

## LINCOLN MEADOWS METROPOLITAN DISTRICT

### 2023 ANNUAL REPORT

Town Clerk of Town of Parker,  
*via Email*

Division of Local Government,  
*via E-Filing Portal*

1313 Sherman Street  
Room 521  
Denver, Colorado 80203

Office of the State Auditor,  
*via E-Filing Portal*  
1525 Sherman Street, 7th Floor  
Denver, Colorado 80203

Douglas County Clerk and Recorder,  
*via Email*

Pursuant to Section 10.11.040 of the Town of Parker Municipal Code and Section 32-1-207(3)(c)(I), C.R.S., the Lincoln Meadows Metropolitan District (the “**District**”) is required to submit an annual report (the “**Report**”) for the preceding calendar year no later than October 1 of each year to the Town Council of the Town of Parker (the “**Town**”), the Colorado Division of Local Government, the Colorado State Auditor, the County Clerk and Recorder; the Report must also be posted on the District’s website, if applicable.

**1. Boundary changes made:**

There were no changes made to the District’s boundaries during the calendar year 2023

**2. Intergovernmental agreements entered into or terminated:**

The District did not enter into or terminate any agreements with other governmental entities in 2023.

**3. Access information to obtain a copy of the Rules and Regulations:**

No rules and regulations have been established as of December 31, 2023.

**4. A summary of any litigation involving public improvements by the District:**

There is no litigation, pending or threatened, against the District of which we are aware.

**5. Status of the construction of public improvements by the District:**

All infrastructure was completed in 2004.

**6. Audited financial statements of the District for the report year including a statement of financial condition (i.e., balance sheet) as of December 31 of the report year and the statement of operations (i.e., revenues and expenditures) for the report year:**

Attached as Exhibit A is a copy of the District's 2023 audited financial statements.

**7. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year:**

There were no capital expenditures in 2023. Substantially all infrastructure was completed in 2004.

**8. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year and the current mill levy of the District pledged to debt retirement in the report year:**

Detailed information on District indebtedness, including without limitation the District's Limited Tax (Convertible to Unlimited Tax) General Obligation Taxable (Convertible to Tax-Exempt) Refunding Loan, Series 2022 in the principal amount of \$8,817,000, is included in the District's audited financial statements for 2023. See Exhibit B for the District's certification of valuation by the Douglas County Assessor. The assessed valuation of all taxable properties within the District for the 2023 report year was \$13,812,830. For the 2023 report year, the District had a total mill levy of 50.000 mills, of which 2.528 mills was for operating expenses, and 47.472 mills was for debt service.

**9. The District's budget for the calendar year in which the annual report is submitted:**

Attached as Exhibit C is the adopted budget of the District for the current fiscal year 2024.

**10. A summary of residential and commercial development in the District for the report year:**

The District does not include any residential development. All development completed to date is for commercial or governmental uses.

**11. A summary of all fees, charges and assessments imposed by the District as of January 1 of the report year:**

The District did not impose fees, charges or assessments during the 2023 report year.

**12. Certification of the Board that no action, event or condition enumerated in Section 10.11.060 of the Parker Municipal Code has occurred in the report year:**

The certification from the Board of the District, as required by Section 10.11.040(8) of the Town of Parker Municipal Code, is attached as Exhibit D.

**13. Certification from the Board of the District that the District is in compliance with all provisions of the service plan:**

The certification from the Board of the District, as required by Section 10.11.040(10) of the Town of Parker Municipal Code, is attached as Exhibit E.

**14. A copy of the most recent notice issued by the District, pursuant to Section 32-1-809, C.R.S:**

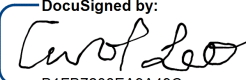
Attached as Exhibit F is a copy of the District's 2024 Notice to Electors (Transparency Notice).

**15. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board:**

Attached as Exhibit G is a directory of the Board of Directors, chief administrative officer and general counsel for the District. The Board does not hold regular meetings, but it meets as needed.

Respectfully submitted this 17<sup>th</sup> day of September, 2024.

LINCOLN MEADOWS  
METROPOLITAN DISTRICT

By:    
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President

**EXHIBIT A**

2023 Audited Financial Statements

LINCOLN MEADOWS METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2023

with

Independent Auditors' Report

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**SIMMONS & WHEELER, P.C.**

**Certified Public Accountants**

304 Inverness Way South, Suite 490, Englewood, CO 80112

(303) 689-0833

Independent Auditors' Report

Board of Directors  
Lincoln Meadows Metropolitan District  
Douglas County, Colorado

**Opinions**

We have audited the accompanying financial statements of the governmental activities and each major fund, of the Lincoln Meadows Metropolitan District (the "District") as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2023, 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 ("GAAS"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS 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 GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

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 opinions on the basic financial statements are not affected by this missing information.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The supplementary information listed in the accompanying table of contents is presented for purposes of additional analysis and is not a required part of the basic 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 supplementary 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the financial statements as a whole.

*Simmons & Wheeler P.C.*

Englewood, CO  
April 16, 2024

**LINCOLN MEADOWS METROPOLITAN DISTRICT**

BALANCE SHEET/STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
December 31, 2023

	<u>General</u>	Debt <u>Service</u>	<u>Total</u>	<u>Adjustments</u>	Statement of <u>Net Position</u>
<b>ASSETS</b>					
Cash and investments	\$ 70,159	\$ -	\$ 70,159	\$ -	\$ 70,159
Cash and investments - restricted	2,100	174,784	176,884	-	176,884
Receivable - County Treasurer	291	3,869	4,160	-	4,160
Property taxes receivable	54,566	724,947	779,513	-	779,513
Prepaid expenses	5,981	-	5,981	-	5,981
Capital assets not being depreciated	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,054,541</u>	<u>1,054,541</u>
Total Assets	<u>133,097</u>	<u>903,600</u>	<u>1,036,697</u>	<u>1,054,541</u>	<u>2,091,238</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>					
Deferred loss on refunding	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,357,591</u>	<u>1,357,591</u>
Total Deferred Outflows of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,357,591</u>	<u>1,357,591</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 133,097</u>	<u>\$ 903,600</u>	<u>\$ 1,036,697</u>		
<b>LIABILITIES</b>					
Accounts payable	\$ 372	\$ -	\$ 372	-	372
Accrued interest on bonds	-	-	-	24,686	24,686
Long-term liabilities:					
Due within one year	-	-	-	190,000	190,000
Due in more than one year	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,426,447</u>	<u>9,426,447</u>
Total Liabilities	<u>372</u>	<u>-</u>	<u>372</u>	<u>9,641,133</u>	<u>9,641,505</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred property taxes	<u>54,566</u>	<u>724,947</u>	<u>779,513</u>	<u>-</u>	<u>779,513</u>
Total Deferred Inflows of Resources	<u>54,566</u>	<u>724,947</u>	<u>779,513</u>	<u>-</u>	<u>779,513</u>
<b>FUND BALANCES</b>					
Fund Balances:					
Nonspendable:					
Prepays	5,981	-	5,981	(5,981)	-
Restricted:					
Emergencies	2,100	-	2,100	(2,100)	-
Debt service	-	178,653	178,653	(178,653)	-
Unassigned	<u>70,078</u>	<u>-</u>	<u>70,078</u>	<u>(70,078)</u>	<u>-</u>
Total Fund Balances	<u>78,159</u>	<u>178,653</u>	<u>256,812</u>	<u>(256,812)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 133,097</u>	<u>\$ 903,600</u>	<u>\$ 1,036,697</u>		
<b>NET POSITION:</b>					
Net investment in capital assets				(7,204,315)	(7,204,315)
Restricted for:					
Emergencies				2,100	2,100
Debt service				178,653	178,653
Unrestricted				<u>51,373</u>	<u>51,373</u>
Total Net Position				<u>\$(6,972,189)</u>	<u>\$(6,972,189)</u>

The notes to the financial statements are an integral part of these statements.

**LINCOLN MEADOWS METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
<b>EXPENDITURES</b>					
Accounting and audit	\$ 7,950	\$ -	\$ 7,950	\$ -	\$ 7,950
Insurance	4,692	-	4,692	-	4,692
Legal	7,673	-	7,673	-	7,673
Directors' Fees	200	-	200	-	200
Miscellaneous expenses	265	-	265	-	265
Treasurer's fees	724	9,620	10,344	-	10,344
Loan principal	-	185,000	185,000	(185,000)	-
Loan/Bond interest expense	-	311,796	311,796	107,491	419,287
Subordinate Note interest expense	-	130,000	130,000	(81,895)	48,105
	<u>21,504</u>	<u>636,416</u>	<u>657,920</u>	<u>(159,404)</u>	<u>498,516</u>
<b>GENERAL REVENUES</b>					
Property taxes	48,231	640,778	689,009	-	689,009
Specific ownership taxes	4,503	59,826	64,329	-	64,329
Interest income	20,942	2,031	22,973	-	22,973
	<u>73,676</u>	<u>702,635</u>	<u>776,311</u>	<u>-</u>	<u>776,311</u>
<b>NET CHANGES IN FUND BALANCES</b>	52,172	66,219	118,391	(118,391)	
<b>CHANGE IN NET POSITION</b>				277,795	277,795
<b>FUND BALANCES/NET POSITION:</b>					
BEGINNING OF YEAR	<u>25,987</u>	<u>112,434</u>	<u>138,421</u>	<u>(7,388,405)</u>	<u>(7,249,984)</u>
END OF YEAR	<u>\$ 78,159</u>	<u>\$ 178,653</u>	<u>\$ 256,812</u>	<u>\$ (7,229,001)</u>	<u>\$ (6,972,189)</u>

The notes to the financial statements are an integral part of these statements.

**LINCOLN MEADOWS METROPOLITAN DISTRICT**

STATEMENT OF REVENUES, EXPENDITURES AND  
 CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
 GENERAL FUND

For the Year Ended December 31, 2023

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
<b>REVENUES</b>				
Property taxes	\$ 48,558	\$ 34,919	\$ 48,231	\$ 13,312
Specific ownership taxes	3,600	3,000	4,503	1,503
Interest income	<u>-</u>	<u>3,700</u>	<u>20,942</u>	<u>17,242</u>
Total Revenues	<u>52,158</u>	<u>41,619</u>	<u>73,676</u>	<u>32,057</u>
<b>EXPENDITURES</b>				
Accounting and audit	8,000	8,500	7,950	550
Insurance	2,600	4,700	4,692	8
Legal	4,000	6,500	7,673	(1,173)
Directors' Fees	600	600	200	400
Miscellaneous expenses	550	550	265	285
Treasurer's fees	750	750	724	26
Emergency reserve	<u>1,600</u>	<u>1,600</u>	<u>-</u>	<u>1,600</u>
Total Expenditures	<u>18,100</u>	<u>23,200</u>	<u>21,504</u>	<u>1,696</u>
<b>NET CHANGE IN FUND BALANCE</b>	<b>34,058</b>	<b>18,419</b>	<b>52,172</b>	<b>33,753</b>
<b>FUND BALANCE:</b>				
BEGINNING OF YEAR	<u>24,631</u>	<u>25,987</u>	<u>25,987</u>	<u>-</u>
END OF YEAR	<u>\$ 58,689</u>	<u>\$ 44,406</u>	<u>\$ 78,159</u>	<u>\$ 33,753</u>

The notes to the financial statements are an integral part of these statements.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023Note 1: Summary of Significant Accounting Policies

The accounting policies of the Lincoln Meadows Metropolitan District, located in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on November 18, 2003, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was established to finance and construct certain water, street and safety protection improvements, and mosquito control services. Public improvements and facilities constructed by the District may be owned and maintained by the District or dedicated for ownership and maintenance to the City of Parker, Colorado and the Parker Water and Sanitation District for the use and benefit of the taxpayers and service users of the District. The District's primary revenues are property and specific ownership taxes. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB Pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets 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 pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

The District has no employees and all operations and administrative functions are contracted.

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

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*.

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 the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs.

#### Budgetary Accounting

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

In November 2023, the District amended its total appropriations in the General Fund from \$18,100 to \$23,200 primarily due to higher operating expenses.

#### Assets, Liabilities and Net Position

##### Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2023, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

##### Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

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 minimum number of bank accounts. 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 GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District only has one item that qualifies for reporting in this category. It is the deferred loss on refunding reported in the government-wide statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period(s) 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. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Loss on Refunding

Loss on refunding from the Series 2022 Loan is being amortized over the term of the refunded bonds using the effective interest method. Accumulated amortization of the Loss on refunding amounted to \$217,020 at December 31, 2023.

Capital Assets

Capital assets, which includes land, is 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.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated. No depreciation expense was recognized during 2023.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

#### 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 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally 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 inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

#### Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

#### Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$5,981 represents prepaid expenditures.

#### Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$2,100 of the General Fund balance has been restricted in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$178,653 is restricted for the payment of the debt service costs of the 2014 Bonds and 2009 Subordinate Note (see Note 4).

LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a 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

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

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District may report three categories of net position, as follows:

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 of resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

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.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 2: Cash and Investments

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

Statement of Net Position:	
Cash and investments	\$ 70,159
Cash and investments – Restricted	<u>176,884</u>
Total	<u>\$247,043</u>

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

Deposits with financial institutions	\$ 958
Investments – COLOTRUST	<u>246,085</u>
	<u>\$ 247,043</u>

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. 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 is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. 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.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

### Notes to Financial Statements December 31, 2023

#### Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

#### Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

#### Investments

##### Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investment in COLOTRUST is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

As of December 31, 2023, the District had the following investments:

##### COLOTRUST

As of December 31, 2023, the District invested in the Colorado Local Governmental Liquid Asset Trust ("COLOTRUST"), a local governmental investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PRIME. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PRIME may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value ("NAV") of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian's internal records identify the investments owned by participating governments. COLOTRUST PRIME records its investment at fair value and the District records its investment in COLOTRUST PRIME using the next asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAM by Standard & Poor's. At December 31, 2023, the District had \$246,085 invested in COLOTRUST PRIME.

LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2023, follows:

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2023</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2023</u>
<u>Capital assets not being depreciated:</u>				
Land	\$ 1,054,541	\$ -	\$ -	\$ 1,054,541
Total capital assets not being depreciated	<u>1,054,541</u>	<u>-</u>	<u>-</u>	<u>1,054,541</u>
Government type assets, net	<u>\$ 1,054,541</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,054,541</u>

As of December 31, 2015, the capital assets were conveyed to the Town of Parker, Colorado with the exception of the water and sanitation facilities which were conveyed to Parker Water and Sanitation District. Additionally, the District will not convey certain land holdings which will not be depreciated.

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2023, is as follows:

\$8,817,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Taxable (Convertible to Tax-Exempt) Refunding Loan, Series 2022

On January 11, 2022, the District refunded and defeased the outstanding balance of the General Obligation Limited Tax Refunding Bonds, Series 2014 (“Refunded Bonds”) from the issuance of a \$8,817,000 Limited Tax (Convertible to Unlimited Tax) General Obligation Taxable (Convertible to Tax-Exempt) Refunding Loan, Series 2022 from NBH Bank (“Series 2022 Loan”). The Series 2022 Loan bears interest at an initial rate of 3.61% payable semiannually on each June 1 and December 1, commencing on June 1, 2022, and matures on December 1, 2041. From the Conversion date until November 30, 2036, the Series 2022 Loan bears interest at 3.18%, and from December 1, 2036, until Maturity the rate will be 7.00%.

The Series 2022 Loan is secured by the Required Mill Levy, the portion of the Specific Ownership Tax which is collected as the result of the imposition of the Required Mill Levy, and any other moneys as determined by the District. The District may, at its option, on any date on or after December 1, 2026, prepay the Series 2022 Loan in whole or in part at a prepayment price equal to the principal amount outstanding plus accrued interest without any prepayment penalty.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Events of Default as defined in the Series 2022 Loan Agreement include 1) before the unlimited tax conversion date, the failure of the District to impose the Required Mill levy, 2) on or after the unlimited tax conversion date, the failure by the District to pay the principal of or interest on the 2022 Loan when due, 3) the failure by the District to transfer the Pledged Revenue to the lender pursuant to the terms and provision of the Loan Agreement, 4) the occurrence and continuance of an event of default or nonperformance under the Series 2022 Loan documents, 5) any representation or warranty made by the District related to the Series 2022 Loan is found to be untrue or incomplete in any material respect, 6) the District shall initiate, acquiesce or consent to any proceeding to dissolve or consolidate with other entities, 7) a change occurs in the financial condition of the District which has a material adverse impact of the ability of the District to meet its obligations and is not cured as prescribed, 8) the District commences any case, proceeding or other action related to bankruptcy, insolvency, reorganization or relief of debtors, or similar actions, 9) the Loan Agreement or related documents cease to be valid and binding on the District or any pledge or security interest created thereunder fails to be fully enforceable, and 10) any funds of the District become subject to writ, judgement, warrant or attachment, execution or similar process and is not released within 10 business days. Remedies of default include the ability of the Lender to apply all amounts constituting Pledged Revenue to the unpaid principal and accrued interest of the Series 2022 Loan and to take any other action or remedy available under the other Series 2022 Loan documents. Acceleration of the Series 2022 Loan is not an available remedy for an Event of Default.

As a result of the issuance Series 2022 Loan, the Refunded Bonds are considered to be defeased and the liabilities have been removed from the governmental activities column of the statement of net position. The reacquisition price of the old debt exceeded the net carrying amount by \$1,574,611. This amount is recorded as a deferred outflow and is being amortized over the life of the 2014 Bonds. The refunding resulted in an economic gain of \$198,162 due to the average interest rate of the Series 2022 Loan being lower than the refunded bonds.

Subordinate Note – 2009

On April 7, 2003, the District entered into a Funding Agreement with Strawberry Tierra, Inc., the Developer. The Developer agreed to fund the District any shortfall for the cost of the infrastructure improvements or its current operating expenses not to exceed \$661,000. The District has agreed to repay the developer at such time as funds become available to repay the advances. Advances accrue at an interest rate of 7% per annum beginning on the start date of this agreement or the date of the actual advance, whichever is later. As of January 1, 2009, the District converted the Developer Advances Payable and Accrued Interest at December 31, 2009, to a Subordinate Note, Series 2009 (“Subordinate Note”) maturing on December 31, 2023 and accruing interest at 7% annum. On July 22, 2014 the District adopted a First Amendment to Subordinate Note Resolution which revised the maturity date to December 31, 2039. Additional terms were modified by the Second Amendment to Subordinate Note Resolution adopted by the District on January 7, 2022. Any amounts of principal and interest remaining unpaid on the Subordinate Note on the Maturity Date will be cancelled and discharged. The total interest owed on the advances made to the District as of December 31, 2023, is \$477,234. The unpaid principal at that date is \$687,213.

LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The District did not have any unused lines of credit as of December 31, 2023.

The following is an analysis of changes in long-term debt for the period ending December 31, 2023:

	Balance 1/1/2023	Additions	Deletions	Balance 12/31/2023	Current Portion
<u>Notes from direct borrowings</u>					
<u>and direct placements:</u>					
Series 2022 Loan	\$ 8,637,000	\$ -	\$ 185,000	\$ 8,452,000	\$ 190,000
Subordinate Note - 2009	687,213	-	-	687,213	-
Subordinate Note - Accrued Interest	559,129	48,105	130,000	477,234	-
	<u>9,883,342</u>	<u>48,105</u>	<u>315,000</u>	<u>9,616,447</u>	<u>190,000</u>
Total	<u>\$ 9,883,342</u>	<u>\$ 48,105</u>	<u>\$ 315,000</u>	<u>\$ 9,616,447</u>	<u>\$ 190,000</u>

Following is a summary of the annual long-term debt requirements for the Series 2022 Loan:

	Principal	Interest	Total
2024	\$ 190,000	\$ 296,233	\$ 486,233
2025	240,000	262,732	502,732
2026	250,000	255,100	505,100
2027	260,000	247,150	507,150
2028	270,000	238,881	508,881
2029-2033	1,515,000	1,059,099	2,574,099
2034-2038	2,723,000	1,108,735	3,831,735
2039-2041	3,004,000	431,550	3,435,550
	<u>\$ 8,452,000</u>	<u>\$ 3,899,480</u>	<u>\$ 12,351,480</u>

Because of the uncertainty of timing of payments under the Subordinate Note – 2009, no related schedule of expected principal and interest payments is presented.

Debt Authorization

As of December 31, 2023, the District had remaining voted debt authorization of approximately \$14,287,126. The District has not budgeted to issue debt in 2024.

LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

Note 5: Related Party

The majority of the Board of Directors are employees, owners or are otherwise associated with the Developer or have an interest in undeveloped land within the District and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board. See Note 4 regarding the Subordinate Note payable to the Developer from the District.

Note 6: Intergovernmental Agreements

On October 31, 2007, the District and the Town of Parker entered into an exclusion agreement. Under this agreement, in January 2008, the District received \$941,757 from the Town of Parker, which amount is estimated by the District and the Town to be the present value of property and related taxes for which the Property would be responsible if not owned by an entity exempt from the Debt Service Mill Levy. The prepayment was paid to the escrow bank and shall be applied by the escrow bank to (i) the payment of the Series 2014 Bonds or (ii) when the Property is subject to the Debt Service Mill Levy to reimburse any Future Owner which is not exempt from taxation. As of December 31, 2020, the escrow has been fully recorded as revenue and \$0 is reflected on the Balance Sheet as Deferred Revenue.

Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer 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.

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.

## LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool (“Pool”) which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials’ liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other 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: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Balance Sheet/Statement of Net Position – Governmental Funds includes an adjustments column. The adjustments may have the following elements:

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and
- 2) long-term liabilities such as bonds payable, notes payable and accrued interest payable are not due and payable in the current period and, therefore, are not in the funds.

LINCOLN MEADOWS METROPOLITAN DISTRICT

Notes to Financial Statements  
December 31, 2023

The Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities – Governmental Funds includes an adjustments column. The adjustments may have the following elements:

- 1) Governmental funds report capital outlays as expenditures, however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and
- 3) governmental funds report long-term debt payments as expenditures, however, in the statement of activities, the payment of long-term debt is recorded as a decrease of long-term liabilities.

Note 10: Net investment in Capital Assets

Net investment in capital assets consists of capital assets and reduced by the outstanding balance of bonds or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the District had net investment in capital assets of \$(6,972,189). This deficit amount was a result of the District being responsible for the repayment of bonds issued for public improvements which the District conveyed to other governmental entities.

SUPPLEMENTARY INFORMATION

**LINCOLN MEADOWS METROPOLITAN DISTRICT**

SCHEDULE OF REVENUES, EXPENDITURES AND  
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL -  
DEBT SERVICE FUND

For the Year Ended December 31, 2023

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	<u>Favorable</u> <u>(Unfavorable)</u>
<b>REVENUES</b>			
Property taxes	\$ 645,125	\$ 640,778	\$ (4,347)
Specific ownership taxes	43,000	59,826	16,826
Interest income	<u>2,000</u>	<u>2,031</u>	<u>31</u>
Total Revenues	<u>690,125</u>	<u>702,635</u>	<u>12,510</u>
<b>EXPENDITURES</b>			
Loan principal	185,000	185,000	-
Loan/Bond interest expense	311,796	311,796	-
Subordinate Note interest expense	130,000	130,000	-
Paying agent fees	3,000	-	3,000
Treasurer's fees	<u>9,900</u>	<u>9,620</u>	<u>280</u>
Total Expenditures	<u>639,696</u>	<u>636,416</u>	<u>3,280</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	50,429	66,219	15,790
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers in	<u>23,022</u>	<u>-</u>	<u>(23,022)</u>
Total Other Financing Sources (Uses)	<u>23,022</u>	<u>-</u>	<u>(23,022)</u>
<b>NET CHANGE IN FUND BALANCE</b>	73,451	66,219	(7,232)
<b>FUND BALANCE:</b>			
BEGINNING OF YEAR	<u>114,066</u>	<u>112,434</u>	<u>(1,632)</u>
END OF YEAR	<u>\$ 187,517</u>	<u>\$ 178,653</u>	<u>\$ (8,864)</u>

The notes to the financial statements are an integral part of these statements.

**EXHIBIT B**

Certification of Valuation

## CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4435 - Lincoln Meadows Metro District

IN DOUGLAS COUNTY ON 12/22/2023

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
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IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$13,873,670
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$15,590,260
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$15,590,260
5. NEW CONSTRUCTION: **	\$50,470
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$7,231.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
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IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$56,323,797
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$68,212
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$31,694
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

## CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4508 - Lincoln Meadows Metro District Debt Service

IN DOUGLAS COUNTY ON 12/22/2023

New Entity: No

<b>USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY</b>
--

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$200
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$9,100
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$9,100
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND ( 29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

<b>USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY</b>
---

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$0
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$0
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

**EXHIBIT C**

2024 Budget

**LINCOLN MEADOWS  
METROPOLITAN DISTRICT  
Property Tax Information  
2024**

	<b>2022 Actual</b>	<b>2023 Estimated</b>	<b>2024 Adopted</b>
Assessed Valuation - Douglas County	13,812,830	13,873,670	15,590,260
Mill levy			
General Fund	2.528	3.500	3.500
Debt Service Fund	47.472	46.500	46.500
	<u>50.000</u>	<u>50.000</u>	<u>50.000</u>
Property tax revenue			
General Fund	34,919	48,558	54,566
Debt Service Fund	655,723	645,126	724,947
	<u>690,642</u>	<u>693,684</u>	<u>779,513</u>

**LINCOLN MEADOWS  
METROPOLITAN DISTRICT  
General Fund  
Adopted Budget  
2024**

	<u>Actual 2022</u>	<u>Estimated 2023</u>	<u>Adopted 2024</u>
BEGINNING FUNDS AVAILABLE	\$1,522	\$25,987	\$71,970
REVENUE			
Property taxes	34,813	48,558	54,566
Specific ownership taxes	3,090	3,600	4,000
Interest income	3,729	15,000	10,000
Total revenue	<u>41,632</u>	<u>67,158</u>	<u>68,566</u>
Total funds available	<u>43,154</u>	<u>93,145</u>	<u>140,536</u>
EXPENDITURES			
Accounting	2,970	3,500	4,000
Audit	4,600	5,000	5,500
Insurance	2,540	4,700	5,000
Legal	5,531	6,500	8,000
Directors fees	600	300	600
Payroll taxes	46	25	50
Miscellaneous	357	400	500
Repairs and maintenance	0	0	0
Treasurer's fees	523	750	850
Contingency	0	0	0
Emergency reserves	0	0	2,100
Total expenditures	<u>17,167</u>	<u>21,175</u>	<u>26,600</u>
ENDING FUNDS AVAILABLE	<u><u>\$25,987</u></u>	<u><u>\$71,970</u></u>	<u><u>\$113,936</u></u>

**LINCOLN MEADOWS  
METROPOLITAN DISTRICT  
Debt Service Fund  
Adopted Budget  
2024**

	<u>Actual 2022</u>	<u>Estimated 2023</u>	<u>Adopted 2024</u>
BEGINNING FUNDS AVAILABLE	\$6,495	\$112,434	\$170,564
REVENUE			
Property taxes	653,186	645,126	724,947
Interest income	1,165	2,000	2,000
Specific ownership taxes	57,983	50,000	43,000
Transfer from General Fund	0	0	0
Loan proceeds	8,817,000	0	0
Miscellaneous income	0	0	0
Total revenue	<u>9,529,334</u>	<u>697,126</u>	<u>769,947</u>
Total funds available	<u>9,535,829</u>	<u>809,560</u>	<u>940,511</u>
EXPENDITURES			
Bond Interest	0	0	0
Bond principal	0	0	0
Loan interest	282,928	311,796	305,117
Loan principal	180,000	185,000	190,000
Subordinate note interest	130,000	130,000	130,000
Payment to refunding escrow	8,687,031	0	0
Loan issuance costs	132,393	0	0
Legal	0	0	0
Paying agent fees	1,250	2,500	3,000
Treasurers fees	9,793	9,700	10,900
Total expenditures	<u>9,423,395</u>	<u>638,996</u>	<u>639,017</u>
ENDING FUNDS AVAILABLE	<u><u>\$112,434</u></u>	<u><u>\$170,564</u></u>	<u><u>\$301,494</u></u>

**LINCOLN MEADOWS METROPOLITAN DISTRICT**  
**2024 BUDGET MESSAGE**

Services Provided

The District is a commercial development located in Douglas County, Colorado. The District was formed to finance and construct certain water, street and safety protection improvements, and mosquito control services. Public improvements and facilities constructed by the District may be owned and maintained by the District or may be dedicated for ownership and maintenance to the Town of Parker and the Parker Water and Sanitation District.

The District prepares its budget on the modified accrual basis of accounting.

Revenue

The primary source of revenue is property taxes. The District levies mills for operations and for Debt Service to service the General Obligation bonds. The District also receives property taxes from an escrow established by the Town of Parker to offset the tax exempt development within the District boundaries.

Expenditures

The construction phase has been completed and the Town of Parker has taken over the facilities for maintenance. The expenditures remaining for the District will be minor Administrative expenses and Debt Services expenses per the Bond schedule and the Developer repayment schedule.

Reserves

In compliance with the TABOR amendment, the District has budgeted approximately 3% of its Operational budget for reserves.

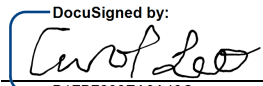
**EXHIBIT D**  
**CERTIFICATION**

The Board of Directors of the Lincoln Meadows Metropolitan District hereby certifies that no action, event or condition enumerated in Section 10.11.060 of the Parker Municipal Code as set forth below occurred in the report year, except as specifically noted below (no exceptions):

1. Default in the payment of principal of or interest on any District bonds, notes, certificates, debentures, contracts or other evidences of indebtedness or borrowing issued or incurred by the District which:
  - (a) Persists for a period of one hundred twenty (120) days or more;
  - (b) The defaulted payment aggregates either fifty thousand dollars (\$50,000.00) or ten percent (10%) of the outstanding principal balance of the indebtedness; and
  - (c) The creditors have not agreed in writing with the District to forbear from pursuit of legal remedies.
2. The failure of the District to develop, cause to be developed or consent to the development by others of any capital facility proposed in the Service Plan when necessary to service approved development within the District.
3. Failure of the District to realize at least seventy-five percent (75%) of the development revenues (including developer contributions, loans or advances) projected in the financial portion of the Service Plan during the three-year period ending with the report year, where development revenue is defined as fees, exactions and charges imposed by the District on residential and commercial development, excluding taxes, provided that the disparity between projected and realized revenue exceeds fifty thousand dollars (\$50,000.00).
4. The development of any capital facility in excess of one hundred thousand dollars (\$100,000.00) in cost, which is not either identified in the Service Plan or authorized by the Town in the course of a separate development approval, excluding bona fide cost projection miscalculations, and state or federally mandated improvements, particularly water or sanitation facilities.
5. The occurrence of any event or condition which is defined under the Service Plan or in an intergovernmental agreement as necessitating a Service Plan amendment.
6. A material default by the District under any intergovernmental agreement with the Town.
7. Any of the events or conditions enumerated in Section 32-1-207(2), C.R.S., as amended.

IN WITNESS WHEREOF, I, Carol Leo, Chair of the Lincoln Meadows Metropolitan District in Douglas County, Colorado, certify the above information as of the 17<sup>th</sup> day of September, 2024.

LINCOLN MEADOWS METROPOLITAN  
DISTRICT

By:  \_\_\_\_\_  
President B1FB7208EA9A49C...

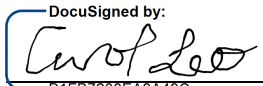
**EXHIBIT E**

**CERTIFICATION**

The Board of Directors of Lincoln Meadows Metropolitan District (the “**District**”) hereby certifies that, pursuant to Section 10.11.040(10), the District is in full compliance with its Service Plan.

IN WITNESS WHEREOF, I, Carol Leo, Chair of Lincoln Meadows Metropolitan District in the Town of Parker, Douglas County, Colorado, certify the above information as of September 17, 2024.

LINCOLN MEADOWS  
METROPOLITAN DISTRICT

By:  DocuSigned by:  
Chair

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**EXHIBIT F**

2024 Transparency Notice

# Lincoln Meadows Metropolitan District

Pursuant to section 32-1-809, Colorado Revised Statutes for Transparency Notices may be filed with Special District Association of Colorado. This information must be provided annually to the eligible electors of the district no later than January 15 of each year.

*\*Note that some information provided herein may be subject to change after the notice is posted.*

## District's Principal Business Office

<b>Company</b>	Strawberry Holdings, Inc.
<b>Contact</b>	Jill Smith
<b>Address</b>	9068 Forsstrom Drive, #C-1, Lone Tree, Colorado 80124
<b>Phone</b>	303-840-3295

## District's Physical Location

<b>Counties</b>	Douglas
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## Regular Board Meeting Information

<b>Location</b>	Strawberry Holdings, Inc.
<b>Address</b>	9068 Forsstrom Drive, #C-1, Lone Tree, Colorado
<b>Day(s)</b>	As needed
<b>Time</b>	As scheduled

## Posting Place for Meeting Notice

<b>Location</b>	<a href="https://www.lincolnmeadowsmetropolitandistrict.com/">https://www.lincolnmeadowsmetropolitandistrict.com/</a>
<b>Address</b>	Lincoln Meadows Pkwy & Twenty Mile Road, Parker, CO, Colorado

## Notice of Proposed Action to Fix or Increase Fees, Rates, Tolls, Penalties or Charges for Domestic Water or Sanitary Sewer Services

**Location**  
**Address**  
**Date**  
**Notice**

## Current District Mill Levy

<b>Mills</b>	50.000
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## Ad Valorem Tax Revenue

Revenue reported may be incomplete or unaudited as of the date this Notice was posted.

<b>Amount(\$)</b>	\$693,684 (estimated/unaudited)
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Date

05/06/2025

Pursuant to 24-72-205 C.R.S

The district's research and retrieval fee is **\$33.58** per hour

**District Policy**

WHEREAS, pursuant to §32-1-1001(1)(h), C.R.S., the Board of Directors of the Lincoln Meadows Metropolitan District ("District") is responsible for the management, control and supervision of all of the business and affairs of the District; and

WHEREAS, pursuant to §32-1-1001(1)(i), C.R.S., the Board of Directors of the District has the authority to appoint an agent; and

WHEREAS, the Board of Directors of the District has determined that it is appropriate to designate an official custodian of the District's records for the protection of such records and in order to permit their inspection by persons entitled to examine and copy such records in an orderly fashion; and

WHEREAS, the Board of Directors of the District has determined that it is appropriate to adopt a policy on responding to open records requests; and

WHEREAS, the Board of Directors fully supports, and complies with, all Federal and State laws relating to the retention, protection and disclosure of District records including, but not limited to, the Colorado Open Records Act, Title 24, Article 72, Part 2, C.R.S. ("CORA"), the Health Insurance Portability and Accountability Act of 1996 ("HIPAA"), and the Privacy Rule promulgated by the U.S. Department of Health and Human Services which interprets and implements HIPAA; and WHEREAS, it is the policy of the District that all public records shall be open for inspection by any person at reasonable times, except as otherwise provided by law; and

WHEREAS, public records are defined by CORA as all writings made or maintained by the District, regardless of the format or medium of the records, subject to certain exceptions and public records expressly include e-mail communications.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Lincoln Meadows Metropolitan District that:

1. Official Custodian.

(a) Jill Smith, the Secretary to the District, is hereby designated as the Official Custodian responsible for the maintenance, care and keeping of all records of the District, except as provided herein.

(b) The Official Custodian shall have the authority to designate such agents as they shall determine appropriate to perform any and all acts necessary to enforce and execute the provisions of this Resolution.

2. Policy on Responding to Open Records Request. The following are general policies concerning the release of records:

(a) All public records of the District shall be open for inspection at the times designated herein, unless prohibited by the provisions of CORA or policies adopted by the Board of Directors in conformance with CORA.

(b) Every request to inspect and/or copy any District record (a "Records Request") shall be submitted to the District's Official Custodian in writing and be specific as to the information desired. If not submitted to the Official Custodian, any District employee or Board Member that receives the Records Request shall immediately send the Records Request to the Official Custodian. To assist the Official Custodian in responding to requests in a timely and complete manner, the Official Custodian may require records requests to be submitted on a form developed by the Official Custodian.

(c) If any question arises as to the propriety of fully complying with a Records Request, the Official Custodian shall immediately forward it to the District's legal counsel.

(d) The District's legal counsel shall determine the District's obligations under the applicable Federal and/or State law(s). If the District is permitted to make records available for inspection in whole or in part, the District's legal counsel will so notify the District's Official Custodian, who will assemble the disclosable requested documents for inspection and/or copying in accordance with applicable Federal or State law.

(e) If the District's legal counsel determines the District is not permitted by Federal or State law to make records available for inspection in whole or in part, legal counsel shall provide a written response to the party submitting the Records Request stating the legal basis upon which the Records Request in whole or in part is being denied.

(f) Following the denial of a request for record, upon receipt of the required written notice from the requesting individual that he or she will seek relief from the District Court, the Official Custodian will attempt to meet in-person or speak by telephone with the requesting individual. District personnel are encouraged to utilize all possible means to attempt to resolve the dispute during this time period and will provide a written summary of the District's position at the end of that period to the requestor and to the District's Board of Directors. No phone or in-person conference is required if the written notice indicates that the requestor needs access to the record on an expedited basis.

(g) Pursuant to CORA, all records must be made available for inspection within three (3) working days from the Official Custodian's receipt of the request, unless extenuating circumstances exist. The deadline may be extended by seven (7) working days if extenuating circumstances exist and the requesting party is notified of the delay within three (3) working days of the Official Custodian's receipt of the request. The Official Custodian may set the time during normal office hours and the place for records to be inspected, and require that the Official Custodian or a delegated employee be present while the records are examined.

(h) A public record stored in a digital format that is neither searchable nor sortable will be provided in a digital format. A public record stored in a digital format that is searchable and/or sortable will be provided in such digital format, unless (1) the public record is in a searchable or sortable format and producing the record in the requested format would violate the terms of any copyright or licensing agreement between the District and a third party; (2) producing the record would result in the release of a third party's proprietary information; (3) after making reasonable inquiries, it is

not technologically or practically feasible to provide a copy of the record in a searchable or sortable format; or (4) if the software to remove the information. Altering an existing digital public record, or excising fields of information that the Official Custodian is either required or permitted to withhold under this subsection, does not constitute the creation of a new public record under Section (2)(f)(iv) of this Resolution.

- (i) The Custodian may charge the following fees (collectively, the "Fees") for responding to a Records Request:
  - (i) Printouts, photographs, and copies, when requested, will be provided at a cost of twenty-five cents (\$0.25) per standard page, and at the actual costs of production for any non-standard page (the "Copying Fee"). A standard page shall mean an 8.5-inch by 11-inch black and white copy.
  - (ii) When it is impractical to make the copy, printout, or photograph of the requested record at the place where the record is kept, the Official Custodian may allow arrangements to be made for the copy, printout, or photograph to be made at other facilities and the cost of providing the requested records will be paid by the person making the request (the "Outside Copying Fee").
  - (iii) If a copy, printout or photograph of a public record is necessary or requested to be provided in a format other than a standard page, the costs will be assessed at the actual cost of production (the "Production Fee").
  - (iv) If data must be manipulated in order to generate a record in a form not otherwise used by the District, such data manipulation will be assessed at the actual costs to the District (the "Manipulation Fee"); however, the District is in no way obligated to generate a record that is not otherwise kept, made, or maintained by the District.
  - (v) The cost for transmitting the requested records will be charged at the actual cost of such delivery (the "Transmission Fee"). Transmission Fees will not be charged for transmitting any record via electronic mail, when requested.
  - (vi) When the location or existence of specific documents must be researched and the documents must be retrieved, sorted or reviewed for applicability to the request, and such process requires more than one (1) hour of staff time, the Custodian may charge a research and retrieval fee not to exceed thirty-three dollars and fifty-eight cents (\$33.58) per hour, or the maximum amount allowed by the Executive Committee of the State Legislative Council, whichever is greater (the "Research and Retrieval Fee").
  - (vii) If any requested records are protected by a privilege (for example, but not limited to, the work product or attorney-client privileges) the District may charge the actual costs of creating a privilege log identifying the privileged records (the "Privilege Fee"). If legal assistance or review is necessary to create the privilege log, the Privilege Fee may include the actual costs for such legal assistance.
  - (j) If the estimated Fees to produce the records will exceed \$100.00, the District may require a fifty percent (50%) deposit of the estimated Fees prior to commencing work to produce the records. Payment of the remainder of the Fees, including all actual costs exceeding the estimated amount, must be made prior to the time of inspection or release of the final work product or copies.

(k) No person shall be permitted to inspect or copy any records of the District if, in the opinion of the Official Custodian after consultation with the District's legal counsel, such inspection or copying would come within the prohibition of one or more exemptions set forth in CORA.

3. Severability. If any part, section, subsection, sentence, clause or phrase of this Resolution is for any reason held to be invalid, such invalidity shall not affect the validity of the remaining provisions.

4. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the Board of Directors of the District.

The foregoing Resolution was approved and adopted this 12th day of November, 2019.

**District contact information for open records request:**  
Jill Smith

Names of District Board Members

**Board President**

**Name** Carol Leo

**Contact Info** carolleo@strawberryproperties.com

**Election** **No**, this office will not be on the next regular election ballot

**Board Member 2**

**Name** Edmund G. Leo

**Contact Info** edmundleo23@gmail.com

**Election** **Yes**, this office will be on the next regular election ballot

**Board Member 3**

**Name** Vacant

**Contact Info**

**Election** **Yes**, this office will be on the next regular election ballot

**Board Member 4**

**Name** Vacancy  
**Contact Info** None  
**Election** **Yes**, this office will be on the next regular election ballot

**Board Member 5**

**Name** Vacancy  
**Contact Info** None.  
**Election** **Yes**, this office will be on the next regular election ballot

Board Candidate Self-Nomination Forms

Any eligible elector of the special district who desires to be a candidate for the office of special district director must file a self-nomination and acceptance form or letter with the designated election official.

Deadline for Self-Nomination Forms

Self-nomination and acceptance forms or letters must be filed not less than 67 days before the date of the regular election.

District Election Results

The district's current election results will be posted on the website of the Colorado Secretary of State ([www.sos.state.co.us](http://www.sos.state.co.us)) and the website indicated below, if any.

**Website** <https://www.lincolnmeadowsmetropolitandistrict.com/>

Permanent Mail-In Voter Status

Absentee voting and Permanent absentee voter status (formerly Permanent Mail-In voter status): Where to obtain and return forms.

Sarah H. Luetjen, DEO; 44 Cook Street, Suite 620, Denver, CO 80206; [sluetjen@cegrlaw.com](mailto:sluetjen@cegrlaw.com)

Applications for absentee voting or for permanent absentee voter status are available from and must be returned to the Designated Election Official.

Sarah H. Luetjen, DEO; 44 Cook Street, Suite 620, Denver, CO 80206; [sluetjen@cegrlaw.com](mailto:sluetjen@cegrlaw.com)

Notice Completed By

**Name** Sarah Luetjen  
**Company/District** Cockrel Ela Glesne Greher & Ruhland, PC  
**Title** Paralegal  
**Email** [sluetjen@cegrlaw.com](mailto:sluetjen@cegrlaw.com)  
**Dated** 01/15/2024

## **EXHIBIT G**

### District Directory

#### **Board of Directors**

Carol Leo, President  
Strawberry Holdings, Inc.  
9068 Forsstrom Drive, #C-1  
Lone Tree, Colorado 80124  
303-840-3295

Edmund G. Leo, Secretary/Treasurer  
Strawberry Holdings, Inc.  
9068 Forsstrom Drive, #C-1  
Lone Tree, Colorado 80124  
303-840-3295

Three Vacancies

#### **Chief Administrative Officer**

Carol Leo, President  
Strawberry Holdings, Inc.  
9068 Forsstrom Drive, #C-1  
Lone Tree, Colorado 80124  
303-840-3295

#### **General Counsel**

Matthew P. Ruhland  
Cockrel Ela Glesne Greher & Ruhland, P.C.  
44 Cook Street, Suite 620  
Denver, Colorado 80206  
303-218-7200