

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

Pursuant to Section 32-1-207(3)(c), C.R.S., the Lincoln Station Metropolitan District (the “District”) is required to submit an annual report for the preceding calendar year for the 2024 calendar year to the Douglas County Board of County Commissioners, the Division of Local Government, the state auditor, and the Douglas County Clerk and Recorder. The District hereby submits this annual report pursuant to Section 32-1-207(3)(c), C.R.S. to satisfy the reporting requirement for the year 2024.

For the year ending December 31, 2024, the District makes the following report:

(A) Boundary changes made.

No boundary changes were made or proposed in 2024.

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

None.

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

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

CliftonLarsonAllen LLP
Anna Jones, District Manager
2001 16th St, Ste. 1700
Denver CO 80202
Phone: 303-779-5710
Email: Anna.Jones@claconnect.com

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

The District was not involved in any pending or threatened litigation in 2024.

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

None.

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

None.

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

\$61,241,790

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

See Exhibit A.

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

The District's 2024 Audit is in process. Once finalized and filed, a copy will be available on the District's website (www.LincolnStationMD.com).

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

None.

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

None.

EXHIBIT A
2025 Adopted Budget