LEWIS POINTE METROPOLITAN DISTRICT
Adams County, Colorado

FINANCIAL STATEMENTS
December 31, 2024

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Lewis Pointe Metropolitan District

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lewis Pointe Metropolitan District, as of and for the year ended December 31, 2024, 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 Lewis Pointe Metropolitan District, as of December 31, 2024, and the respective changes in financial position and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Lewis Pointe Metropolitan 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 these 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 Lewis Pointe Metropolitan 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.

Auditors' 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 auditors' 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 Lewis Pointe Metropolitan 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 Lewis Pointe Metropolitan 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.

Required Supplementary Information

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

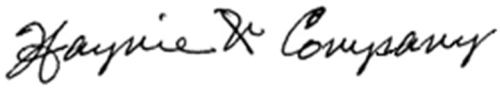
Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Lewis Pointe Metropolitan District's basic financial statements. The supplemental information, as listed in the table of contents, is presented for purposes of 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 supplementary information, as listed in the table of contents, is 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 included as listed in the table of contents. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of 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.



Littleton, Colorado
September 15, 2025

BASIC FINANCIAL STATEMENTS

LEWIS POINTE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION (DEFICIT)
December 31, 2024

	Governmental Activities
ASSETS	
Cash and investments - unrestricted	$ 60,213
Cash and investments - restricted	693,743
Specific ownership taxes receivable	3,982
Property taxes receivable	1,059,201
Prepaid expenses	14,010
Capital assets, not being depreciated	19,700
Capital assets, being depreciated	1,418,274
Total assets	3,269,123
LIABILITIES	
Accounts payable	29,893
Accrued interest payable	25,108
Long-Term Liabilities	
Due within one year	300,003
Due in more than one year	8,832,324
Total liabilities	9,187,328
DEFERRED INFLOWS OF RESOURCES	
Deferred property tax revenue	1,059,201
Total deferred inflows of resources	1,059,201
NET POSITION (DEFICIT)	
Restricted for:	
Emergencies	15,300
Unrestricted	(6,992,706)
Total net position (deficit)	$ (6,977,406)

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

LEWIS POINTE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
Year Ended December 31, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contribution	Program Revenues: Capital Grants and Contribution	Net (Expense) Revenue and Change in Net Position: Governmental Activities
Primary government:					
Governmental activities:					
General government	$ 616,998	$ -	$ -	$ -	$ (616,998)
Interest and expenses on long-term debt	238,264	-	-	-	(238,264)
	$ 855,262	$ -	$ -	$ -	(855,262)
General revenues:					
Property taxes					1,077,035
Specific ownership taxes					53,203
Property maintenance violation fines					2,039
Interest					48,599
Total general revenues					1,180,876
Change in net position					325,614
Net position (deficit) - beginning					(7,303,020)
Net position (deficit) - ending					$ (6,977,406)

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

LEWIS POINTE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and investments - unrestricted	$ 60,213	$ -	$ -	$ 60,213
Cash and investments - restricted	-	102,009	591,734	693,743
Property taxes receivable	488,997	570,204	-	1,059,201
Specific ownership taxes receivable	1,838	2,144	-	3,982
Prepaid expenses	14,010	-	-	14,010
Total assets	$ 565,058	$ 674,357	$ 591,734	$ 1,831,149
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES				
LIABILITIES				
Accounts payable	$ 29,893	$ -	$ -	$ 29,893
Total liabilities	29,893	-	-	29,893
DEFERRED INFLOWS OF RESOURCES				
Deferred property tax revenue	488,997	570,204	-	1,059,201
Total deferred inflows of resources	488,997	570,204	-	1,059,201
FUND BALANCES				
Nonspendable:				
Prepaid expenditures	14,010	-	-	14,010
Restricted:				
Emergency reserves	15,300	-	-	15,300
Debt service	-	104,153	-	104,153
Capital projects	-	-	591,734	591,734
Unassigned	16,858	-	-	16,858
Total fund balances	46,168	104,153	591,734	742,055
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 565,058	$ 674,357	$ 591,734	

Amounts reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds	1,437,974
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds	
Bonds payable	(8,190,000)
Bonds premium	(942,327)
Accrued interest on long-term obligations	(25,108)
Net position of governmental activities	$ (6,977,406)

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

LEWIS POINTE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
Year Ended December 31, 2024

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property taxes	$ 497,234	$ 579,801	$ -	$ 1,077,035
Specific ownership taxes	24,562	28,641	-	53,203
Property maintenance violation fines	2,039	-	-	2,039
Interest	20,521	28,078	-	48,599
Total revenues	544,356	636,520	-	1,180,876
EXPENDITURES				
General and Administration				
District accounting and management fees	68,004	-	-	68,004
Administrative costs	1,739	-	-	1,739
Audit fees	8,500	-	-	8,500
Collection fees - County Treasurer	7,461	8,700	-	16,161
Board of Director's fees	4,200	-	-	4,200
Insurance	3,829	-	-	3,829
Legal fees - general	851	-	-	851
Election costs	291	-	-	291
Contingence	137	-	-	137
Landscape Maintenance				
Ground maintenance fees	89,400	-	-	89,400
Detention pond maintenance	20,658	-	-	20,658
Sprinkler repairs	20,054	-	-	20,054
Sprinklers - water	114,458	-	-	114,458
Electricity	1,554	-	-	1,554
Perimeter fence maintenance	23,068	-	-	23,068
Monument sign maintenance	516	-	-	516
Property insurance	7,446	-	-	7,446
Miscellaneous landscape expenses	9,775	-	-	9,775
Other District Expenses				
Snow removal	8,470	-	-	8,470
Park & recreation events	1,090	-	-	1,090
Holiday decorations	4,953	-	-	4,953
Covenant enforcement services	40,002	-	-	40,002
Trash pick-up service	72,372	-	-	72,372
Debt Service				
Bond trustee fees	-	3,000	-	3,000
Series 2021 Bonds - interest	-	310,300	-	310,300
Series 2021 Bonds - principal	-	225,000	-	225,000
Capital Projects				
Capital outlay	-	-	3,200	3,200
Total expenditures	508,828	547,000	3,200	1,059,028
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	35,528	89,520	(3,200)	121,848
OTHER FINANCING USES				
Transfer from (to) other funds	(328,100)	(11,900)	340,000	-
Total other financing uses	(328,100)	(11,900)	340,000	-
NET CHANGES IN FUND BALANCES	(292,572)	77,620	336,800	121,848
FUND BALANCES - BEGINNING OF YEAR	338,740	26,533	254,934	620,207
FUND BALANCES - END OF YEAR	$ 46,168	$ 104,153	$ 591,734	$ 742,055

These financial statements should be read only in connection with
the accompanying notes to 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
Year Ended December 31, 2024

Amounts reported for governmental activities in the Statement of Activities are different because:		
Net change in fund balance - Total governmental funds		$ 121,848
Governmental funds report capital outlays as expenditures. In the Statement of Activities capital outlay is not reported as an expenditure. This amount represents net capital outlay for the current period:		
Capital outlay		3,200
Some expenses reported in the Statement of Activities do not require the use of financial resources and, therefore, are not reported as expenditures in governmental funds:		
Bond premium amortization	72,094	
Bond principal payment	225,000	
Depreciation	(99,470)	
Net change in accrued interest on long-term obligations	2,942	200,566
Change in net position of governmental activities		$ 325,614

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

LEWIS POINTE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
GENERAL FUND
Year Ended December 31, 2024

	Budget Amounts Original-Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	$ 489,000	$ 497,234	$ 8,234
Specific ownership taxes	33,300	24,562	(8,738)
Property maintenance violation fines	4,000	2,039	(1,961)
Interest	12,000	20,521	8,521
Total revenues	538,300	544,356	6,056
EXPENDITURES			
GENERAL AND ADMINISTRATION			
District accounting and management fees	68,000	68,004	(4)
Administrative costs	4,000	1,739	2,261
Audit fees	7,200	8,500	(1,300)
Collection fees - county treasurer	7,400	7,461	(61)
Board of director's fees	3,000	4,200	(1,200)
Board training and conference	3,000	-	3,000
Insurance	3,800	3,829	(29)
Legal fees - general	5,000	851	4,149
Payroll taxes	-	291	(291)
Indirect collection cost allocation	(41,800)	-	(41,800)
Contingency	3,000	137	2,863
Total General and Administration	62,600	95,012	(32,412)
LANDSCAPING MAINTENANCE			
Ground maintenance fees	89,400	89,400	-
Tree maintenance	25,000	-	25,000
Detention pond maintenance	9,000	20,658	(11,658)
Sprinkler repairs	23,000	20,054	2,946
Sprinklers - water	118,000	114,458	3,542
Electricity	1,600	1,554	46
Ground improvements	30,000	-	30,000
Perimeter fence maintenance	12,000	23,068	(11,068)
Monument sign maintenance	2,000	516	1,484
Property insurance	8,600	7,446	1,154
Miscellaneous landscape expenses	5,000	9,775	(4,775)
Total Landscaping Maintenance	323,600	286,929	36,671
OTHER DISTRICT EXPENSES			
Snow removal	14,000	8,470	5,530
Newsletter publication costs	1,000	-	1,000
Park and recreation events	12,000	1,090	10,910
Holiday decorations	4,000	4,953	(953)
Covenant enforcement services	22,000	40,002	(18,002)
Total Other District Expenses	53,000	54,515	(1,515)
Trash pick-up service	66,500	72,372	(5,872)
Total expenditures	505,700	508,828	(3,128)
EXCESS OF REVENUES OVER EXPENDITURES	32,600	35,528	2,928
OTHER FINANCING SOURCES (USES)			
Transfer to capital projects fund	(340,000)	(340,000)	-
Transfer from debt service fund	-	11,900	11,900
Total other financing sources (uses)	(340,000)	(328,100)	11,900
NET CHANGE IN FUND BALANCE	(307,400)	(292,572)	14,828
FUND BALANCE - BEGINNING OF YEAR	364,700	338,740	(25,960)
FUND BALANCE (DEFICIT) - END OF YEAR	$ 57,300	$ 46,168	$ (11,132)

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

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 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 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 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. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities are normally supported by taxes.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The statement of net position reports all financial and capital resources of the District. The difference between the assets plus deferred outflows of resources and liabilities plus deferred inflows of resources 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 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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets and redemption of bonds and promissory notes are recorded as a reduction in liabilities.

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. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation paid. All other revenue items are considered to be measurable and available only when cash is received by the District.

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 other funds.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

The Debt Service Fund accounts for the resources accumulated and payments made for principal, interest and related expenses on the long-term general obligation debt.

The Capital Projects Fund accounts for financial resources to be used for the construction of certain public improvements, facilities and services.

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 Local Government Budget Law of Colorado, 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 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.

As of December 31, 2024, expenditures in the General Fund exceeded budgeted appropriations, which may be a violation of State statute. Expenditures were historically allocated from the general fund to the debt service fund are no longer being allocated and the budget was not adjusted for this change. The change will be reflected accordingly in the 2025 budget.

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 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.

Estimates

The preparation of these financial statements in conformity with generally accepted accounting principles requires the District's management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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. Voters also approved debt repayment mills, not to exceed 50 mills. 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 2024, 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 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.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

Capital Assets

Capital assets, which include property, plant and equipment and infrastructure assets (roads, bridges, sidewalks and similar items) are reported in the applicable governmental 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 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

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, 2024 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.

Fund Balances – Governmental Funds

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Nonspendable fund balance - the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance - the amounts constrained to specific purposes by their providers (such as grantors, bondholders and higher levels of government), through constitutional provisions or by enabling legislation.

Committed fund balance - amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance - amounts the District intends to use for a specific purpose. Intent can be expressed by the District Board of Directors or by an official or body to which the District Board of Directors delegates the authority.

Unassigned fund balance - amounts that are available for any purpose.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

NOTE 3 – CASH AND INVESTMENTS

Cash and investments as of December 31, 2024 are classified in the accompanying statement of net position as follows:

Statement of net position:	
Cash and investments - unrestricted	$ 88,713
Cash and investments - restricted	665,243
Total cash and investments	$ 753,956

Cash and investments as of December 31, 2024 consist of the following:

Deposits with financial institutions	$ 53,715
Investments	700,241
Total cash and investments	$ 753,956

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

Cash Deposits

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 equal to 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.

As of December 31, 2024, the District's cash deposits had a bank and carrying balance of $53,715.

Investments

Credit Risk

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

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

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

The District generally limits its concentration of investments to those noted with an asterisk (*) above, 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 for investments that are in the possession of another party.

NOTE 3 – CASH AND INVESTMENTS (CONTINUED)

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.

As of December 31, 2024, the District had the following investments:

Investment	Maturity	Fair Value
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	$ 631,777
BOK Financial (CSAFE)	Weighted average under 60 days	$ 68,464
	TOTAL:	$ 700,241

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.

Cash and investments of $73,509 and $591,734 are restricted in the Debt Service Fund and Capital Projects Fund, respectively, for servicing the District’s bond debt (Note 5) and financing the District’s capital projects.

NOTE 4 – CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2024 follows:

NOTE 4 – CAPITAL ASSETS (CONTINUED)

Governmental Activities	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Capital assets - Non-Depreciable				
Land	$ 16,500	$ -	$ -	$ 16,500
Construction in process	-	3,200	-	3,200
Total capital assets - Non-Depreciable	16,500	3,200	-	19,700
Capital assets - Depreciable				
Perimeter fencing	962,300	-	-	962,300
Monument sign	30,000	-	-	30,000
Sidewalks	360,000	-	-	360,000
Landscaping	455,348	-	-	455,348
Total capital assets - Depreciable	1,807,648	-	-	1,807,648
Total capital assets	1,824,148	3,200	-	1,827,348
Less accumulated depreciation for:				
Capital assets - Depreciable	(289,904)	(99,470)	-	(389,374)
Total accumulated depreciation	(289,904)	(99,470)	-	(389,374)
Total capital assets, net	$ 1,534,244	$ (96,270)	$ -	$ 1,437,974

NOTE 5 – LONG-TERM OBLIGATIONS

The following is an analysis of changes in long-term obligations for the year ended December 31, 2024:

	Balance at December 31, 2023	Additions	Retirements/ Adjustments	Balance at December 31, 2024	Due Within One Year
Bonded debt					
Refunding Bonds, Series 2021	$ 8,415,000	$ -	$ 225,000	$ 8,190,000	$ 230,000
Bond Premium	1,014,421	-	72,094	942,327	70,003
Total bonded debt	$ 9,429,421	$ -	$ 297,094	$ 9,132,327	$ 300,003

A description of the long-term obligations as of December 31, 2024 is 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.

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

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

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.

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

Year	Principal	Interest	Total
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	270,000	262,100	532,100
2030-2034	1,525,000	1,139,300	2,664,300
2035-2039	1,825,000	845,000	2,670,000
2040-2044	2,120,000	542,250	2,662,250
2045-2047	1,470,000	118,800	1,588,800
	$ 8,190,000	$ 4,055,850	$ 12,245,850

NOTE 5 – LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization

	Authorized Nov. 2008 Election	Authorization Used	Reduction Nov. 2023 Election	Authorized Nov. 2023 Election	Authorization Remaining at Dec 31, 2024
Street improvements	$ 11,700,000	$ (6,701,502)	$ (4,998,498)	$ -	$ -
Parks and recreation facilities	11,700,000	(715,932)	(10,984,068)	1,000,000	1,000,000
Sanitary supply	11,700,000	(2,178,135)	(9,521,865)	-	-
Water supply	11,700,000	(2,104,342)	(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)	-	-
Intergovernmental agreements	11,700,000	-	(11,700,000)	1,000,000	1,000,000
Subtotal	93,600,000	(11,699,911)	(81,900,089)	2,000,000	2,000,000
Refunding obligations	11,700,000	(9,150,000)	(2,550,000)	-	-
Total	$ 105,300,000	$ (20,849,911)	$ (84,450,089)	$ 2,000,000	$ 2,000,000

On November 04, 2008, the District's voters elected 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, the District's voters elected (1) to reduce the District's unused 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) to eliminate the all but $1,000,000 of the District's voter authority to enter into additional future multiple fiscal year financial obligations with other government entities.

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, 2024:

NOTE 6 – CONTINGENT OBLIGATIONS (CONTINUED)

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.

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.

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.

NOTE 6 – CONTINGENT OBLIGATIONS (CONTINUED)

	Balance at December 31, 2023	Additions	Retirements/ Adjustments	Balance at December 31, 2024	Due Within One Year
Other long-term liabilities					
Developer advances					
Operations and maintenance	$ 139,066	$ -	$ -	$ 139,066	$ -
Operations and maintenance - Interest	11,125	11,125	-	22,250	-
Infrastructure and acquisition	328,913	-	-	328,913	-
Infrastructure and acquisition - Interest	26,313	26,313	-	52,626	-
Advance and reimbursement	43,587	-	-	43,587	-
Advance and reimbursement - Interest	3,487	3,487	-	6,974	-
Total other long-term liabilities	$ 552,491	$ 40,925	$ -	$ 593,416	$ -

NOTE 7 – FUND EQUITY

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of $14,010 represents prepaid expenditures for the ensuing fiscal year and is therefore not in a spendable form.

Restricted Fund Balance

The restricted fund balance in the General Fund in the amount of $14,400 is comprised of the emergency reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 9).
The restricted fund balance in the Debt Service Fund in the amount of $75,653 is to be used exclusively for debt service requirements.

The restricted fund balance in Capital Projects Fund in the amount of $591,734 is to be used exclusively for capital projects.

Unassigned Fund Balance

The District's unassigned fund balance is in the amount of $46,258.

NOTE 8 – NET POSITION

The District's net position consists of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction or improvement of those assets and increased by balances of deferred outflows or resources related to those assets. As of December 31, 2024, the District had a net investment deficit in capital assets of $6,541,726.

The restricted portion of the net position include amounts that are restricted either externally by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law

NOTE 8 – NET POSITION (CONTINUED)

through constitutional provisions or enabling legislation. The District's restricted net position as of December 31, 2024 is as follows:

	Governmental Activities
Restricted net position:	
TABOR emergency reserve (Note 9)	$ 15,300
	$ 15,300

Unrestricted net position consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

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, 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, except Enterprise.

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.

NOTE 10 – TAX, SPENDING AND DEBT LIMITATIONS (CONTINUED)

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.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTARY INFORMATION

LEWIS POINTE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
DEBT SERVICE FUND
Year Ended December 31, 2024

	Budget Amounts Original-Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property taxes	$ 570,200	$ 579,801	$ 9,601
Specific ownership taxes	38,800	28,641	(10,159)
Interest	6,500	28,078	21,578
Total revenues	615,500	636,520	21,020
EXPENDITURES			
County treasurer collection fees	8,600	8,700	(100)
Indirect collection expenses	41,800	-	41,800
Bond trustee fees	3,000	3,000	-
Other expenses	2,000	-	2,000
Series 2021 Bonds - interest	310,300	310,300	-
Series 2021 Bonds - principal	225,000	225,000	-
Total expenditures	590,700	547,000	43,700
EXCESS OF EXPENDITURES OVER REVENUES	24,800	89,520	64,720
OTHER FINANCING SOURCES			
Transfer to general fund	-	(11,900)	(11,900)
Total other financing sources	-	(11,900)	(11,900)
NET CHANGE IN FUND BALANCE	24,800	77,620	52,820
FUND BALANCE - BEGINNING OF YEAR	123,600	26,533	(97,067)
FUND BALANCE - END OF YEAR	$ 148,400	$ 104,153	$ (44,247)

LEWIS POINTE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGE IN FUND BALANCE
BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
Year Ended December 31, 2024

	Budget Amounts Original-Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest	$ 5,500	$ -	$ (5,500)
Total revenues	5,500	-	(5,500)
EXPENDITURES			
Capital outlay	50,000	3,200	46,800
Total expenditures	50,000	3,200	46,800
EXCESS OF EXPENDITURES OVER (UNDER) REVENUES	(44,500)	(3,200)	41,300
OTHER FINANCING SOURCES			
Transfer from general fund	340,000	340,000	-
Total other financing sources	340,000	340,000	-
NET CHANGE IN FUND BALANCE	295,500	336,800	41,300
FUND BALANCE - BEGINNING OF YEAR	152,300	254,934	102,634
FUND BALANCE - END OF YEAR	$ 447,800	$ 591,734	$ 143,934

OTHER INFORMATION

LEWIS POINTE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2024
$9,150,000
General Obligation Refunding Bonds
Series 2021
Dated April 6, 2021
Interest Rate 4.00%
Interest payable June 1 and December 1; Principal due December 1

	Principal	Interest	Total
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	270,000	262,100	532,100
2030	280,000	251,300	531,300
2031	295,000	240,100	535,100
2032	305,000	228,300	533,300
2033	315,000	216,100	531,100
2034	330,000	203,500	533,500
2035	345,000	190,300	535,300
2036	355,000	179,950	534,950
2037	365,000	169,300	534,300
2038	375,000	158,350	533,350
2039	385,000	147,100	532,100
2040	395,000	135,550	530,550
2041	410,000	123,700	533,700
2042	420,000	111,400	531,400
2043	440,000	94,600	534,600
2044	455,000	77,000	532,000
2045	475,000	58,800	533,800
2046	490,000	39,800	529,800
2047	505,000	20,200	525,200
	$ 8,190,000	$ 4,055,850	$ 12,245,850

LEWIS POINTE METROPOLITAN DISTRICT
SCHEDULE OF ASSESSED VALUATION,
MILL LEVY AND PROPERTY TAXES COLLECTED
December 31, 2024

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Total Property Taxes Levied	Total Property Taxes Collected	Percentage Collected to Levied
2019	$11,958,610	75.177	$ 899,012	$ 899,013	100.00%
2020	$14,941,010	75.564	$ 1,129,002	$ 1,119,540	99.16%
2021	$15,210,940	86.826	$ 1,320,705	$ 1,320,706	100.00%
2022	$15,851,550	63.104	$ 1,000,296	$ 1,000,296	100.00%
2023	$15,434,450	67.653	$ 1,044,187	$ 1,064,689	101.96%
2024	$19,109,050	55.429	$ 1,059,196	$ 1,059,196	100.00%
Estimated for the year ending December 31, 2025	$19,111,900	55.421	$ 1,059,201		

NOTE:
Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the county treasurer does not permit identification of specific year of assessment.