

**2023 ANNUAL REPORT
LYONS RIDGE METROPOLITAN DISTRICT**

Pursuant to section 32-1-207(3)(c), C.R.S., of the District's Service Plan, the following report for of the activities of Lyons Ridge Metropolitan District (the "**District**") from January 1, 2023 to December 31, 2023 is hereby submitted.

A. Boundary changes made:

There were no boundary changes made or proposed in 2023.

B. Intergovernmental Agreements entered into or terminated:

The District did not enter into any Intergovernmental Agreements in 2023.

C. Access information to obtain a copy of rules and regulations adopted:

The District has not adopted any Rules and Regulations.

D. Summary of litigation involving the District's public improvements:

We have no knowledge of any litigation involving District improvements in 2023.

E. Status of the District's construction of public improvements:

There was no construction of District public improvements.

F. Conveyances or dedications of facilities or improvements, constructed by the District, to the County:

There were no facilities and improvements constructed by the District that were dedicated to the County in 2023.

G. Final assessed valuation of the District for the report year: \$18,002,655

H. Current year's budget:

A copy of the District's 2024 budget is attached hereto as **Exhibit A**.

I. Audited financial statements for the reporting year (or application for exemption from audit):

The 2023 Audit is in process and once filed, a copy can be obtained from the State Auditor's online portal: <http://apps.leg.co.gov/osa/lg/submissions/search>.

J. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument:

To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety-day (90) period:

To our knowledge, the District has been able to pay its obligations as they come due.

Exhibit A
2024 Budget

LYONS RIDGE METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR YEAR ENDING DECEMBER 31, 2024

**LYONS RIDGE METROPOLITAN DISTRICT
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 1,138,416	\$ 1,187,631	\$ 1,232,755
REVENUES			
Property taxes	895,915	905,715	912,208
Specific ownership taxes	61,998	63,400	63,855
Interest income	14,771	38,000	47,000
Drainage Fees	10,000	-	-
Landscaping Fees	-	10,000	1,000
Minor App Income	1,650	500	300
New Development Fees	10,500	10,000	5,000
Other revenue	200	6,699	7,000
Total revenues	<u>995,034</u>	<u>1,034,314</u>	<u>1,036,363</u>
TRANSFERS IN	<u>81,140</u>	<u>-</u>	<u>170,000</u>
Total funds available	<u>2,214,590</u>	<u>2,221,945</u>	<u>2,439,118</u>
EXPENDITURES			
General Fund	264,172	359,696	361,275
Debt Service Fund	579,574	583,356	610,131
Capital Projects Fund	73,844	34,138	170,000
Lyons Ridge Design Control Review Committee	13,820	-	-
Montane Design Control Review Committee	14,409	12,000	7,800
Total expenditures	<u>945,819</u>	<u>989,190</u>	<u>1,149,206</u>
TRANSFERS OUT	<u>81,140</u>	<u>-</u>	<u>170,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,026,959</u>	<u>989,190</u>	<u>1,319,206</u>
ENDING FUND BALANCES	<u>\$ 1,187,631</u>	<u>\$ 1,232,755</u>	<u>\$ 1,119,912</u>
EMERGENCY RESERVE	\$ 6,400	\$ 10,000	\$ 16,000
AVAILABLE FOR OPERATIONS	244,493	212,375	206,938
CAPITAL RESERVE	-	20,000	20,000
TOTAL RESERVE	<u>\$ 250,893</u>	<u>\$ 242,375</u>	<u>\$ 242,938</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

ACTUAL	ESTIMATED	BUDGET
2022	2023	2024

ASSESSED VALUATION

Residential	\$ 16,245,020	\$ 16,614,831	\$ 21,637,397
Agricultural	32	29	30
State assessed	155,094	79,859	783
Vacant land	1,628,028	1,307,936	525,573
Personal property	28,226	-	85,205
Certified Assessed Value	\$ 18,056,400	\$ 18,002,655	\$ 22,248,988

MILL LEVY

General	11.018	16.310	21.500
Debt Service	39.000	34.000	19.500
Total mill levy	50.018	50.310	41.000

PROPERTY TAXES

General	\$ 198,945	\$ 293,623	\$ 478,353
Debt Service	704,200	612,090	433,855
Levied property taxes	903,145	905,713	912,208
Adjustments to actual/rounding	(4,217)	-	-
Budgeted property taxes	\$ 895,915	\$ 905,713	\$ 912,208

BUDGETED PROPERTY TAXES

General	\$ 197,352	\$ 293,623	\$ 478,353
Debt Service	698,563	612,090	433,855
	\$ 895,915	\$ 905,713	\$ 912,208

**LYONS RIDGE METROPOLITAN DISTRICT
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 384,589	\$ 250,893	\$ 222,375
REVENUES			
Property taxes	197,352	293,624	478,353
Specific ownership taxes	13,657	20,554	33,485
Interest income	127	17,000	20,000
Other revenue	200	-	-
Total revenues	<u>211,336</u>	<u>331,178</u>	<u>531,838</u>
TRANSFERS IN			
Transfers from other funds	<u>140</u>	<u>-</u>	<u>-</u>
Total funds available	<u>596,065</u>	<u>582,071</u>	<u>754,213</u>
EXPENDITURES			
General and administrative			
Accounting	25,200	28,800	30,300
Auditing	4,700	5,200	5,600
County Treasurer's fee	2,962	4,404	7,175
Communication & Technology	-	3,500	3,500
Contingency	-	10,000	10,000
District management	46,311	65,000	60,000
Dues and membership	582	700	700
Election	6,634	16,655	-
Insurance	2,529	3,907	4,500
Legal	26,005	27,000	25,000
Miscellaneous	3,987	500	500
Operations and maintenance			
Detention pond maintenance	-	-	4,000
Ejector Pump Contract	-	18,030	18,000
Landscaping	49,342	66,000	85,000
Miscellaneous Landscape	41,844	30,000	50,000
Miscellaneous Repairs	8,404	15,000	15,000
Mulch	-	22,000	-
O&M labor	9,551	-	-
Snow removal	12,199	10,000	12,000
Utilities	23,922	33,000	30,000
Total expenditures	<u>264,172</u>	<u>359,696</u>	<u>361,275</u>
TRANSFERS OUT			
Transfers to other fund	<u>81,000</u>	<u>-</u>	<u>170,000</u>
Total expenditures and transfers out requiring appropriation	<u>345,172</u>	<u>359,696</u>	<u>531,275</u>
ENDING FUND BALANCES	<u>\$ 250,893</u>	<u>\$ 222,375</u>	<u>\$ 222,938</u>
EMERGENCY RESERVE	\$ 6,400	\$ 10,000	\$ 16,000
AVAILABLE FOR OPERATIONS	244,493	212,375	206,938
TOTAL RESERVE	<u>\$ 250,893</u>	<u>\$ 222,375</u>	<u>\$ 222,938</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT
 LYONS RIDGE DESIGN CONTROL REVIEW COMMITTEE
 2024 BUDGET
 WITH 2022 ACTUAL AND 2023 ESTIMATED
 For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 12,910	\$ -	\$ -
REVENUES			
Minor App Income	1,050	-	-
Total revenues	<u>1,050</u>	<u>-</u>	<u>-</u>
Total funds available	<u>13,960</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Operations and maintenance			
DRC Management	13,255	-	-
Operating Expenditures	565	-	-
Total expenditures	<u>13,820</u>	<u>-</u>	<u>-</u>
TRANSFERS OUT			
Transfers to other fund	<u>140</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>13,960</u>	<u>-</u>	<u>-</u>
ENDING FUND BALANCES	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT
MONTANE DESIGN CONTROL REVIEW COMMITTEE
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 22,873	\$ 19,564	\$ 31,564
REVENUES			
Interest income	-	3,500	4,000
Landscaping Fees	-	10,000	1,000
Minor App Income	600	500	300
New Development Fees	10,500	10,000	5,000
Total revenues	<u>11,100</u>	<u>24,000</u>	<u>10,300</u>
Total funds available	<u>33,973</u>	<u>43,564</u>	<u>41,864</u>
EXPENDITURES			
General and administrative			
Covenant Enforcement	800	2,000	1,000
Operations and maintenance			
DRC Management	4,000	-	-
Operating Expenditures	9,609	10,000	6,800
Total expenditures	<u>14,409</u>	<u>12,000</u>	<u>7,800</u>
Total expenditures and transfers out requiring appropriation	<u>14,409</u>	<u>12,000</u>	<u>7,800</u>
ENDING FUND BALANCES	<u>\$ 19,564</u>	<u>\$ 31,564</u>	<u>\$ 34,064</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 512,346	\$ 694,320	\$ 787,600
REVENUES			
Property taxes	698,563	612,091	433,855
Specific ownership taxes	48,341	42,846	30,370
Interest income	14,644	15,000	20,000
Other revenue	-	6,699	7,000
Total revenues	<u>761,548</u>	<u>676,636</u>	<u>491,225</u>
Total funds available	<u>1,273,894</u>	<u>1,370,956</u>	<u>1,278,825</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	10,485	9,181	6,508
Banking fees	62	100	100
Contingency	-	6,699	7,000
Loan Interest	364,027	357,376	351,523
Loan Principal	205,000	210,000	245,000
Total expenditures	<u>579,574</u>	<u>583,356</u>	<u>610,131</u>
Total expenditures and transfers out requiring appropriation	<u>579,574</u>	<u>583,356</u>	<u>610,131</u>
ENDING FUND BALANCES	<u>\$ 694,320</u>	<u>\$ 787,600</u>	<u>\$ 668,694</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

1/16/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 205,698	\$ 222,854	\$ 191,216
REVENUES			
Drainage Fees	10,000	-	-
Interest income	-	2,500	3,000
Total revenues	<u>10,000</u>	<u>2,500</u>	<u>3,000</u>
TRANSFERS IN			
Transfers from other funds	<u>81,000</u>	<u>-</u>	<u>170,000</u>
Total funds available	<u>296,698</u>	<u>225,354</u>	<u>364,216</u>
EXPENDITURES			
Capital Projects			
Capital outlay	5,515	1,918	130,000
Montane Pond Improvements	10,884	-	-
Playground	2,310	32,220	40,000
Tract D Stair	55,135	-	-
Total expenditures	<u>73,844</u>	<u>34,138</u>	<u>170,000</u>
Total expenditures and transfers out requiring appropriation	<u>73,844</u>	<u>34,138</u>	<u>170,000</u>
ENDING FUND BALANCES	<u>\$ 222,854</u>	<u>\$ 191,216</u>	<u>\$ 194,216</u>
CAPITAL RESERVE	\$ -	\$ 20,000	\$ 20,000
TOTAL RESERVE	<u>\$ -</u>	<u>\$ 20,000</u>	<u>\$ 20,000</u>

**LYONS RIDGE METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Jefferson County on November 18, 2010, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by Jefferson County. The District's service area is located in Jefferson County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and completion of public improvements. These improvements include streets, water and sanitation facilities, park and recreation, safety and public transportation.

On November 2, 2010, the District's voters authorized total indebtedness of \$67,590,000 for the above listed facilities. The District's voters also authorized total indebtedness of \$33,795,000 for debt refunding. The election also approved an annual increase in property taxes of \$1,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

Pursuant to the Service Plan, dated May 4, 2010, the District is permitted to issue indebtedness of up to \$67,690,000. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

Property Taxes

A significant source of operating revenue is property taxes. Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**LYONS RIDGE METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (continued)

Property Taxes (continued)

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

Category	Rate		Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

The calculation of taxes levied is displayed on the Property Tax Summary Information page of the budget using the adopted mill levy imposed by the District.

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District’s share will be equal to approximately 7.00% of the property taxes collected.

Net Investment Income

Interest earned on the District’s available funds has been estimated based on current interest yields.

Architectural and Design Control Revenues

In order to maintain certain architectural and design standards throughout the community, the District imposes fees, charges and fines for the review, enforcement, monitoring and permitting of these standards.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, management, accounting, insurance and meeting expense. Estimated expenditures related to landscape maintenance and repairs, mowing, parks and open space maintenance, utilities and snow removal were also included in the budget.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the 2020A&B Loan (discussed under Debt and Leases).

**LYONS RIDGE METROPOLITAN DISTRICT
2024 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures (continued)

Capital Outlay

Anticipated expenditures for capital projects are noted on the Capital Project Fund page of the budget.

Debt and Leases

Loan Agreements

On August, 26, 2020, the District issued \$11,265,000 of General Obligation Refunding Loans Series 2020 to defease the District's Series 2015 Loans. The Series 2020 Loans bear interest at 3.20%, payable semiannually on each June 1 and December 1, commencing on June 1, 2021. The Loans are subject to an early redemption at the option of the District commencing December 1, 2025, at a price equal to the principal amount plus accrued

interest with a redemption premium ranging from 0.00%-2.00%. The Series 2020 Loans are schedule to mature from December 1, 2021 through 2050.

The debt service mill levy is not to exceed 55.090 unless determined by the Board in good faith to increase or decrease the levy to permit the District to fully fund the Series 2020 Loan obligations.

Leases

The District has no operating or capital leases.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3.00% of fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.

**LYONS RIDGE METROPOLITAN DISTRICT
DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2024**

Maturing in the year ending December 31,	\$765,000 General Obligation Refunding Loan, Series 2020A Taxable Interest Rate 3.20% Dated August 26, 2020			\$10,500,000 General Obligation Refunding Loan, Series 2020B Tax-Exempt Interest Rate 3.20% Dated August 26, 2020			Total	
	Interest Payable June 1 and December 1 Principal Payable December 1			Interest Payable June 1 and December 1 Principal Payable December 1			Principal	Interest
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest
2024	\$ 245,000	\$ 9,923	\$ 254,923	\$ -	\$ 341,600	\$ 245,000	\$ 351,523	
2025	60,000	1,947	61,947	195,000	340,667	255,000	342,614	
2026	-	-	-	275,000	334,340	275,000	334,340	
2027	-	-	-	285,000	325,417	285,000	325,417	
2028	-	-	-	290,000	317,037	290,000	317,037	
2029	-	-	-	300,000	306,762	300,000	306,762	
2030	-	-	-	310,000	297,029	310,000	297,029	
2031	-	-	-	320,000	286,971	320,000	286,971	
2032	-	-	-	330,000	277,347	330,000	277,347	
2033	-	-	-	345,000	265,882	345,000	265,882	
2034	-	-	-	355,000	254,689	355,000	254,689	
2035	-	-	-	365,000	243,171	365,000	243,171	
2036	-	-	-	375,000	231,962	375,000	231,962	
2037	-	-	-	390,000	219,162	390,000	219,162	
2038	-	-	-	400,000	206,509	400,000	206,509	
2039	-	-	-	415,000	193,531	415,000	193,531	
2040	-	-	-	430,000	180,560	430,000	180,560	
2041	-	-	-	440,000	166,116	440,000	166,116	
2042	-	-	-	455,000	151,840	455,000	151,840	
2043	-	-	-	470,000	137,078	470,000	137,078	
2044	-	-	-	485,000	122,163	485,000	122,163	
2045	-	-	-	500,000	106,093	500,000	106,093	
2046	-	-	-	520,000	89,871	520,000	89,871	
2047	-	-	-	535,000	73,000	535,000	73,000	
2048	-	-	-	555,000	55,795	555,000	55,795	
2049	-	-	-	570,000	37,636	570,000	37,636	
2050	-	-	-	590,000	19,142	590,000	19,142	
	<u>\$ 305,000</u>	<u>\$ 11,869</u>	<u>\$ 316,870</u>	<u>\$ 10,500,000</u>	<u>\$ 5,581,370</u>	<u>\$ 10,805,000</u>	<u>\$ 5,593,240</u>	

No assurance provided. See summary of significant assumptions.