, 2008, authorizes the District to issue up to \$11.7 million in debt at over a term not to exceed 40 years. The repayment of the District's debt can exceed 40 years if the majority of the District's Board are residents of the District and the District's Board has voted in favor of refunding a part or all of the District's debt (which must result in a net present value savings). The District's Service Plan also requires the District to issue debt at market comparable interest rates.

The District's Service Plan also establishes a Maximum Mill levy the District is permitted to impose on taxable property within the District for the payment of debt. As long as the District's total outstanding debt exceeds 50% of the assessed valuation of all taxable property within the District, the Maximum Debt Mill Levy is 50 mills, as adjusted by the State of Colorado for changes in the ratio of taxable valuation to assessed valuation of real property since January 1, 2004. As of January 1, 2004, the ratio was 7.96%. The ratio for 2023 was 7.15%, which caused the District's Maximum

These notes are an integral part of the accompanying financial statements.

Allowable Mill Levy for debt service for 2023 to be 55.664. (The required debt mill levy for 2023 per the District's Series 2018 Senior and Subordinate bonds is 55.664, which is the same as the District's Maximum Allowable Mill Levy.)

As of December 31, 2023, total remaining debt issuance authorization under the District's Amended and Restated Service Plan is as follows:

Authorized maximum debt issuance per Service Plan	\$ 11,700,000
Less:	
Series 2015 Bonds	( 7,775,000)
Series 2017B Subordinate Bonds	( 3,252,000)
Series 2017C Junior Lien Bonds	( 536,000)
North Holly capital advance agreement	( 136,911)
<b>Unused, authorized debt issuance as of Dec. 31, 2023</b>	<b>\$ 89</b>

### Debt Authorization – TABOR

On November 04, 2008, the District's 18 electors unanimously voted to authorize (1) the issuance of indebtedness in an amount not to exceed \$81.9 million to fund various public infrastructure improvements at a net effective interest rate not to exceed 18%, (2) the issuance of up to \$11.7 million for refunding the District's debt and (3) the District to assess up to \$11.7 million in tax revenue to fund amounts due under intergovernmental agreements.

On November 07, 2023, 477 of the District's electors voted in an election (1) approving by a margin of 88% to reduce the District's voter-authorized borrowing power down to \$1,000,000 and limit the net effective interest rate of any new debt to a rate not to exceed 8% and (2) approving by a margin of 82% to eliminate the all but \$1,000,000 of the District's voter authority to enter into multiple fiscal year financial obligations with other government entities.

The District's authorized but unissued indebtedness in the following amounts allocated for the following purposes is as follows:

	Authorized Nov. 2008 Election	Authorization Used for 2015 Bonds	Authorization Used for 2017B/C Bonds	Authorized Used for North Holly	2023 Reverse TABOR Election	Authorization Remaining at Dec 31, 2023
Street improvements	\$11,700,000	\$5,413,203	\$1,288,299	\$ -	(\$4,998,498)	\$ -
Park and recreational facilities	11,700,000	-	715,932	-	(9,984,068)	1,000,000
Sanitary supply	11,700,000	834,367	1,206,857	136,911	(9,521,865)	-
Water supply	11,700,000	1,527,430	576,912	-	(9,595,658)	-
Public transportation system	11,700,000	-	-	-	(11,700,000)	-
Traffic and safety controls	11,700,000	-	-	-	(11,700,000)	-
Mosquito control	11,700,000	-	-	-	(11,700,000)	-
Operations and maintenance	500,000	-	-	-	(500,000)	-
Intergovernmental agreements	11,700,000	-	-	-	(11,700,000)	1,000,000
<b>Subtotal</b>	<b>94,100,000</b>	<b>7,775,000</b>	<b>3,788,000</b>	<b>136,911</b>	<b>(82,400,089)</b>	<b>2,000,000</b>
Refunding of debt	11,700,000	-	-	-	(11,700,000)	-
<b>Total</b>	<b>\$105,800,000</b>	<b>\$7,775,000</b>	<b>\$3,788,000</b>	<b>\$ 136,911</b>	<b>(\$93,100,089)</b>	<b>\$ 2,000,000</b>

These notes are an integral part of the accompanying financial statements.

Per C.R.S 32-1-1101(2), the remaining, unused debt issuance authorization obtained from the District’s electors will expire in June 2035 - 20 years after the original debt authorization election.

**NOTE 6 – CONTINGENT OBLIGATIONS**

The District has entered into three contingent obligation agreements with Lennar Colorado, LLC (“Developer”) and with Clark Carlson, Clay Carlson, Kent Carlson, Steve Young, Scott Carlson, Craig Thornton, Lee Carlson, and Ryan Carlson (collectively, “Prior Developers”). The District has neither registered nor filed a notice of claim of exemption regarding these contingent obligation agreements with the Colorado Securities Commissioner. None of these contingent obligation agreements are transferrable to third parties. The contingent obligations of the District contemplated in the agreements identified below are subject to annual appropriation and are not multiple-fiscal year obligations for the purposes of Article X, Section 20 of the Colorado Constitution. The following contingent obligations exist, but are not necessarily owing, as of December 31, 2023:

**Infrastructure Acquisition Agreement.** The District and the Developer entered into an agreement dated April 29, 2015, whereby the District requested the Developer to design and construct certain improvements, for which the District issues general obligation bonds and the District will acquire the Improvements from the Developer (“IA Agreement”). The specific acquisition, purchase price, and conveyance of the Improvements from the Developer to the District are outlined in the IA Agreement. Improvement acquisition procedures include (a) Improvement Notice (b) Application for Acquisition (c) Engineer Certification of Costs and (d) District Acceptance of Improvements (including the “Acceptance Letter”). Interest begins to accrue on the stated and accepted amount of District costs at 8.0% per annum (non-compounding), upon the date of the issuance of the Acceptance Letter from the District. The IA Agreement expires upon either (1) full performance of both parties under the IA Agreement or (2) both parties mutually agree to terminate the IA Agreement.

The outstanding balance under the IA Agreement as of December 31, 2023 is as follows:

	Costs	Interest	Total
Beginning Balance (January 01, 2023)	\$ 328,913	\$ 220,252	\$ 549,165
Additional advances received	-	-	-
Accrued interest		26,313	26,313
Payments to the Developer	-	-	-
<b>Ending Balance (December 31, 2023)</b>	<b>\$ 328,913</b>	<b>\$ 246,565</b>	<b>\$ 575,478</b>

**North Holly Capital Advance Agreement.** In order to pay the initial funding amount due under the North Holly IGA, the District entered into an Advance and reimbursement Agreement for Capital Advances dated August 13, 2014 (the North Holly Advance Agreement), with the Prior Developers. Pursuant to such agreement, the Prior Developers agreed to provide an advance of \$136,911 to the District. Such advance is evidenced by a promissory note that bears interest at a non-compounding rate of 8.0% per annum and matures on August 13, 2054. The North Holly Advance Agreement is a multiple fiscal year obligation of the District. Amounts owed on the Note are payable from all moneys reimbursed to the District pursuant to the North Holly IGA or any other legally available moneys which the District determines, in its absolute discretion, to apply to the principal of and interest due on the Note. The Pledged Revenue for the Bonds is not pledged to pay amounts due under the North Holly Advance Agreement. The outstanding balance under this agreement at December 31, 2023 is as follows:

These notes are an integral part of the accompanying financial statements.

	Costs	Interest	Total
Beginning Balance (January 01, 2023)	\$ 43,587	\$ 21,170	\$ 64,757
Additional advances received	-	-	-
Accrued interest		3,487	3,487
Payments to the Developer	-	-	-
<b>Ending Balance (December 31, 2023)</b>	<b>\$ 43,587</b>	<b>\$ 24,657</b>	<b>\$ 68,244</b>

**Operation Funding and Reimbursement Agreement (“OFR Agreement”).** On April 29, 2015, the District entered into a contingent obligation agreement with the Developer to reimburse the Developer for funding the District’s operations and maintenance costs. The contingent obligation bears simple interest at 8% per annum. In the event that all or any portion of advances remain outstanding as of December 31, 2034, such amounts shall be deemed forever discharged and satisfied in full.

For the 12-month period ended December 31, 2023, District payments made, advances received, and interest accrued under the OFR Agreement is as follows:

	Costs	Interest	Total
Beginning Balance (January 01, 2023)	\$ 139,066	\$ 67,607	\$ 206,673
Additional advances received	-	-	-
Accrued interest		11,125	11,125
Payments to the Developer	-	-	-
<b>Ending Balance (December 31, 2023)</b>	<b>\$ 139,066</b>	<b>\$ 78,732</b>	<b>\$ 217,798</b>

## NOTE 7 – NET POSITION (DEFICIT)

### Restricted Net Position

The District’s restricted net position as of December 31, 2023 in the general fund, debt service fund and capital projects fund totaled \$15,200, \$26,533 and \$254,934, respectively. The restricted net position within the general fund is due to spending restrictions established by TABOR. See Note 10 for further details. The restricted net position within the debt service fund is comprised of funds that are restricted to servicing the District’s Series 2021 Bonds.

### Non-Spendable Net Position

The District’s non-spendable net position as of December 31, 2023 in the general fund, debt service fund and capital project fund totaled \$11,275, \$0, and \$0, respectively. These balances were created due to the District prepaying certain 2024 expenses in 2023.

### Unassigned Net Position

The District’s unassigned net position as of December 31, 2023 totaled (\$7,610,962). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements conveyed to the City of Thornton and the District.

These notes are an integral part of the accompanying financial statements.

## **NOTE 8 – RELATED PARTIES**

For the 12-month period ended December 31, 2023, the five District residents serving on the District's board reported no conflicts of interest arising from their participation as directors on the District's board.

## **NOTE 9 – RISK MANAGEMENT**

Except as provided in the Colorado Governmental Immunity Act, the District may be 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 (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—referred to 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 04, 2008, District voters authorized the District to assess property taxes at no more than \$500,000 annually, without limitation to rate, to pay the District's operations, maintenance and other expenses. Additionally, the District voters approved a revenue change to allow the District to retain and spend all revenue, other than ad valorem taxes, in excess of TABOR spending, revenue raising or other limitations.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). TABOR prohibits the District from using its emergency reserves to compensate for economic conditions and revenue shortfalls.

TABOR is complex and subject to legal interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, may require judicial interpretation.

These notes are an integral part of the accompanying financial statements.

**SUPPLEMENTARY INFORMATION**

**LEWIS POINTE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2023**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Property taxes	\$ 570,200	\$ 563,169	\$ (7,031)
Specific ownership taxes	42,800	38,451	(4,349)
Net investment income	6,500	17,898	11,398
<b>Total Revenues</b>	<u>619,500</u>	<u>619,518</u>	<u>18</u>
<b>EXPENDITURES</b>			
Direct and indirect collection costs	42,800	38,950	3,850
Debt service			
Interest Expense - Series 2021 Bonds	345,200	318,900	26,300
Bond principal – 2021 Series Bonds	215,000	215,000	-
<b>Total Expenditures</b>	<u>603,000</u>	<u>572,850</u>	<u>30,150</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>16,500</u>	<u>46,668</u>	<u>30,168</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in (out)	-	(102,732)	(102,732)
<b>Total Other Financing Sources (Uses)</b>	<u>-</u>	<u>(102,732)</u>	<u>(102,732)</u>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES</b>	<u>16,500</u>	<u>(56,064)</u>	<u>(72,564)</u>
<b>FUND BALANCE – BEGINNING</b>	<u>22,800</u>	<u>82,597</u>	<u>59,797</u>
<b>FUND BALANCE – END OF YEAR</b>	<u>\$ 39,300</u>	<u>\$ 26,533</u>	<u>\$ (12,767)</u>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
COLLECTION COST DETAILS - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2023**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>DIRECT AND INDIRECT COLLECTION COSTS</b>			
Collection fees – County Treasurer	\$ 11,600	\$ 8,450	\$ 3,150
Indirect Collection Cost Allocation	31,200	27,500	3,700
Legal fees	-	-	-
Bond paying agent fees	-	3,000	(3,000)
Miscellaneous	-	-	-
<b>Total Direct and Indirect Collection Costs</b>	<b><u>\$ 42,800</u></b>	<b><u>\$ 38,950</u></b>	<b><u>\$ 3,850</u></b>

These financial statements should be read only in connection with  
the accompanying notes to the financial statements.

**LEWIS POINTE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES - BUDGET AND ACTUAL  
12-Month Period Ended  
December 31, 2023**

	Original Budget	Actual Amounts	Positive / (Negative) Variance with Original Budget
<b>REVENUES</b>			
Net investment income	\$ 100	\$ 5,501	\$ 5,401
Other	-	-	-
<b>Total Revenues</b>	<u>100</u>	<u>5,501</u>	<u>5,401</u>
<b>EXPENDITURES</b>			
General and administrative fees	-	-	-
Capital projects			
Major capital projects	60,000	-	60,000
<b>Total Expenditures</b>	<u>60,000</u>	<u>-</u>	<u>60,000</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<u>(59,900)</u>	<u>5,501</u>	<u>(65,401)</u>
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	40,000	142,732	(102,732)
<b>Total Other Financing Sources (Uses)</b>	<u>40,000</u>	<u>142,732</u>	<u>(102,732)</u>
<b>EXCESS OF REVENUES AND OTHER FINANCIAL SOURCES</b>	<u>(19,900)</u>	<u>148,233</u>	<u>168,133</u>
<b>FUND BALANCE – BEGINNING OF YEAR</b>	<u>132,100</u>	<u>106,701</u>	<u>(25,399)</u>
<b>FUND BALANCE – END OF YEAR</b>	<u><u>\$ 112,200</u></u>	<u><u>\$ 254,934</u></u>	<u><u>\$ 142,734</u></u>

These financial statements should be read only in connection with the accompanying notes to the financial statements.

LEWIS POINTE METROPOLITAN DISTRICT  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
 December 31, 2023

The District's repayment schedule for its Series 2022 general obligation bonds is as follows:

Year Ended December 31,	Principal	Interest	Interest Rate	Total
2024	\$ 225,000	\$ 310,300	4.000%	\$ 535,300
2025	230,000	301,300	4.000%	531,300
2026	240,000	292,100	4.000%	532,100
2027	250,000	282,500	4.000%	532,500
2028	260,000	272,500	4.000%	532,500
2029	270,000	262,100	4.000%	532,100
2030	280,000	251,300	4.000%	531,300
2031	295,000	240,100	4.000%	535,100
2032	305,000	228,300	4.000%	533,300
2033	315,000	216,100	4.000%	531,100
2034	330,000	203,500	4.000%	533,500
2035	345,000	190,300	4.000%	535,300
2036	355,000	179,950	4.000%	534,950
2037	365,000	169,300	4.000%	534,300
2038	375,000	158,350	4.000%	533,350
2039	385,000	147,100	4.000%	532,100
2040	395,000	135,550	4.000%	530,550
2041	410,000	123,700	4.000%	533,700
2042	420,000	111,400	4.000%	531,400
2043	440,000	94,600	4.000%	534,600
2044	455,000	77,000	4.000%	532,000
2045	475,000	58,800	4.000%	533,800
2046	490,000	39,800	4.000%	529,800
2047	505,000	20,200	4.000%	525,200
	<b>\$ 8,415,000</b>	<b>\$ 4,366,150</b>		<b>\$ 12,781,150</b>

LEWIS POINTE METROPOLITAN DISTRICT  
**SUMMARY OF ASSESSED VALUATION,  
MILL LEVY AND PROPERTY TAXES COLLECTED**  
December 31, 2023

Year Ended December 31,	Prior Year Assessed Valuation for Current Year tax Levy	Mills Levied		Total Property Taxes		Percent Collected to Levied
		Operations	Debt	Levied	Collected (Note A)	
2019	11,958,610	19.900	55.277	899,012	899,013	100.0%
2020	14,941,010	19.900	55.664	1,129,002	1,119,540	99.2%
2021	15,210,940	31.162	55.664	1,320,700	1,320,706	100.0%
2022	15,851,550	27.133	35.971	1,000,300	1,000,296	100.0%
2023	15,434,450	31.682	35.971	1,044,200	1,064,689	102.0%
2024	19,109,050	25.590	29.839	1,059,200	[TBD]	[TBD]

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

## OTHER SUPPLEMENTARY INFORMATION

LEWIS POINTE METROPOLITAN DISTRICT  
**CHANGE IN TOTAL OVERLAPPING MILL LEVY**  
 December 31, 2023

	2022 Mill Levy *	2023 Mill Levy **	Change
Lewis Pointe Metropolitan District	68.625	55.429	(13.196)
Adams 12 Five Star Schools	68.366	61.760	(6.606)
Adams County	26.967	26.835	(0.132)
City of Thornton	10.210	10.210	0.000
Rangeview Library District	3.615	3.653	0.038
North Metro Fire Bond	1.400	0.000	(1.400)
Urban Drainage and Flood Control	0.900	0.900	0.000
Urban Drainage and Flood Control – South Platte	0.100	0.100	0.000
<b>Total Mill Levy</b>	<b>180.183</b>	<b>158.887</b>	<b>(21.296)</b>

\* -- For property tax collections in 2023

\*\* -- For property tax collections in 2024

LEWIS POINTE METROPOLITAN DISTRICT  
**HISTORICAL DEBT RATIOS**  
 December 31, 2023

	2020	2021	2022	2023	2024
General Obligation Bonds	\$ 11,548,000	\$ 11,407,000	\$ 8,840,000	\$ 8,630,000	\$ 8,415,000
Accrued, unpaid interest - Bonds	\$ 447,005	\$ 252,994	\$ 16,903	\$ 43,203	\$ 43,203
Other TABOR debt	\$ -	\$ -	\$ -	\$ -	\$ -
Combined assessed property values within the District	\$14,941,010	\$15,210,940	\$ 15,851,550	\$ 15,434,450	\$ 19,109,050
Ratio of debt to assessed property values	80.3%	76.6%	55.9%	56.2%	44.3%