

**2022 ANNUAL REPORT  
LYONS RIDGE METROPOLITAN DISTRICT**

As required by Section 32-1-207(3)(c), C.R.S. of the District's Service Plan, the following report of the activities of Lyons Ridge Metropolitan District (the "**District**") from January 1, 2022 to December 31, 2022 is hereby submitted.

A. Boundary changes made:

There were no boundary changes made or proposed in 2022.

B. Intergovernmental Agreements entered into or terminated:

The District did not enter into any Intergovernmental Agreements in 2022.

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 2022.

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 2022.

G. Final assessed valuation of the District for the report year: \$18,056,400.

H. Current year's budget:

A copy of the District's 2023 budget is attached hereto as **Exhibit A**.

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

A copy of the 2022 Audit is attached hereto as **Exhibit B**.

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 (90) day period:

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

**LYONS RIDGE METROPOLITAN DISTRICT**  
**ANNUAL BUDGET**  
**FOR YEAR ENDING DECEMBER 31, 2022**

**LYONS RIDGE METROPOLITAN DISTRICT  
SUMMARY  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/13/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCES	\$ 685,490	\$ 1,111,597	\$ 1,082,544
REVENUES			
Property taxes	785,175	691,793	903,145
Specific ownership tax	58,682	45,519	63,220
Developer advance	22,500	-	-
Drainage fees	-	25,000	30,000
Fines	-	50	-
Interest income	4,387	800	975
Landscaping fees	11,000	20,000	15,000
Loan proceeds	11,265,000	-	-
Minor app income	1,550	1,800	2,500
New development fees	12,550	17,000	15,500
Other revenue	-	-	10,000
Permits and fees	-	-	1,000
Total revenues	12,160,844	801,962	1,041,340
TRANSFERS IN	751,178	26,207	85,572
Total funds available	13,597,512	1,939,766	2,209,456
EXPENDITURES			
General Fund	483,740	248,341	300,484
LRDRC Fund	168	8,428	24,000
MRDRC Fund	32,297	27,332	34,500
Debt Service Fund	11,213,507	520,707	594,590
Capital Projects Fund	5,025	26,207	131,000
Total expenditures	11,734,737	831,015	1,084,574
TRANSFERS OUT	751,178	26,207	85,572
Total expenditures and transfers out requiring appropriation	12,485,915	857,222	1,170,146
ENDING FUND BALANCES	\$ 1,111,597	\$ 1,082,544	\$ 1,039,310
EMERGENCY RESERVE	\$ 4,300	\$ 4,900	\$ 6,400
TOTAL RESERVE	\$ 4,300	\$ 4,900	\$ 6,400

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/13/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
<b>ASSESSED VALUATION - JEFFERSON</b>			
Residential	\$ 10,654,757	\$ 12,587,051	\$ 16,245,020
Agricultural	31	31	32
State assessed	150,949	206,188	155,094
Vacant land	1,016,585	1,007,556	1,628,028
Personal property	33,961	30,046	28,226
Certified Assessed Value	<u>\$ 11,856,283</u>	<u>\$ 13,830,872</u>	<u>\$ 18,056,400</u>
<b>MILL LEVY</b>			
General	11.018	11.018	11.018
Debt Service	55.090	39.000	39.000
Total mill levy	<u>66.108</u>	<u>50.018</u>	<u>50.018</u>
<b>PROPERTY TAXES</b>			
General	\$ 130,633	\$ 152,389	\$ 198,945
Debt Service	653,163	539,404	704,200
Levied property taxes	783,796	691,793	903,145
Adjustments to actual/rounding	1,379	-	-
Budgeted property taxes	<u>\$ 785,175</u>	<u>\$ 691,793</u>	<u>\$ 903,145</u>
<b>BUDGETED PROPERTY TAXES</b>			
General	<b>\$ 130,863</b>	<b>\$ 152,389</b>	<b>\$ 198,945</b>
Debt Service	<b>654,312</b>	<b>539,404</b>	<b>704,200</b>
	<u><b>\$ 785,175</b></u>	<u><b>\$ 691,793</b></u>	<u><b>\$ 903,145</b></u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT  
GENERAL FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/13/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 32,775	\$ 461,031	\$ 348,949
<b>REVENUES</b>			
Property taxes	130,863	152,389	198,945
Specific ownership tax	9,780	10,027	13,926
Developer advance	22,500	-	-
Interest income	31	50	75
Total revenues	<u>163,174</u>	<u>162,466</u>	<u>212,946</u>
<b>TRANSFERS IN</b>			
Transfers from other funds	<u>750,000</u>	<u>-</u>	<u>-</u>
Total funds available	<u>945,949</u>	<u>623,497</u>	<u>561,895</u>
<b>EXPENDITURES</b>			
General and administrative			
Accounting	17,951	18,500	24,000
Audit	4,500	4,700	5,500
County Treasurer's fee	1,963	2,286	2,984
District management	12,900	20,000	40,000
Dues and licenses	517	826	1,000
Election expense	-	-	5,000
Insurance and bonds	2,510	2,529	3,000
Legal services	14,564	17,500	20,000
Miscellaneous	40	500	500
Repay developer advance - interest	32,464	-	-
Repay developer advance - principal	267,500	-	-
Contingency	-	10,000	10,000
Operations and maintenance			
Drainage / detention	1,800	2,500	2,500
Ejector pump contract	28,775	20,000	18,000
Landscaping maintenance	40,809	55,000	60,000
Miscellaneous landscape	8,310	20,000	20,000
Miscellaneous repairs	10,720	12,500	15,000
Mulch	-	17,000	15,000
O&M labor	15,472	16,500	18,000
Snow removal	3,422	10,000	10,000
Utilities	19,523	18,000	30,000
Total expenditures	<u>483,740</u>	<u>248,341</u>	<u>300,484</u>
<b>TRANSFERS OUT</b>			
Transfers to other funds	<u>1,178</u>	<u>26,207</u>	<u>85,572</u>
Total expenditures and transfers out requiring appropriation	<u>484,918</u>	<u>274,548</u>	<u>386,056</u>
ENDING FUND BALANCE	<u>\$ 461,031</u>	<u>\$ 348,949</u>	<u>\$ 175,839</u>
EMERGENCY RESERVE	<u>\$ 4,300</u>	<u>\$ 4,900</u>	<u>\$ 6,400</u>
TOTAL RESERVE	<u>\$ 4,300</u>	<u>\$ 4,900</u>	<u>\$ 6,400</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT  
LRDRC FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/13/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 22,274	\$ 22,856	\$ 15,928
REVENUES			
Minor app income	700	1,500	2,000
New development fees	50	-	500
Permits and fees	-	-	1,000
Total revenues	<u>750</u>	<u>1,500</u>	<u>3,500</u>
TRANSFERS IN			
Transfers from other funds	<u>-</u>	<u>-</u>	<u>4,572</u>
Total funds available	<u>23,024</u>	<u>24,356</u>	<u>24,000</u>
EXPENDITURES			
Operations and maintenance			
Covenant enforcement	-	-	12,000
DRC management	-	8,428	12,000
Operating expenditures	168	-	-
Total expenditures	<u>168</u>	<u>8,428</u>	<u>24,000</u>
Total expenditures and transfers out requiring appropriation	<u>168</u>	<u>8,428</u>	<u>24,000</u>
ENDING FUND BALANCE	<u>\$ 22,856</u>	<u>\$ 15,928</u>	<u>\$ -</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT  
MDRC FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/13/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 30,659	\$ 22,712	\$ 32,730
REVENUES			
Fines	-	50	-
Landscaping fees	11,000	20,000	15,000
Minor app income	850	300	500
New development fees	12,500	17,000	15,000
Total revenues	<u>24,350</u>	<u>37,350</u>	<u>30,500</u>
Total funds available	<u>55,009</u>	<u>60,062</u>	<u>63,230</u>
EXPENDITURES			
Operations and maintenance			
Covenant enforcement - legal	2,288	12,000	12,000
DRC management	-	4,332	7,500
Operating expenditures	30,009	11,000	15,000
Total expenditures	<u>32,297</u>	<u>27,332</u>	<u>34,500</u>
Total expenditures and transfers out requiring appropriation	<u>32,297</u>	<u>27,332</u>	<u>34,500</u>
ENDING FUND BALANCE	<u>\$ 22,712</u>	<u>\$ 32,730</u>	<u>\$ 28,730</u>

No assurance provided. See summary of significant assumptions.



**LYONS RIDGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/13/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 437,750	\$ 446,813	\$ 501,752
REVENUES			
Property taxes	654,312	539,404	704,200
Specific ownership tax	48,902	35,492	49,294
Interest income	4,356	750	900
Loan proceeds	11,265,000	-	-
Other revenue	-	-	10,000
Total revenues	<u>11,972,570</u>	<u>575,646</u>	<u>764,394</u>
Total funds available	<u>12,410,320</u>	<u>1,022,459</u>	<u>1,266,146</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	9,817	8,091	10,563
Contingency	-	-	10,000
Debt Service			
Loan issue costs	166,500	-	-
Loan interest	325,775	462,616	364,027
Loan principal	10,709,915	45,000	205,000
Paying agent fees	1,500	5,000	5,000
Total expenditures	<u>11,213,507</u>	<u>520,707</u>	<u>594,590</u>
TRANSFERS OUT			
Transfers to other funds	<u>750,000</u>	<u>-</u>	<u>-</u>
Total expenditures and transfers out requiring appropriation	<u>11,963,507</u>	<u>520,707</u>	<u>594,590</u>
ENDING FUND BALANCE	<u>\$ 446,813</u>	<u>\$ 501,752</u>	<u>\$ 671,556</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND  
2022 BUDGET  
WITH 2020 ACTUAL AND 2021 ESTIMATED  
For the Years Ended and Ending December 31,**

12/13/21

	ACTUAL 2020	ESTIMATED 2021	BUDGET 2022
BEGINNING FUND BALANCE	\$ 162,032	\$ 158,185	\$ 183,185
REVENUES			
Drainage fees	-	25,000	30,000
Total revenues	<u>-</u>	<u>25,000</u>	<u>30,000</u>
TRANSFERS IN			
Transfers from other funds	<u>1,178</u>	<u>26,207</u>	<u>81,000</u>
Total funds available	<u>163,210</u>	<u>209,392</u>	<u>294,185</u>
EXPENDITURES			
Capital outlay	5,025	9,907	15,000
Fence replacement	-	1,000	1,000
Fence and sign maintenance	-	6,300	-
Montane pond improvements	-	-	50,000
Tract D stair	-	5,000	65,000
Trash cans	-	4,000	-
Total expenditures	<u>5,025</u>	<u>26,207</u>	<u>131,000</u>
Total expenditures and transfers out requiring appropriation	<u>5,025</u>	<u>26,207</u>	<u>131,000</u>
ENDING FUND BALANCE	<u>\$ 158,185</u>	<u>\$ 183,185</u>	<u>\$ 163,185</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT  
2022 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.

The method of calculating assessed valuation of residential assessment rates in the State of Colorado changed to 7.15% from 7.20% for property years 2019-2020 on April 10, 2019 with the report submitted to the State Board of Equalization. Accordingly, the mill levy was adjusted to reflect this change in the assessed value calculation.

**LYONS RIDGE METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues (Continued)**

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 by the General Fund.

**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).

**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.

**LYONS RIDGE METROPOLITAN DISTRICT  
2022 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases (Continued)**

**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, 2022**

Maturing in the year ending December 31,	<b>\$765,000 General Obligation Refunding Loan, Series 2020A Taxable Interest Rate 3.20% Dated August 26, 2020</b>		<b>\$10,500,000 General Obligation Refunding Loan, Series 2020B Tax-Exempt Interest Rate 3.20% Dated August 26, 2020</b>		<b>Total</b>	
	<b>Interest Payable June 1 and December 1 Principal Payable December 1</b>		<b>Interest Payable June 1 and December 1 Principal Payable December 1</b>		<b>Principal</b>	<b>Interest</b>
	Principal	Interest	Principal	Interest	Principal	Interest
2022	\$ 205,000	\$ 23,360	\$ -	\$ 340,667	\$ 205,000	\$ 364,027
2023	210,000	16,709	-	340,667	210,000	357,376
2024	245,000	9,923	-	341,600	245,000	351,523
2025	60,000	1,947	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>\$ 720,000</u>	<u>\$ 51,938</u>	<u>\$ 10,500,000</u>	<u>\$ 6,262,704</u>	<u>\$ 11,220,000</u>	<u>\$ 6,314,643</u>

No assurance provided. See summary of significant assumptions.

**LYONS RIDGE METROPOLITAN DISTRICT**  
**Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**LYONS RIDGE METROPOLITAN DISTRICT  
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Dazzio & Associates, PC

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Certified Public Accountants

## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Lyons Ridge Metropolitan District  
Jefferson County, Colorado

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Lyons Ridge Metropolitan District (the District), as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of December 31, 2022, and the respective changes in financial position and the respective budgetary comparisons for the General Fund, the Architectural Control Special Revenue Fund and the Montane Design Review Committee Special Revenue Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the 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.

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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 generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of 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 Management's Discussion and Analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The Other Information, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the Other Information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Duggio & Associates, P.C.*

June 30, 2023

## **BASIC FINANCIAL STATEMENTS**

**LYONS RIDGE METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 347,994
Cash and Investments - Restricted	698,007
Receivable - County Treasurer	3,993
Property Taxes Receivable	905,713
Accounts Receivable	2,571
Prepaid Expenses	2,571
Warranty Deposit	187,689
Capital Assets, Not Being Depreciated	57,445
Capital Assets Being Depreciated, Net	2,588,111
Total Assets	4,794,094
<b>LIABILITIES</b>	
Accounts Payable	31,680
Security Deposits	18,000
Retainage payable	5,514
Accrued Interest Payable	29,781
Noncurrent Liabilities:	
Due Within One Year	210,000
Due in More Than One Year	10,805,000
Total Liabilities	11,099,975
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	905,713
Total Deferred Inflows of Resources	905,713
<b>NET POSITION</b>	
Net Investment in Capital Assets	(1,021,028)
Restricted For:	
Emergency Reserves	6,800
Debt Service	664,539
Capital Projects	187,689
Unrestricted	(7,049,594)
Total Net Position	\$ (7,211,594)

See accompanying Notes to Basic Financial Statements.

**LYONS RIDGE METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 482,663	\$ 22,150	\$ -	\$ -	\$ (460,513)
Interest and Related Costs on Long-Term Debt	374,019	-	-	-	(374,019)
Total Governmental Activities	\$ 856,682	\$ 22,150	\$ -	\$ -	(834,532)
<b>GENERAL REVENUES</b>					
Property Taxes					895,915
Specific Ownership Taxes					61,998
Net Investment Income					14,771
Other revenue					200
Total General Revenues					972,884
<b>CHANGE IN NET POSITION</b>					138,352
Net Position - Beginning of Year, as Restated					(7,349,946)
<b>NET POSITION - END OF YEAR</b>					\$ (7,211,594)

See accompanying Notes to Basic Financial Statements.

**LYONS RIDGE METROPOLITAN DISTRICT  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

<b>ASSETS</b>	General	Architectural Control	Montane Design Review Committee	Debt Service	Capital Projects	Total Governmental Funds
Cash and Investments	\$ 266,906	\$ 155	\$ 37,734	\$ -	\$ 43,199	\$ 347,994
Cash and Investments - Restricted	6,400	-	400	691,207	-	698,007
Receivable From County	880	-	-	3,113	-	3,993
Property Taxes Receivable	293,623	-	-	612,090	-	905,713
Accounts receivable	2,571	-	-	-	-	2,571
Prepaid Expenses	2,571	-	-	-	-	2,571
Warranty Deposit	-	-	-	-	187,689	187,689
<b>Total Assets</b>	<b><u>\$ 572,951</u></b>	<b><u>\$ 155</u></b>	<b><u>\$ 38,134</u></b>	<b><u>\$ 1,306,410</u></b>	<b><u>\$ 230,888</u></b>	<b><u>\$ 2,148,538</u></b>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>						
<b>LIABILITIES</b>						
Accounts Payable	\$ 28,435	\$ 155	\$ 570	\$ -	\$ 2,520	\$ 31,680
Security Deposits	-	-	18,000	-	-	18,000
Retainage Payable	-	-	-	-	5,514	5,514
<b>Total Liabilities</b>	<b><u>28,435</u></b>	<b><u>155</u></b>	<b><u>18,570</u></b>	<b><u>-</u></b>	<b><u>8,034</u></b>	<b><u>55,194</u></b>
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Deferred Property Tax Revenue	293,623	-	-	612,090	-	905,713
<b>Total Deferred Inflows of Resources</b>	<b><u>293,623</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>612,090</u></b>	<b><u>-</u></b>	<b><u>905,713</u></b>
<b>FUND BALANCES</b>						
Nonspendable:						
Prepaid Expenses	2,571	-	-	-	-	2,571
Restricted For:						
Emergency Reserves	6,400	-	400	-	-	6,800
Debt Service	-	-	-	694,320	-	694,320
Capital Projects	-	-	-	-	187,689	187,689
Committed For:						
Reserves	-	-	19,164	-	-	19,164
Assigned to:						
Capital Projects	-	-	-	-	35,165	35,165
Subsequent Year's Expenditures	108,852	-	-	-	-	108,852
Unassigned	133,070	-	-	-	-	133,070
<b>Total Fund Balances</b>	<b><u>250,893</u></b>	<b><u>-</u></b>	<b><u>19,564</u></b>	<b><u>694,320</u></b>	<b><u>222,854</u></b>	<b><u>1,187,631</u></b>
<b>Total Liabilities, Deferred Inflows of Resources, and Fund Balances</b>	<b><u>\$ 572,951</u></b>	<b><u>\$ 155</u></b>	<b><u>\$ 38,134</u></b>	<b><u>\$ 1,306,410</u></b>	<b><u>\$ 230,888</u></b>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Capital Assets, Net 2,645,556

Long-term liabilities are not due and payable in the current period and, therefore, are not in the funds:

Loan Payable (11,015,000)  
Accrued Interest Payable (29,781)

Net Position of Governmental Activities **\$ (7,211,594)**

See accompanying Notes to Basic Financial Statements.

**LYONS RIDGE METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES –  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022**

	General	Architectural Control	Montane Design Review Committee	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>						
Property Taxes	\$ 197,352	\$ -	\$ -	\$ 698,563	\$ -	\$ 895,915
Specific Ownership Taxes	13,657	-	-	48,341	-	61,998
Drainage Fees	-	-	-	-	10,000	10,000
Minor Application Income	-	1,050	600	-	-	1,650
New Development Fees	-	-	10,500	-	-	10,500
Net Investment Income	127	-	-	14,644	-	14,771
Other Revenue	200	-	-	-	-	200
Total Revenues	<u>211,336</u>	<u>1,050</u>	<u>11,100</u>	<u>761,548</u>	<u>10,000</u>	<u>995,034</u>
<b>EXPENDITURES</b>						
Current:						
Accounting	25,200	-	-	-	-	25,200
Audit	4,700	-	-	-	-	4,700
County Treasurer's Fee	2,962	-	-	10,485	-	13,447
District Management	46,311	-	-	-	-	46,311
Dues and Membership	582	-	-	-	-	582
Election Expense	6,634	-	-	-	-	6,634
Insurance and Bonds	2,529	-	-	-	-	2,529
Legal	26,005	-	-	-	-	26,005
Miscellaneous	3,987	-	-	-	-	3,987
Operations and Maintenance:						
Covenant Enforcement - Legal	-	-	800	-	-	800
DRC Management	-	13,255	4,000	-	-	17,255
Landscaping Improvements	49,342	-	-	-	-	49,342
Miscellaneous Landscaping	41,844	-	-	-	-	41,844
Miscellaneous Repairs	8,404	-	-	-	-	8,404
O&M Labor	9,551	-	-	-	-	9,551
Operating Expenditures	-	565	9,609	-	-	10,174
Snow Removal	12,199	-	-	-	-	12,199
Utilities	23,922	-	-	-	-	23,922
Debt Service:						
Banking Fees	-	-	-	62	-	62
Loan Interest	-	-	-	364,027	-	364,027
Loan Principal	-	-	-	205,000	-	205,000
Capital Outlay/Expenditures	-	-	-	-	73,844	73,844
Total Expenditures	<u>264,172</u>	<u>13,820</u>	<u>14,409</u>	<u>579,574</u>	<u>73,844</u>	<u>945,819</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(52,836)	(12,770)	(3,309)	181,974	(63,844)	49,215
<b>OTHER FINANCING SOURCES (USES)</b>						
Transfers (to) from Other Funds	(80,860)	(140)	-	-	81,000	-
Total Other Financing Sources (Uses)	<u>(80,860)</u>	<u>(140)</u>	<u>-</u>	<u>-</u>	<u>81,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	(133,696)	(12,910)	(3,309)	181,974	17,156	49,215
Fund Balances - Beginning of Year, as Restated	<u>384,589</u>	<u>12,910</u>	<u>22,873</u>	<u>512,346</u>	<u>205,698</u>	<u>1,138,416</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 250,893</u>	<u>\$ -</u>	<u>\$ 19,564</u>	<u>\$ 694,320</u>	<u>\$ 222,854</u>	<u>\$ 1,187,631</u>

See accompanying Notes to Basic Financial Statements.



**LYONS RIDGE METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2022**

Net Change in Fund Balances - Governmental Funds \$ 49,215

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Current Year Capital Assets	62,445
Depreciation	(178,863)

Long-term debt (e.g., issuance of loans, the receipt of Developer Advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Current Year Loan Principal Payment	205,000
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Loan - Change in Liability	555
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Change in Net Position of Governmental Activities	\$ 138,352
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**LYONS RIDGE METROPOLITAN DISTRICT  
GENERAL FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 198,945	\$ 197,352	\$ (1,593)
Specific Ownership Taxes	13,926	13,657	(269)
Net Investment Income	75	127	52
Other Revenue	-	200	200
Total Revenues	<u>212,946</u>	<u>211,336</u>	<u>(1,610)</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	24,000	25,200	(1,200)
Audit	5,500	4,700	800
County Treasurer's Fee	2,984	2,962	22
District Management	40,000	46,311	(6,311)
Dues and Membership	1,000	582	418
Election	5,000	6,634	(1,634)
Insurance and Bonds	3,000	2,529	471
Legal	20,000	26,005	(6,005)
Miscellaneous	500	3,987	(3,487)
Operations and Maintenance:			
Contingency	10,000	-	10,000
Drainage/Detention	2,500	-	2,500
Ejector Pump Contract	18,000	-	18,000
Landscaping Improvements	60,000	49,342	10,658
Miscellaneous Landscaping	20,000	41,844	(21,844)
Miscellaneous Repairs	15,000	8,404	6,596
Mulch	15,000	-	15,000
O&M Labor	18,000	9,551	8,449
Snow Removal	10,000	12,199	(2,199)
Utilities	30,000	23,922	6,078
Total Expenditures	<u>300,484</u>	<u>264,172</u>	<u>36,312</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(87,538)	(52,836)	34,702
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers (to) from Other Funds	<u>(85,572)</u>	<u>(80,860)</u>	<u>4,712</u>
Total Other Financing Sources (Uses)	<u>(85,572)</u>	<u>(80,860)</u>	<u>4,712</u>
<b>NET CHANGE IN FUND BALANCES</b>	(173,110)	(133,696)	39,414
Fund Balance - Beginning of Year	<u>348,949</u>	<u>384,589</u>	<u>35,640</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 175,839</u>	<u>\$ 250,893</u>	<u>\$ 75,054</u>

See accompanying Notes to Basic Financial Statements.

**LYONS RIDGE METROPOLITAN DISTRICT  
ARCHITECTURAL CONTROL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Minor Application Income	\$ 2,000	\$ 1,050	\$ (950)
New Development Fees	500	-	(500)
Permits and Fees	1,000	-	(1,000)
Total Revenues	<u>3,500</u>	<u>1,050</u>	<u>(2,450)</u>
<b>EXPENDITURES</b>			
Covenant Enforcement	12,000	-	12,000
DRC Management	12,000	13,255	(1,255)
Operating Expenditures	-	565	(565)
Total Expenditures	<u>24,000</u>	<u>13,820</u>	<u>10,180</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(20,500)	(12,770)	7,730
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers (to) from Other Funds	4,572	(140)	(4,712)
Total Other Financing Sources (Uses)	<u>4,572</u>	<u>(140)</u>	<u>(4,712)</u>
<b>NET CHANGE IN FUND BALANCES</b>	(15,928)	(12,910)	3,018
Fund Balance - Beginning of Year	<u>15,928</u>	<u>12,910</u>	<u>(3,018)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See accompanying Notes to Basic Financial Statements.

**LYONS RIDGE METROPOLITAN DISTRICT  
MONTANE DESIGN REVIEW COMMITTEE FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Landscaping Fees	\$ 15,000	\$ -	\$ (15,000)
Minor Application Income	500	600	100
New Development Fees	15,000	10,500	(4,500)
Total Revenues	<u>30,500</u>	<u>11,100</u>	<u>(19,400)</u>
<b>EXPENDITURES</b>			
Covenant Enforcement - Legal	12,000	800	11,200
DRC Management	7,500	4,000	3,500
Operating Expenditures	15,000	9,609	5,391
Total Expenditures	<u>34,500</u>	<u>14,409</u>	<u>20,091</u>
<b>NET CHANGE IN FUND BALANCES</b>	(4,000)	(3,309)	691
Fund Balance - Beginning of Year	<u>32,730</u>	<u>22,873</u>	<u>(9,857)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 28,730</u></u>	<u><u>\$ 19,564</u></u>	<u><u>\$ (9,166)</u></u>

See accompanying Notes to Basic Financial Statements.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Lyons Ridge Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court of Jefferson County on November 17, 2010, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under the Amended and Restated Service Plan dated May 28, 2010. The District's service area is located in Jefferson County, Colorado. The District was established to provide the following services: streets and drainage, water, sanitary sewer, parks and recreation, traffic safety protection, and public transportation.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

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

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

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

The Architectural Control Fund (Special Revenue Fund) accounts for the resources accumulated and payments for services associated with design review and covenant enforcement within the Lyons Ridge community of the District.

The Montane Design Review Committee Fund (Special Revenue Fund) accounts for the resources accumulated and payments for services associated with design review and covenant enforcement within the Montane community of the District.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation  
(Continued)**

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

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

**Budgets**

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

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**Property Taxes**

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Capital Assets**

Capital assets, which include property, plant, equipment and infrastructure assets (e.g., roads, sidewalks, and similar items), are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

It is the policy of the County to accept maintenance responsibility for all capital improvements within the County, except for certain landscaping improvements specified in the District's Service Plan, upon the District's completion and conveyance of such improvements provided they meet the County's specifications.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Drainage/Detention Improvements	25 Years
Park and Open Space	15 to 35 Years

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.



**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity (Continued)**

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 347,994
Cash and Investments - Restricted	698,007
Total Cash and Investments	\$ 1,046,001

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

Cash and investments as of December 31, 2022, consist of the following:

Deposits with Financial Institutions	\$ 682,456
Investments	<u>363,545</u>
Total Cash and Investments	<u><u>\$ 1,046,001</u></u>

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance and a carrying balance of \$682,456.

**Investments**

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

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- \* Local government investment pools

As of December 31, 2022, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 363,545
Total		<u>\$ 363,545</u>

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all state statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

The District holds all its investments in the COLOTRUST PLUS+ portfolio.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2022 follows:

	Balance at December 31, 2021	Increases	Decreases	Balance at December 31, 2022
<b><u>Governmental Activities</u></b>				
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 6,991	\$ 57,445	\$ 6,991	\$ 57,445
Total Capital Assets, Not Being Depreciated	6,991	57,445	6,991	57,445
Capital Assets, Being Depreciated:				
Parks and Open Space	1,327,562	11,991	6,991	1,332,562
Bergen Ditch	388,145	-	-	388,145
Drainage and Detention	1,692,580	-	-	1,692,580
Total Capital Assets, Being Depreciated	3,408,287	11,991	6,991	3,413,287
Less Accumulated Depreciation For:				
Parks and Open Space	(322,403)	(95,631)	(6,991)	(411,043)
Bergen Ditch	(69,873)	(15,528)	-	(85,401)
Drainage and Detention	(261,028)	(67,704)	-	(328,732)
Total Accumulated Depreciation	(653,304)	(178,863)	(6,991)	(825,176)
Governmental Activities Capital Assets, Net	<u>\$ 2,761,974</u>	<u>\$ (109,427)</u>	<u>\$ 6,991</u>	<u>\$ 2,645,556</u>

During 2018, a significant portion of the capital assets constructed by the District were conveyed to other governmental entities. The costs of all capital assets transferred to other governmental entities were removed from the District's financial records. There is a two-year warranty period on the capital assets conveyed. The District anticipates that the costs, if any, associated with the warranty will be insignificant.

Depreciation expense of \$178,863 was charged to the general government function on the statement of activities.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2022:

	Balance December 31, 2021	Additions	Deletions	Balance December 31, 2022	Due Within One Year
<b><u>Governmental Activities</u></b>					
Notes from Direct Borrowings:					
Series 2020A General Obligation Loan	\$ 720,000	\$ -	\$ 205,000	\$ 515,000	\$ 210,000
Series 2020B General Obligation Refunding Loan	10,500,000	-	-	10,500,000	-
Total	<u>\$ 11,220,000</u>	<u>\$ -</u>	<u>\$ 205,000</u>	<u>\$ 11,015,000</u>	<u>\$ 210,000</u>

The details of the District's long-term obligations are as follows:

**General Obligation Taxable New Money Loan (Convertible to Unlimited Tax) (Series 2020A) (the Series 2020A Loan), General Obligation Tax-Exempt Refunding Loan (Convertible to Unlimited Tax) (Series 2020B) (the Series 2020B Loan, the 2020 Loans) 2020 Loans**

The District entered into a Loan Agreement on August 26, 2020 with Zions Bank (successor of Vectra Bank) which is evidenced by promissory notes the District issued in the amounts of \$765,000 for the Series 2020A Loan and \$10,500,000 for the Series 2020B Loan.

Proceeds from the issuance of the Series 2020A Loan were used to: 1) repay Operating and Maintenance Developer Advances; and 2) fund an Operating and Maintenance reserve. Proceeds from the issuance of the Series 2020B Loan were used to: 1) refund the District's outstanding General Obligation Loan, Series 2015A Loan; and 2) refund the District's outstanding General Obligation Loan, Series 2015B Loan.

Interest payments on the 2020 Loans are due on June 1 and December 1 (each an Interest Payment Date) of each year, beginning on June 1, 2021. Interest is calculated on the basis of a 360-day year and actual days elapsed. Interest not paid when due shall remain due and owing, but shall not compound or bear additional interest. Principal on the 2020 Loans is due on December 1 of each year, beginning on December 1, 2021, for the Series 2020A Loan and beginning on December 1, 2025, for the Series 2020B Loan. The 2020 Loans bear interest at 3.20%. Upon any Determination of Taxability, the Series 2020B Loan will bear interest at 4.00%.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**General Obligation Taxable New Money Loan (Convertible to Unlimited Tax) (Series 2020A) (the Series 2020A Loan), General Obligation Tax-Exempt Refunding Loan (Convertible to Unlimited Tax) (Series 2020B) (the Series 2020B Loan, the 2020 Loans) (Continued)**

**2020 Loans (Continued)**

**Prepayment**

The District may, at its option, prepay the Series 2020B Loan in whole or part on or after December 1, 2025. The prepayment price equals the principal amount of the Series 2020B Loan prepaid plus accrued interest to the date of prepayment together with the following prepayment penalty:

- (i) the following applicable prepayment premium (expressed as a percentage of par):
  - a. December 1, 2025 and November 30, 2026, 2.00%
  - b. December 1, 2026 and November 30, 2027, 1.00%
  - c. December 1, 2027 and thereafter, 0.00%.

**Pledged Revenue**

The 2020 Loans are secured and payable from the Pledged Revenue, consisting of monies derived by property and specific ownership taxes, as derived by the debt mill levy, and any other legally available monies of the District credited to the Loan Fund.

**Events of Default**

The District's outstanding 2020 Loans from direct borrowings related to governmental activities contain a provision regarding certain events of default, for which acceleration is not a remedy. Events of default occur if the District does not impose the Required Mill levy, does not make payments of principal and interest when due, and other customary terms and conditions consistent with normal municipal financings.

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 210,000	\$ 357,376	\$ 567,376
2024	245,000	351,523	596,523
2025	255,000	342,614	597,614
2026	275,000	334,340	609,340
2027	285,000	325,417	610,417
2028-2032	1,550,000	1,485,146	3,035,146
2033-2037	1,830,000	1,214,866	3,044,866
2038-2042	2,140,000	898,556	3,038,556
2043-2047	2,510,000	528,205	3,038,205
2048-2050	1,715,000	112,573	1,827,573
Total	<u>\$ 11,015,000</u>	<u>\$ 5,950,616</u>	<u>\$ 16,965,616</u>

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Authorized Debt**

On November 2, 2010, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$68,590,000 at an interest rate not to exceed 15.00% per annum. At December 31, 2022, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized November 2, 2010	Authorization Used 2015A and 2015B Loan	Remaining at December 31, 2022
Street Improvements	\$ 11,265,000	\$ 4,200,995	\$ 7,064,005
Water Improvements	11,265,000	2,599,982	8,665,018
Sanitation and Storm Drainage	11,265,000	2,613,484	8,651,516
Parks and Recreation	11,265,000	1,785,539	9,479,461
Safety Protection	11,265,000	-	11,265,000
Public Transportation	11,265,000	-	11,265,000
Operations and Maintenance	1,000,000	-	1,000,000
Refunding of Debt	33,795,000	-	33,795,000
Total	<u>\$ 102,385,000</u>	<u>\$ 11,200,000</u>	<u>\$ 91,185,000</u>

Pursuant to the Service Plan dated May 28, 2010, the District can issue bond indebtedness of up to \$11,265,000. The 2020 Loans did not change the amount of authorized debt utilized. In addition, the maximum debt service mill levy for the District is 55.090 mills, as adjusted for changes in the ratio of actual value to assessed value property within the District. As of December 31, 2022, the calculated adjusted debt service mill levy was 39.000 mills.

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 within the limitations of the District's Service Plan.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 2,645,556
Current Portion of Outstanding Long-Term Obligations	(69,903)
Noncurrent Portion of Outstanding Long-Term Obligations	<u>(3,596,681)</u>
Net Investment in Capital Assets	<u><u>\$ (1,021,028)</u></u>

Restricted net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had a restricted net position as of December 31, 2022, as follows:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 6,800
Debt Service	664,539
Capital Projects	<u>187,689</u>
Total Restricted Net Position	<u><u>\$ 859,028</u></u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of debt issued for public improvements that have been conveyed to other governments.



**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 7 AGREEMENTS AND COMMITMENTS**

**Construction and Acquisition Agreement**

On September 1, 2012, the District entered into a Construction and Acquisition Agreement with Shea Properties Management Company, Inc. (Shea). Shea will coordinate and construct certain District improvements which will result in economies in construction costs and timely construction of the development. Actual construction costs are not to exceed \$11,200,000. The improvements will be transferred to the District upon completion. Some of the improvements will then be transferred to other entities. As of December 31, 2022, the District has reimbursed Shea \$10,301,279 for actual construction costs. No outstanding balance is due to Shea as of December 31, 2022.

**NOTE 8 RISK MANAGEMENT**

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

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

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

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

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

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

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NPOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)**

On November 2, 2010, the District's electors authorized the District to collect, spend or retain the full amount of revenue authorized by law or contract collected or received by the District during 2011 and each fiscal year thereafter without regards to any spending, revenue raising or other limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR) or Section 29-1-301, C.R.S., to pay the District's operations, maintenance and other expenses.

On November 2, 2010, the District's electors authorized the District to increase taxes \$1,000,000 annually (first full fiscal year dollar increase) and by the same amount annually thereafter plus inflation and local growth consisting of an ad valorem mill levy imposed on all taxable property within the District without limitation of rate and in an amount sufficient to fund annual expenses related to the operations and maintenance of the District.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3.00% 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.

**NOTE 10 INTERFUND TRANSFERS**

The \$81,000 transfer from the General Fund to the Capital Project Fund was made to cover expenditures incurred by the Capital Project Fund. The \$140 transfer from the Lyons Ridge Design Review Committee Fund to the General Fund was to move the remaining funds out in order to close out the Design Review Committee Fund as no additional activity is expected for this fund.

**LYONS RIDGE METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 11 RESTATEMENT**

A prior period adjustment was made to correct an error in which a warranty deposit paid in 2017 was recorded as expense. A reconciliation of the prior period ending net position/fund balance to the current year beginning net position/fund balance is as follows:

	<u>Activities</u>	<u>Fund</u>
Beginning Net Position/Fund		
Balance, as previously reported	\$ (7,379,450)	\$ 176,194
Adjustment to correct warranty deposit	<u>29,504</u>	<u>29,504</u>
Beginning Net Position/Fund		
Balance, as restated	<u>\$ (7,349,946)</u>	<u>\$ 205,698</u>

## **SUPPLEMENTARY INFORMATION**

**LYONS RIDGE METROPOLITAN DISTRICT  
DEBT SERVICE FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 704,200	\$ 698,563	\$ (5,637)
Specific Ownership Taxes	49,294	48,341	(953)
Net Investment Income	900	14,644	13,744
Other Revenue	10,000	-	(10,000)
Total Revenues	<u>764,394</u>	<u>761,548</u>	<u>(2,846)</u>
<b>EXPENDITURES</b>			
Banking Fees	-	62	(62)
Contingency	10,000	-	10,000
County Treasurer's Fee	10,563	10,485	78
Loan Interest	364,027	364,027	-
Loan Principal	205,000	205,000	-
Paying Agent Fees	5,000	-	5,000
Total Expenditures	<u>594,590</u>	<u>579,574</u>	<u>15,016</u>
<b>NET CHANGE IN FUND BALANCE</b>	169,804	181,974	12,170
Fund Balance - Beginning of Year	<u>501,752</u>	<u>512,346</u>	<u>10,594</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 671,556</u></u>	<u><u>\$ 694,320</u></u>	<u><u>\$ 22,764</u></u>

**LYONS RIDGE METROPOLITAN DISTRICT  
CAPITAL PROJECTS FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Drainage Fees	\$ 30,000	\$ 10,000	\$ (20,000)
Total Revenues	<u>30,000</u>	<u>10,000</u>	<u>(20,000)</u>
<b>EXPENDITURES</b>			
Capital Outlay	15,000	5,516	9,484
Fence Replacement	1,000	-	1,000
Montane Pond Improvements	50,000	10,883	39,117
Playground	-	2,310	(2,310)
Tract D Stair	65,000	55,135	9,865
Total Expenditures	<u>131,000</u>	<u>73,844</u>	<u>57,156</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(101,000)	(63,844)	37,156
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers (to) from Other Funds	81,000	81,000	-
Total Other Financing Sources (Uses)	<u>81,000</u>	<u>81,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	(20,000)	17,156	37,156
Fund Balance - Beginning of Year, as restated	<u>183,185</u>	<u>205,698</u>	<u>22,513</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 163,185</u></u>	<u><u>\$ 222,854</u></u>	<u><u>\$ 59,669</u></u>

## **OTHER INFORMATION**

**LYONS RIDGE METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

\$765,000 Taxable General Obligation  
Loan - Series 2020A  
\$10,500,000 Tax-Exempt General Obligation  
Refunding Loan - Series 2020B  
Interest Rate 3.200%  
Dated August 26, 2020  
Principal Payable Annually, Beginning  
December 1, 2021  
Interest Payable Semi-Annually, June 1  
and December 1

<u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 210,000	\$ 357,376	\$ 567,376
2024	245,000	351,523	596,523
2025	255,000	342,614	597,614
2026	275,000	334,340	609,340
2027	285,000	325,417	610,417
2028	290,000	317,037	607,037
2029	300,000	306,762	606,762
2030	310,000	297,029	607,029
2031	320,000	286,971	606,971
2032	330,000	277,347	607,347
2033	345,000	265,882	610,882
2034	355,000	254,689	609,689
2035	365,000	243,171	608,171
2036	375,000	231,962	606,962
2037	390,000	219,162	609,162
2038	400,000	206,509	606,509
2039	415,000	193,531	608,531
2040	430,000	180,560	610,560
2041	440,000	166,116	606,116
2042	455,000	151,840	606,840
2043	470,000	137,078	607,078
2044	485,000	122,163	607,163
2045	500,000	106,093	606,093
2046	520,000	89,871	609,871
2047	535,000	73,000	608,000
2048	555,000	55,795	610,795
2049	570,000	37,636	607,636
2050	590,000	19,142	609,142
Total	<u>\$ 11,015,000</u>	<u>\$ 5,950,616</u>	<u>\$ 16,965,616</u>



**LYONS RIDGE METROPOLITAN DISTRICT  
SUMMARY OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Property Taxes		Percent Collected to Levied
		General	Debt	Levied	Collected	
2018	\$ 7,924,097	10.908	54.540	\$ 518,616	\$ 519,768	100.22 %
2019	9,162,777	10.971	54.855	603,149	603,245	100.02
2020	11,856,283	11.018	55.090	783,796	785,175	100.18
2021	13,830,872	11.018	39.000	691,793	691,848	100.01
2022	18,056,400	11.018	39.000	903,145	895,915	99.20
Estimated for the Year Ending December 31, 2023	\$ 18,002,655	16.310	34.000	\$ 905,713		