

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

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2020**

**LINCOLN STATION METROPOLITAN DISTRICT  
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## Independent Auditor's Report

Board of Directors  
Lincoln Station Metropolitan District  
Douglas County, Colorado

### **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, 2020, 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; 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 generally accepted in the United States. 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, 2020, 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.

## Other Matters

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our 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 as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

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

Sincerely,



Wipfli LLP  
Lakewood, Colorado

July 20, 2021

## **BASIC FINANCIAL STATEMENTS**

**LINCOLN STATION METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2020**

|                                      | Governmental<br>Activities |
|--------------------------------------|----------------------------|
| <b>ASSETS</b>                        |                            |
| Cash and Investments                 | \$ 257,854                 |
| Cash and Investments - Restricted    | 1,477,225                  |
| Property Taxes Receivable            | 1,821,856                  |
| Receivable - Camden Fee              | 28,460                     |
| Receivable - RTD                     | 75,144                     |
| Prepaid Expense                      | 7,010                      |
| Capital Assets, Net                  | 3,232,636                  |
| Total Assets                         | 6,900,185                  |
| <b>LIABILITIES</b>                   |                            |
| Accounts Payable                     | 29,516                     |
| Due to County Treasurer              | 13,297                     |
| Accrued Bond Interest Payable        | 80,792                     |
| Noncurrent Liabilities:              |                            |
| Due Within One Year                  | 470,000                    |
| Due in More Than One Year            | 13,850,000                 |
| Total Liabilities                    | 14,443,605                 |
| <b>DEFERRED INFLOWS OF RESOURCES</b> |                            |
| Deferred Property Tax Revenue        | 1,821,856                  |
| Total Deferred Inflows of Resources  | 1,821,856                  |
| <b>NET POSITION</b>                  |                            |
| Net Investment in Capital Assets     | (6,924,897)                |
| Restricted for:                      |                            |
| Emergency Reserves                   | 18,100                     |
| Debt Service                         | 627,819                    |
| Capital Projects                     | 32,644                     |
| Unrestricted                         | (3,118,942)                |
| Total Net Position                   | \$ (9,365,276)             |

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

|   |              | Program Revenues           |  |  | Net Revenues<br>(Expenses) and<br>Change in<br>Net Position |
|---|--------------|----------------------------|--|--|---|
| FUNCTIONS/PROGRAMS                              | Expenses     | Charges<br>for<br>Services | Operating<br>Grants and<br>Contributions | Capital<br>Grants and<br>Contributions | Governmental<br>Activities                                  |
| Primary Government:                             |              |                            |  |  |   |
| Governmental Activities:                        |              |                            |  |  |   |
| General Government                              | \$ 862,836   | \$ -                       | \$ 242,273                               | \$ -                                   | \$ (620,563)  |
| Interest and Related Costs<br>on Long-Term Debt | 1,022,779    | -                          | -  | -                                      | (1,022,779)   |
| Total Governmental Activities                   | \$ 1,885,615 | \$ -                       | \$ 242,273                               | \$ -                                   | (1,643,342)   |
| <br><b>GENERAL REVENUES</b>                     |              |                            |  |  |   |
| Property Taxes                                  |              |                            |  |  | 1,853,263   |
| Specific Ownership Taxes                        |              |                            |  |  | 163,899   |
| Tax Revenue - LID                               |              |                            |  |  | 29,311  |
| Net Investment Income                           |              |                            |  |  | 2,293   |
| Total General Revenues                          |              |                            |  |  | 2,048,766   |
| <br><b>CHANGE IN NET POSITION</b>               |              |                            |  |  | 405,424   |
| Net Position - Beginning of Year                |              |                            |  |  | (9,770,700)   |
| <br><b>NET POSITION - END OF YEAR</b>           |              |                            |  |  | \$ (9,365,276)  |

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2020**

| <b>ASSETS</b>  | General           | Debt<br>Service     | Capital<br>Projects | Total<br>Governmental<br>Fund |
|--|-------------------|---------------------|---------------------|-------------------------------|
| Cash and Investments   | \$ 257,854        | \$ -                | \$ -                | \$ 257,854                    |
| Cash and Investments - Restricted  | 18,100            | 1,430,216           | 28,909              | 1,477,225                     |
| Receivable - Camden Fee  | 28,460            | -                   | -                   | 28,460                        |
| Receivable - County Treasurer  | -                 | 1,158               | 3,735               | 4,893                         |
| Receivable - RTD   | 75,144            | -                   | -                   | 75,144                        |
| Property Taxes Receivable  | 358,421           | 1,463,435           | -                   | 1,821,856                     |
| Prepaid Expense  | 7,010             | -                   | -                   | 7,010                         |
|  | <b>\$ 744,989</b> | <b>\$ 2,894,809</b> | <b>\$ 32,644</b>    | <b>\$ 3,672,442</b>           |
| <b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES,<br/>AND FUND BALANCES</b>   |                   |                     |                     |                               |
| <b>LIABILITIES</b>   |                   |                     |                     |                               |
| Accounts Payable   | \$ 29,516         | \$ -                | \$ -                | \$ 29,516                     |
| Due to County Treasurer  | 3,077             | 15,113              | -                   | 18,190                        |
| Total Liabilities  | 32,593            | 15,113              | -                   | 47,706                        |
| <b>DEFERRED INFLOWS OF RESOURCES</b>   |                   |                     |                     |                               |
| Deferred Property Tax Revenue  | 358,421           | 1,463,435           | -                   | 1,821,856                     |
| Total Deferred Inflows of Resources  | 358,421           | 1,463,435           | -                   | 1,821,856                     |
| <b>FUND BALANCES</b>   |                   |                     |                     |                               |
| Nonspendable:  |                   |                     |                     |                               |
| Prepaid Expense  | 7,010             | -                   | -                   | 7,010                         |
| Restricted for:  |                   |                     |                     |                               |
| Emergency Reserves   | 18,100            | -                   | -                   | 18,100                        |
| Debt Service   | -                 | 1,416,261           | -                   | 1,416,261                     |
| Assigned to:   |                   |                     |                     |                               |
| Capital Projects   | -                 | -                   | 32,644              | 32,644                        |
| Unassigned   | 328,865           | -                   | -                   | 328,865                       |
| Total Fund Balances  | 353,975           | 1,416,261           | 32,644              | 1,802,880                     |
| Total Liabilities, Deferred Inflows of Resources,<br>and Fund Balances   | <b>\$ 744,989</b> | <b>\$ 2,894,809</b> | <b>\$ 32,644</b>    |                               |
| Amounts reported for governmental activities in the statement of net<br>position are different because:  |                   |                     |                     |                               |
| Capital assets used in governmental activities are not financial<br>resources and, therefore, are not reported in the funds.   |                   |                     |                     |                               |
| Capital Assets, Net  |                   |                     |                     | 3,232,636                     |
| Long-term liabilities, including Developer advances payable and<br>bonds payable are not due and payable in the current period<br>and, therefore, are not reported in the funds. |                   |                     |                     |                               |
| Bonds Payable  |                   |                     |                     | (14,320,000)                  |
| Accrued Bond Interest Payable  |                   |                     |                     | (80,792)                      |
| Net Position of Governmental Activities  |                   |                     |                     | <b>\$ (9,365,276)</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, 2020**

|                                       | General           | Debt<br>Service     | Capital<br>Projects | Total<br>Governmental<br>Funds |
|---------------------------------------|-------------------|---------------------|---------------------|--------------------------------|
| <b>REVENUES</b>                       |                   |                     |                     |                                |
| Property Taxes                        | \$ 365,037        | \$ 1,488,226        | \$ -                | \$ 1,853,263                   |
| Specific Ownership Taxes              | 32,353            | 131,546             | -                   | 163,899                        |
| Net Investment Income                 | 704               | 1,289               | 300                 | 2,293                          |
| Reimbursed Expenditures               | 43,602            | -                   | -                   | 43,602                         |
| Property Owners Reimbursement         | 40,000            | -                   | -                   | 40,000                         |
| RTD Maintenance Contribution          | 130,211           | -                   | -                   | 130,211                        |
| Camden General Fund Fee               | 28,460            | -                   | -                   | 28,460                         |
| Tax Revenue - LID                     | -                 | -                   | 29,311              | 29,311                         |
| Total Revenues                        | <u>640,367</u>    | <u>1,621,061</u>    | <u>29,611</u>       | <u>2,291,039</u>               |
| <b>EXPENDITURES</b>                   |                   |                     |                     |                                |
| Current:                              |                   |                     |                     |                                |
| Accounting                            | 44,688            | -                   | -                   | 44,688                         |
| Audit                                 | 4,100             | -                   | -                   | 4,100                          |
| County Treasurer's Fee                | 5,479             | 22,336              | -                   | 27,815                         |
| District Management                   | 51,608            | -                   | -                   | 51,608                         |
| Dues and Subscriptions                | 804               | -                   | -                   | 804                            |
| Election Expense                      | 1,217             | -                   | -                   | 1,217                          |
| Holiday Decorations                   | 10,840            | -                   | -                   | 10,840                         |
| Insurance and Bonds                   | 7,315             | -                   | -                   | 7,315                          |
| Landscape Maintenance                 | 71,622            | -                   | -                   | 71,622                         |
| Legal                                 | 21,477            | -                   | -                   | 21,477                         |
| Maintenance and Repairs               | 74,199            | -                   | -                   | 74,199                         |
| Miscellaneous                         | 36                | -                   | -                   | 36                             |
| Parking License Fee                   | 40,000            | -                   | -                   | 40,000                         |
| Security Patrol                       | 32,659            | -                   | -                   | 32,659                         |
| Snow Removal                          | 82,138            | -                   | -                   | 82,138                         |
| Tree Care                             | 4,943             | -                   | -                   | 4,943                          |
| Utilities and Water                   | 22,896            | -                   | -                   | 22,896                         |
| Debt Service:                         |                   |                     |                     |                                |
| Bond Principal - Series 2006 Bonds    | -                 | 165,000             | -                   | 165,000                        |
| Bond Principal - Series 2014A Bonds   | -                 | 170,000             | -                   | 170,000                        |
| Bond Principal - Series 2014B Bonds   | -                 | 90,000              | -                   | 90,000                         |
| Interest Expense - Series 2006 Bonds  | -                 | 438,425             | -                   | 438,425                        |
| Interest Expense - Series 2014A Bonds | -                 | 369,600             | -                   | 369,600                        |
| Interest Expense - Series 2014B Bonds | -                 | 190,400             | -                   | 190,400                        |
| Paying Agent/Trustee Fees             | -                 | 4,428               | -                   | 4,428                          |
| Total Expenditures                    | <u>476,021</u>    | <u>1,450,189</u>    | <u>-</u>            | <u>1,926,210</u>               |
| <b>NET CHANGE IN FUND BALANCES</b>    | 164,346           | 170,872             | 29,611              | 364,829                        |
| Fund Balances - Beginning of Year     | <u>189,629</u>    | <u>1,245,389</u>    | <u>3,033</u>        | <u>1,438,051</u>               |
| <b>FUND BALANCES - END OF YEAR</b>    | <u>\$ 353,975</u> | <u>\$ 1,416,261</u> | <u>\$ 32,644</u>    | <u>\$ 1,802,880</u>            |

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2020**

|  |            |
|--|------------|
| Net Change in Fund Balances - Governmental Funds | \$ 364,829 |
|--|------------|

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 | (386,815) |
|--------------|-----------|

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 | 425,000 |
|-----------------------------|---------|

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 | 2,410 |
|---|-------|

|   |                   |
|---|-------------------|
| Change in Net Position of Governmental Activities | \$ <u>405,424</u> |
|---|-------------------|

**LINCOLN STATION METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

|   | Original<br>and Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---|---------------------------------|-------------------|---|
| <b>REVENUES</b>   |                                 |                   |   |
| Property Taxes  | \$ 375,076                      | \$ 365,037        | \$ (10,039)   |
| Specific Ownership Taxes                                | 33,756                          | 32,353            | (1,403)   |
| Net Investment Income                                   | 1,700                           | 704               | (996)   |
| Reimbursed Expenditures                                 | -                               | 43,602            | 43,602  |
| Property Owners Reimbursement                           | 40,000                          | 40,000            | -   |
| RTD Maintenance Contribution                            | 214,956                         | 130,211           | (84,745)  |
| Camden General Fund Fee                                 | 45,134                          | 28,460            | (16,674)  |
| Total Revenues  | <u>710,622</u>                  | <u>640,367</u>    | <u>(70,255)</u>   |
| <b>EXPENDITURES</b>                                     |                                 |                   |   |
| Accounting  | 40,000                          | 44,688            | (4,688)   |
| Audit   | 4,200                           | 4,100             | 100   |
| County Treasurer's Fee                                  | 5,626                           | 5,479             | 147   |
| District Management                                     | 55,000                          | 51,608            | 3,392   |
| Dues and Subscriptions                                  | 900                             | 804               | 96  |
| Election Expense  | 2,000                           | 1,217             | 783   |
| Engineering   | 10,000                          | -                 | 10,000  |
| Holiday Decorations                                     | 13,000                          | 10,840            | 2,160   |
| Insurance and Bonds                                     | 7,500                           | 7,315             | 185   |
| Landscape Maintenance                                   | 25,000                          | 71,622            | (46,622)  |
| Legal   | 35,000                          | 21,477            | 13,523  |
| Maintenance and Repairs                                 | 100,000                         | 74,199            | 25,801  |
| Miscellaneous   | 6,774                           | 36                | 6,738   |
| Parking License Fee                                     | 40,000                          | 40,000            | -   |
| Paver Replacement - Phase 2                             | 215,000                         | -                 | 215,000   |
| Security Patrol   | 20,000                          | 32,659            | (12,659)  |
| Snow Removal  | 125,000                         | 82,138            | 42,862  |
| Tree Care   | 20,000                          | 4,943             | 15,057  |
| Utilities and Water                                     | 22,000                          | 22,896            | (896)   |
| Total Expenditures                                      | <u>747,000</u>                  | <u>476,021</u>    | <u>270,979</u>  |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (36,378)                        | 164,346           | 200,724   |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                                 |                   |   |
| Transfers (to)/from Other Funds                         | 10,200                          | -                 | (10,200)  |
| Total Other Financing Sources (Uses)                    | <u>10,200</u>                   | <u>-</u>          | <u>(10,200)</u>   |
| <b>NET CHANGE IN FUND BALANCE</b>                       | (26,178)                        | 164,346           | 190,524   |
| Fund Balance - Beginning of Year                        | <u>208,889</u>                  | <u>189,629</u>    | <u>(19,260)</u>   |
| <b>FUND BALANCE - END OF YEAR</b>                       | <u>\$ 182,711</u>               | <u>\$ 353,975</u> | <u>\$ 171,264</u>                                       |

See accompanying Notes to Basic Financial Statements.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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 parks 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.

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, 2020**

**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, RTD maintenance contribution, and Camden general fund fee. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

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

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

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

**Budgets**

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

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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 unearned 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.

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 capital 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, 2020**

**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, 2020**

**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, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

|                                   |                            |
|-----------------------------------|----------------------------|
| Cash and Investments              | \$ 257,854                 |
| Cash and Investments - Restricted | <u>1,477,225</u>           |
| Total Cash and Investments        | <u><u>\$ 1,735,079</u></u> |

Cash and investments as of December 31, 2020, consist of the following:

|                                      |                            |
|--------------------------------------|----------------------------|
| Deposits with Financial Institutions | \$ 12,113                  |
| Investments                          | <u>1,722,966</u>           |
| Total Cash and Investments           | <u><u>\$ 1,735,079</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, 2020, the District's cash deposits had a bank balance and carrying balance of \$12,113.



**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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, 2020, the District had the following investments:

| <u>Investment</u>  | <u>Maturity</u>                   | <u>Amount</u>       |
|--|-----------------------------------|---------------------|
| Colorado Surplus Asset Fund Trust (CSAFE)                                    | Weighted Average<br>Under 60 Days | \$ 299,822          |
| First American Funds - U.S. Treasury<br>Obligations - Money Market - Class D | Weighted Average<br>Under 60 Days | 1,423,144           |
| Total  |                                   | <u>\$ 1,722,966</u> |

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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, 2021. 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, 2020**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2020 follows:

|   | Balance -<br>December 31,<br>2019 | Increases    | Decreases | Balance -<br>December 31,<br>2020 |
|---|-----------------------------------|--------------|-----------|-----------------------------------|
| Capital Assets, Being<br>Depreciated:           |                                   |              |           |                                   |
| Water Supply System                             | \$ 352,814                        | \$ -         | \$ -      | \$ 352,814                        |
| Sanitary Sewer and<br>Storm Drainage            | 186,452                           | -            | -         | 186,452                           |
| Streets   | 7,465,319                         | -            | -         | 7,465,319                         |
| Parks and Recreation                            | 36,532                            | -            | -         | 36,532                            |
| Total Capital Assets, Being<br>Depreciated      | 8,041,117                         | -            | -         | 8,041,117                         |
| Less Accumulated Depreciation<br>For:           |                                   |              |           |                                   |
| Water Supply System                             | 63,565                            | 7,669        | -         | 71,234                            |
| Sanitary Sewer and<br>Storm Drainage            | 46,615                            | 4,053        | -         | 50,668                            |
| Streets   | 4,290,672                         | 373,266      | -         | 4,663,938                         |
| Parks and Recreation                            | 20,814                            | 1,827        | -         | 22,641                            |
| Total Accumulated<br>Depreciation               | 4,421,666                         | 386,815      | -         | 4,808,481                         |
| Total Capital Assets, Being<br>Depreciated, Net | 3,619,451                         | (386,815)    | -         | 3,232,636                         |
| Governmental Activities<br>Capital Assets, Net  | \$ 3,619,451                      | \$ (386,815) | \$ -      | \$ 3,232,636                      |

The District owns and maintains Station Street and Tract D, along with the corresponding plaza, sidewalks, landscaping, site furniture, and underground vault for storm water detention and water reclamation.

Depreciation expense of \$386,815 for the year ended December 31, 2020, was charged to general government activities.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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, 2020:

|   | Balance -<br>December 31,<br>2019 | Additions/<br>Accretions | Reductions        | Balance -<br>December 31,<br>2020 | Due Within<br>One Year |
|---|-----------------------------------|--------------------------|-------------------|-----------------------------------|------------------------|
| <b>Bonds Payable</b>                          |                                   |                          |                   |                                   |                        |
| General Obligation Bonds:                     |                                   |                          |                   |                                   |                        |
| Series 2006 G.O. Limited Tax Bonds            | \$ 6,745,000                      | \$ -                     | \$ 165,000        | \$ 6,580,000                      | \$ 190,000             |
| Series 2014A G.O. Limited Tax Refunding Bonds | 5,280,000                         | -                        | 170,000           | 5,110,000                         | 185,000                |
| Series 2014B G.O. Limited Tax Refunding Bonds | 2,720,000                         | -                        | 90,000            | 2,630,000                         | 95,000                 |
| Subtotal of Bonds Payable                     | <u>14,745,000</u>                 | <u>-</u>                 | <u>425,000</u>    | <u>14,320,000</u>                 | <u>470,000</u>         |
| Total Long-Term Obligations                   | <u>\$ 14,745,000</u>              | <u>\$ -</u>              | <u>\$ 425,000</u> | <u>\$ 14,320,000</u>              | <u>\$ 470,000</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, 2020**

**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 2020, the District levied 27.500 mills for debt service to make payments on the General Obligation debt.

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

| <u>Year Ending December 31,</u> | <u>Principal</u>     | <u>Interest</u>     | <u>Total</u>         |
|---------------------------------|----------------------|---------------------|----------------------|
| 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            |
| 2026-2030                       | 3,935,000            | 3,426,850           | 7,361,850            |
| 2031-2035                       | 5,675,000            | 1,873,100           | 7,548,100            |
| 2036                            | 1,985,000            | 132,850             | 2,117,850            |
| Total                           | <u>\$ 14,320,000</u> | <u>\$ 9,938,100</u> | <u>\$ 24,258,100</u> |

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**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, 2020, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

|                                   | Authorized on<br>November 5,<br>2002 | Authorized on<br>November 2,<br>2010 | Authorization<br>Used<br>Series 2006<br>Bonds | Authorization<br>Used<br>Series 2007A and<br>2007B Bonds | Authorization<br>Used<br>Series 2014A and<br>2014B Bonds | Authorized<br>But<br>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.

**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, 2020, the District had net investment in capital assets calculated as follows:

|  |                            |
|--|----------------------------|
| Net Investment in Capital Assets:                                  | Governmental<br>Activities |
| Capital Assets, Net  | \$ 3,232,636               |
| Unspent Bond Proceeds  | 528,051                    |
| Current and Noncurrent Portion of<br>Long-Term Obligations - Bonds | <u>(10,685,584)</u>        |
| Net Investment in Capital Assets                                   | <u>\$ (6,924,897)</u>      |

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 6 NET POSITION (CONTINUED)**

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, 2020, as follows:

|                               | Governmental<br>Activities |
|-------------------------------|----------------------------|
| Restricted Net Position:      |                            |
| Emergencies                   | \$ 18,100                  |
| Debt Service                  | 627,819                    |
| Capital Projects              | 32,644                     |
| Total Restricted Net Position | \$ 678,563                 |

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.

**NOTE 7 AGREEMENTS**

**Property Owners Reimbursement**

On September 28, 2007, the District entered into a parking license agreement with the Regional Transportation District (RTD) by which the District received use of 200 parking spaces within the Public Parking Units of the Lincoln Station Parking Garage for an initial five-year term of May 15, 2008, thru May 14, 2013, continuing past this initial term unless terminated by either of the parties. The license may be terminated by RTD on any date after June 1, 2010, but only upon 12 months written notice prior to termination. However, the District may terminate the license at any time upon 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. In prior years, Lincoln Station Phase One, LLC (formerly the Developer) was invoiced for this expense and reimbursed the District for these costs. As the District is no longer in the development stage, the current property owners utilizing the parking spaces are invoiced and reimburse the District. During the year ended December 31, 2020, the District received the combined \$40,000 reimbursement from Spectrum Properties, LTD and McDonald Land Holdings LLC.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 AGREEMENTS (CONTINUED)**

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

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

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

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

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

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



**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 7 AGREEMENTS (CONTINUED)**

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

The Exclusion and Service Agreement was entered into on July 2, 2007, between the District and Camden USA, Inc. The District received a petition requesting exclusion of certain real property that is located within the District (Lot 2-A) and the exclusion was granted on October 4, 2007. The excluded property shall continue to be subject to the levy of taxes for the payment of its proportionate share of the Bonds. The District will provide maintenance services to the property to the same level and frequency as when the property was subject to the General Mill Levy. The owner will pay the District a General Fund fee calculated by the District based on the final assessed valuation of the property as a percentage of the total assessed valuation with the operations and maintenance costs allocated proportionately. The amount will be communicated to the property owner on or about January 15 of each year. During the year ended December 31, 2020, the District assessed \$28,460 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, 2020, the District received \$55,067 related to this agreement and accrued an account receivable of \$75,144 as of December 31, 2020, for a total of \$130,211.

**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, 2020.

**LINCOLN STATION METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2020**

**NOTE 8 RISK MANAGEMENT**

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

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

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

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

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

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

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

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

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

## **SUPPLEMENTARY INFORMATION**

**LINCOLN STATION METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

|                                       | Original<br>and Final<br>Budget | Actual<br>Amounts           | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------|---------------------------------|-----------------------------|---|
|                                       | <u>                    </u>     | <u>                    </u> | <u>                    </u>                             |
| <b>REVENUES</b>                       |                                 |                             |   |
| Property Taxes                        | \$ 1,525,036                    | \$ 1,488,226                | \$ (36,810)   |
| Specific Ownership Taxes              | 137,253                         | 131,546                     | (5,707)   |
| Net Investment Income                 | 11,000                          | 1,289                       | (9,711)   |
| Total Revenues                        | <u>1,673,289</u>                | <u>1,621,061</u>            | <u>(52,228)</u>   |
| <b>EXPENDITURES</b>                   |                                 |                             |   |
| Current:                              |                                 |                             |   |
| Country Treasurer's Fee               | 22,876                          | 22,336                      | 540   |
| Debt Service:                         |                                 |                             |   |
| Bond Principal - Series 2006 Bonds    | 165,000                         | 165,000                     | -   |
| Bond Principal - Series 2014A Bonds   | 170,000                         | 170,000                     | -   |
| Bond Principal - Series 2014B Bonds   | 90,000                          | 90,000                      | -   |
| Interest Expense - Series 2006 Bonds  | 438,425                         | 438,425                     | -   |
| Interest Expense - Series 2014A Bonds | 369,600                         | 369,600                     | -   |
| Interest Expense - Series 2014B Bonds | 190,400                         | 190,400                     | -   |
| Paying Agent/Trustee Fees             | 4,428                           | 4,428                       | -   |
| Contingency                           | 5,674                           | -                           | 5,674   |
| Contingency                           | <u>1,456,403</u>                | <u>1,450,189</u>            | <u>6,214</u>  |
| <b>NET CHANGE IN FUND BALANCE</b>     | 216,886                         | 170,872                     | (46,014)  |
| Fund Balance - Beginning of Year      | <u>1,235,719</u>                | <u>1,245,389</u>            | <u>9,670</u>  |
| <b>FUND BALANCE - END OF YEAR</b>     | <u>\$ 1,452,605</u>             | <u>\$ 1,416,261</u>         | <u>\$ (36,344)</u>                                      |

**LINCOLN STATION METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2020**

|   | Original<br>and Final<br>Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---|---------------------------------|-------------------|---|
| <b>REVENUES</b>   |                                 |                   |   |
| Net Investment Income                                   | \$ 200                          | \$ 300            | \$ 100  |
| Tax Revenue - LID                                       | 10,000                          | 29,311            | 19,311  |
| Total Revenues  | <u>10,200</u>                   | <u>29,611</u>     | <u>19,411</u>   |
| <b>EXPENDITURES</b>                                     |                                 |                   |   |
| Total Expenditures                                      | <u>-</u>                        | <u>-</u>          | <u>-</u>  |
| <b>EXCESS OF REVENUES OVER<br/>(UNDER) EXPENDITURES</b> | 10,200                          | 29,611            | 19,411  |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                                 |                   |   |
| Transfer to Other Fund                                  | <u>(10,200)</u>                 | <u>-</u>          | <u>10,200</u>   |
| Total Other Financing Sources (Uses)                    | <u>(10,200)</u>                 | <u>-</u>          | <u>10,200</u>   |
| <b>NET CHANGE IN FUND BALANCE</b>                       | -                               | 29,611            | 29,611  |
| Fund Balance - Beginning of Year                        | <u>-</u>                        | <u>3,033</u>      | <u>3,033</u>  |
| <b>FUND BALANCE - END OF YEAR</b>                       | <u>\$ -</u>                     | <u>\$ 32,644</u>  | <u>\$ 32,644</u>  |

## **OTHER INFORMATION**

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2020**

| <u>Bonds and Interest<br/>Maturing in the<br/>Year Ending December 31,</u> | \$7,660,000<br>General Obligation Bonds<br>Series 2006<br>Dated December 18, 2006<br>Interest Rate of 6.50%<br>Interest and Principal<br>Payable June 1 and December 1 |              |               |
|--|--|--------------|---------------|
|  | Principal  | Interest     | Total         |
| 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  | \$ 6,580,000   | \$ 4,570,150 | \$ 11,150,150 |

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2020**

| <u>Bonds and Interest<br/>Maturing in the<br/>Year Ending December 31,</u> | \$5,985,000<br>General Obligation Bonds<br>Limited Tax Refunding Bonds<br>Series 2014A<br>Dated March 24, 2014<br>Principal Due December 1,<br>Interest Rate of 7.00%<br>Payable June 1 and December 1 |                 |              |
|--|--|-----------------|--------------|
|  | <u>Principal</u>   | <u>Interest</u> | <u>Total</u> |
| 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  | \$ 5,110,000   | \$ 3,545,150    | \$ 8,655,150 |



**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2020**

| <u>Bonds and Interest<br/>Maturing in the<br/>Year Ending December 31,</u> | \$3,080,000<br>General Obligation Bonds<br>Limited Tax Refunding Bonds<br>Series 2014B<br>Dated March 24, 2014<br>Principal Due December 1,<br>Interest Rate of 7.00%<br>Payable June 1 and December 1 |                 |              |
|--|--|-----------------|--------------|
|  | <u>Principal</u>   | <u>Interest</u> | <u>Total</u> |
| 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  | \$ 2,630,000   | \$ 1,822,800    | \$ 4,452,800 |

**LINCOLN STATION METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY (CONTINUED)  
DECEMBER 31, 2020**

| Bonds and Interest<br>Maturing in the<br>Year Ending December 31. | Totals               |                     |                      |
|---|----------------------|---------------------|----------------------|
|   | Principal            | Interest            | Total                |
| 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>\$ 14,320,000</u> | <u>\$ 9,938,100</u> | <u>\$ 24,258,100</u> |

**LINCOLN STATION METROPOLITAN DISTRICT  
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
 DECEMBER 31, 2020**

| Year Ended<br>December 31,                            | Prior Year<br>Assessed<br>Valuation<br>for Current Year<br>Property Tax Levy | Mills Levied for |              | Total<br>Property Taxes |              | Percent<br>Collected<br>to Levied |
|---|--|------------------|--------------|-------------------------|--------------|-----------------------------------|
|   |  | General          | Debt Service | Levied                  | Collected    |                                   |
| 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                            |
| 2019  | 52,786,460   | 7.500            | 27.500       | 1,812,914               | 1,792,259    | 98.90                             |
| 2020  | 55,455,860   | 7.500            | 27.500       | 1,900,112               | 1,853,263    | 97.50                             |
| Estimated for the Year<br>Ending December 31,<br>2021 | \$ 53,215,810  | 7.500            | 27.500       | \$ 1,821,856            |              |                                   |

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