

2023 ANNUAL REPORT ON THE SERVICE PLAN

Reporting Period: January 1, 2023 – December 31, 2023

THE LAKES METROPOLITAN DISTRICT NO. 2

Pursuant to Section XII D of the Service Plan approved by the City of Brighton on September 5, 2006 and Section 32-1-207(3)(c), Colorado Revised Statutes, the Lakes Metropolitan District No. 2 (the “District”) provides the following information for the year ended December 31, 2023:

**§32-1-207(3) Statutory Requirements**

- 1. Boundary changes made to District’s the boundaries as of December 31 of the report year.**

There were no boundary changes in 2023.

- 2. Access Information for copies of the District’s rules and regulations, if any, as of December 31 of the report year.**

Information on the District’s rules and regulations, if any, may be obtained by contacting the District’s Manager, Erika Volling, at (303) 346-6437. Information on the District may also be obtained from the District’s website: <https://thelakesmetrodistricts.com>.

- 3. A list of all facilities and improvements constructed by the District that have been conveyed or dedicated to the Governing Jurisdiction as of December 31 of the report year.**

The District did not convey or dedicate any facilities or improvements to the Governing Jurisdiction as of December 31 of the reporting year.

- 4. A copy of the Current year’s budget.**

A copy of the 2024 Budget is attached hereto as **Exhibit A**

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

The 2023 Audit Exemption Application is in process and will be provided in a supplement to the annual report once finalized.

A copy of the 2022 Audit Exemption Application was previously provided by a supplement to the 2022 annual report.

**6. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

To our actual knowledge, there is no uncured default existing for more than ninety days under any debt instrument of the District.

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

To our actual knowledge, there is no inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety day period.

**Service Plan Requirements**

**1. Construction projects (including but not limited to architectural plans, bidding documents and construction contracts).**

The District did not begin work on any construction projects during the reporting period.

**2. Debt issuance (including but not limited to ballot questions, bond or other indebtedness resolutions, trust indentures and similar financing documents, letters of credit or other guaranty agreements for same and official statements or offering circulars).**

The District did not issue any debt in 2023. The 2017 bond (\$1,585,000 Limited Tax General Obligation Bonds, Series 2017) is current and in good standing.

**3. Intergovernmental Agreements.**

The District did not enter into any Intergovernmental Agreements during the reporting period.

**4. District Litigation.**

To our actual knowledge, based on review of the court records in Adams County, Colorado and the Public Access to Courts Electronic Records (PACER), there is no litigation involving the District as of December 31, 2023.

**5. Assessed Valuation.**

The assessed valuation was \$2,672,440 as determined by the Adams County Assessor.

**6. Material Citizen Complaints and Resolutions.**

There were no issues that required dispute resolution during the reporting period.

**7. District Contact Information.**

Erika Volling, District Manager  
200 W. Hampden Avenue, Suite 201  
Englewood, Colorado 80110  
(303) 346-6437 x 300  
(303) 346-6438 (fax)

**8. Any other information deemed material by the City Manager.**

The District is not aware of any other information deemed materials by the City Manager.

**EXHIBIT A**  
**2024 BUDGET**

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 BUDGET DOCUMENT  
 GENERAL FUND  
 FOR THE YEAR ENDED DECEMBER 31, 2024

	ACTUAL 2022	BUDGET 2023	ACTUAL 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 42,904	\$ 21,082	\$ 23,770	\$ 7,802
REVENUE:				
PROPERTY TAXES	24,897	25,395	25,395	31,749
SPECIFIC OWNERSHIP TAXES	2,016	2,000	1,723	2,000
INTEREST	5	-	-	-
TRANSFER FROM OTHER LOCAL GOV		-	-	-
TOTAL REVENUE	26,918	27,395	27,118	33,749
TOTAL FUNDS AVAILABLE	69,822	48,477	50,888	41,551
EXPENDITURES:				
ACCOUNTING	475	1,000	800	1,500
AUDITING		5,500		7,000
INSURANCE/SDA DUES	3,119	4,000	3,401	4,000
LEGAL	19,907	18,000	12,150	15,000
MANAGEMENT FEES	4,800	7,200	4,800	7,200
OFFICE SUPPLIES/WEBSITE/MISC	237	500	250	1,000
CONTINGENCY		10,000		4,000
TRANSFERS TO DEBT SERVICE	17,140	-	20,000	
TREASURERS FEES	374	380	385	470
TABOR RESERVE FUND	-	1,400	1,300	1,200
TOTAL EXPENDITURES	46,052	47,980	43,086	41,370
ENDING FUND BALANCE	\$ 23,770	\$ 497	\$ 7,802	\$ 181
ASSESSED VALUATION		2,225,710		2,672,440
MILL LEVY		11.410		11.880
		25,395		31,749
ROUNDING		-		-
PROPERTY TAXES		25,395		31,749

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 BUDGET DOCUMENT  
 CAPITAL PROJECTS FUND  
 FOR THE YEAR ENDED DECEMBER 31, 2024

	ACTUAL 2022	BUDGET 2023	ACTUAL 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
REVENUE:				
PROPERTY TAXES		-	-	-
SPECIFIC OWNERSHIP TAXES				-
ASSIGNMENT OF DEBT				
DEVELOPER BOND ISSUE				
CASH TRANSFERS FROM DISTRICT 1				
OTHER TRANSFERS FROM DISTRICT 1				
DEVELOPER ADVANCES		-	-	
TOTAL REVENUE	-	-	-	-
TOTAL FUNDS AVAILABLE	-	-	-	-
EXPENDITURES:				
CAPITAL OUTLAY		-	-	-
TRANSFER OF CAPITAL COSTS FROM DISTRICT 1				
TRANSFER OF DEV ADV INT FROM DISTRICT 1				
DEBT ISSUE COSTS		-		-
TRANSFER TO LAKES DISTRICT 1 CAPITAL	-			-
REPAYMENT OF DEVELOPER ADVANCES				
MISCELLANEOUS/CONTINGENCY	-	-	-	-
TOTAL EXPENDITURES	-	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
ASSESSED VALUATION		2,225,710		2,672,440
MILL LEVY		-		-
		-		-
ROUNDING		-		-
PROPERTY TAXES		-		-

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 BUDGET DOCUMENT  
 DEBT SERVICE FUND  
 FOR THE YEAR ENDED DECEMBER 31, 2024

	ACTUAL 2022	BUDGET 2023	ACTUAL 2023	BUDGET 2024
BEGINNING FUND BALANCE	\$ 3,193	\$ 23,220	\$ 22,093	\$ 26,565
REVENUE:	-			
PROPERTY TAXES	94,605	96,505	96,505	120,645
SPECIFIC OWNERSHIP TAXES	7,660	7,238	6,575	9,048
ASSIGNMENT OF DEBT				
INTEREST	19	30	30	30
TRANSFER FROM GENERAL FUND	17,140		20,000	-
TOTAL REVENUE	119,424	103,773	123,110	129,723
TOTAL FUNDS AVAILABLE	122,617	126,993	145,203	156,288
EXPENDITURES:				
BOND INTEREST	37,000	62,000	60,188	58,000
BOND PRINCIPAL	61,705	63,000	57,000	96,000
TREASURER FEES	1,819	1,351	1,450	1,689
BOND COSTS - AGENT FEES		400		400
MISCELLANEOUS/CONTINGENCY	-	-	-	-
TOTAL EXPENDITURES	100,524	126,751	118,638	156,089
ENDING FUND BALANCE	\$ 22,093	\$ 242	\$ 26,565	\$ 199
ASSESSED VALUATION		2,225,710		2,672,440
MILL LEVY		43.359		45.144
		96,505		120,645
ROUNDING		-		-
PROPERTY TAXES		96,505		120,645