

**LEWIS POINTE METROPOLITAN
DISTRICT
Adams County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2018**

**LEWIS POINTE METROPOLITAN DISTRICT
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**Haynie &
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Independent Auditor's Report

To the Board of Directors
Lewis Pointe Metropolitan District

We have audited the accompanying financial statements of the governmental activities and the major funds of Lewis Pointe Metropolitan District as of and for the year ended December 31, 2018 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of Lewis Pointe Metropolitan District, as of December 31, 2018 and the respective changes in financial position, and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Lewis Pointe Metropolitan District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the financial statements.

The supplementary information as listed in the table of contents 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. Such information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.



Littleton, Colorado
May 31, 2019

BASIC FINANCIAL STATEMENTS

**LEWIS POINTE METROPOLITAN DISTRICT
STATEMENT OF NET POSITION
DECEMBER 31, 2018**

	Governmental Activities
ASSETS	
Cash and Investments	\$ 10,436
Cash and Investments - Restricted	1,502,298
Accounts Receivable	26,743
Prepaid Expense	25,323
Property Taxes Receivable	899,012
Receivable from County Treasurer	4,650
Construction in Progress	9,143,067
Total Assets	11,611,529
LIABILITIES	
Accounts Payable	37,676
Deferred Assessments	19,033
Accrued Interest Payable	38,875
Noncurrent Liabilities	
Due in More Than One Year	12,099,134
Total Liabilities	12,194,718
DEFERRED INFLOWS OF RESOURCES	
Property Tax Revenue	899,012
Total Deferred Inflows of Resources	899,012
NET POSITION	
Restricted For:	
Emergency Reserves	12,100
Debt Service	1,378,107
Unrestricted	(2,872,408)
Total Net Position	\$ (1,482,201)

See accompanying Notes to Basic Financial Statements.

**LEWIS POINTE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018**

FUNCTIONS/PROGRAMS	Expenses	Program Revenues		Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
	Charges for Services	Operating Grants and Contributions			Governmental Activities
Government Activities:					
General Government	\$ 389,868	\$ 212,100	\$ -	\$ -	\$ (177,768)
Interest and Related Costs on Long-Term Debt	835,916	-	-	58,000	(777,916)
Total Government Activities	\$ 1,225,784	\$ 212,100	\$ -	\$ 58,000	(955,684)
 GENERAL REVENUES					
Property Taxes					630,460
Specific Ownership Taxes					52,613
Other Income					7,887
Net Investment Income					54,136
Total General Revenues					745,096
 CHANGE IN NET POSITION					
					(210,588)
					(1,271,613)
 NET POSITION - END OF YEAR					
					\$ (1,482,201)

See accompanying Notes to Basic Financial Statements.

**LEWIS POINTE METROPOLITAN DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2018**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 10,436			\$ 10,436
Cash and Investments - Restricted	12,100	1,488,388	1,810	1,502,298
Accounts Receivable	26,743	-	-	26,743
Prepaid Expense	25,323	-	-	25,323
Property Taxes Receivable	237,976	661,036	-	899,012
Receivable from County Treasurer	1,231	3,419	-	4,650
	<u>\$ 313,809</u>	<u>\$ 2,152,843</u>	<u>\$ 1,810</u>	<u>\$ 2,468,462</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	35,866	-	1,810	\$ 37,676
Deferred Assessments	19,033	-	-	19,033
Total Liabilities	<u>54,899</u>	<u>-</u>	<u>1,810</u>	<u>56,709</u>
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	237,976	661,036	-	899,012
Total Deferred Inflows of Resources	<u>237,976</u>	<u>661,036</u>	<u>-</u>	<u>899,012</u>
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	25,323	-	-	25,323
Restricted For:				
Emergency Reserves	12,100	-	-	12,100
Debt Service	-	1,491,807	-	1,491,807
Assigned	6,155	-	-	6,155
Unassigned	(22,644)	-	-	(22,644)
Total Fund Balances	<u>20,934</u>	<u>1,491,807</u>	<u>-</u>	<u>1,512,741</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 313,809</u>	<u>\$ 2,152,843</u>	<u>\$ 1,810</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets are recorded as assets on the statement of net position, but are recorded as expenditures in the funds.				
Capital Assets				9,143,067
Long-term liabilities, including bonds payable, are not due and payable in the in the funds. current period and, therefore, are not reported				
Bonds Payable				(11,548,000)
Bond Discount				206,230
Accrued Interest on Bonds Payable				(139,023)
Developer Advance Payable				(657,216)
Net Position of Governmental Activities				<u>\$ (1,482,201)</u>

See accompanying Notes to Basic Financial Statements.

**LEWIS POINTE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2018**

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 166,883	\$ 463,577	\$ -	\$ 630,460
Specific Ownership Tax	13,927	38,686	-	52,613
Interest Income	70	35,503	18,563	54,136
Other Income	7,887	-	-	7,887
Operating Fees	183,150	-	-	183,150
Operating Fees - Builder	28,950	-	-	28,950
Facility Fees	-	58,000	-	58,000
Total Revenues	<u>400,867</u>	<u>595,766</u>	<u>18,563</u>	<u>1,015,196</u>
EXPENDITURES				
General:				
Accounting	36,599	-	3,195	39,794
Audit	4,111	-	-	4,111
Billing Services	11,549	-	-	11,549
County Treasurer's Fees	2,504	-	-	2,504
Design Review	10,163	-	-	10,163
Director's Fees	200	-	-	200
District Management	25,434	-	-	25,434
Dues and Membership	1,139	-	-	1,139
Election expense	919	-	-	919
Electricity	1,773	-	-	1,773
Engineering	-	-	6,053	6,053
Insurance and Bonds	3,308	-	-	3,308
Legal Services	14,251	-	-	14,251
Meeting Expenses	382	-	-	382
Miscellaneous	978	-	-	978
Landscape Maintenance	124,478	-	-	124,478
Payroll Taxes	15	-	-	15
Trash Removal	42,980	-	-	42,980
Web Hosting	903	-	-	903
Water/ Sewer	98,934	-	-	98,934
Debt Service				
County Treasurer's Fee	-	6,957	-	6,957
Paying Agent/Trust Fees	-	4,000	-	4,000
Series 2015A Bond Interest	-	466,500	-	466,500
Series 2017B Bond Interest	-	440,417	-	440,417
Series 2017B Bond Principal	-	15,000	-	15,000
Capital Outlay				
Capital Outlay	-	-	3,487,776	3,487,776
Total Expenditures	<u>380,620</u>	<u>932,874</u>	<u>3,497,024</u>	<u>4,810,518</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	20,247	(337,108)	(3,478,461)	(3,795,322)
OTHER FINANCING SOURCES (USES)				
Developer Advance	-	-	3,487,776	3,487,776
Repay Developer Advance	-	-	(3,487,776)	(3,487,776)
Transfers To Other Funds	(27,190)	-	(4)	(27,194)
Transfers From Other Funds	-	4	27,190	27,194
Total Other Financing Sources (Uses)	<u>(27,190)</u>	<u>4</u>	<u>27,186</u>	<u>-</u>
NET CHANGE IN FUND BALANCES				
	(6,943)	(337,104)	(3,451,275)	(3,795,322)
Fund Balances - Beginning of Year	<u>27,877</u>	<u>1,828,911</u>	<u>3,451,275</u>	<u>5,308,063</u>
FUND BALANCES - END OF YEAR	<u>\$ 20,934</u>	<u>\$ 1,491,807</u>	<u>\$ -</u>	<u>\$ 1,512,741</u>

See accompanying Notes to Basic Financial Statements.

**LEWIS POINTE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENTS OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2018**

Net Changes in Fund Balances - Total Governmental Funds \$ (3,795,322)

Amounts reported for governmental activities in the statement of net 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.

Capital Outlay 3,487,776

Long-term debt (e.g., bonds, 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. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advances	(3,487,776)
Repayment of Developer Advances	3,487,776
Bond Principal Payment	15,000

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.

Amortization of Bond Discount	(1,576)
Unpaid Interest on Series 2017B Bonds - Change in Liability	175,955
Unpaid Interest on Series 2017C Bonds - Change in Liability	(51,497)
Accrued Interest on Developer Advances - Change in Liability	(40,924)
	(40,924)

Change in Net Position of Governmental Activities \$ (210,588)

**LEWIS POINTE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2018**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 167,679	\$ 167,679	\$ 166,883	\$ (796)
Specific Ownership Tax	18,440	18,440	13,927	(4,513)
Interest Income	100	100	70	(30)
Other Income	-	8,000	7,887	(113)
Operating Fees	148,830	183,150	183,150	-
Operating Fees - Builder	89,100	28,950	28,950	-
Total Revenues	<u>424,149</u>	<u>406,319</u>	<u>400,867</u>	<u>(5,452)</u>
EXPENDITURES				
Accounting	32,000	37,000	36,599	401
Audit	5,000	4,200	4,111	89
Billing Services	10,000	12,000	11,549	451
County Treasurer's Fees	2,515	2,504	2,504	-
Decorations	2,000	-	-	-
Design Review	12,000	10,200	10,163	37
Director's Fees	-	200	200	-
District Management	35,000	27,000	25,434	1,566
Dues and Membership	525	1,200	1,139	61
Election expense	15,000	1,000	919	81
Electricity	15,000	2,000	1,773	227
Insurance and Bonds	6,000	3,500	3,308	192
Landscape Maintenance	70,000	125,000	124,478	522
Legal Services	25,000	20,000	14,251	5,749
Meeting Expenses	1,000	500	382	118
Miscellaneous	29	1,000	978	22
Payroll Taxes	-	15	15	-
Postage	400	-	-	-
Repay Developer Advance	45,000	-	-	-
Reserve Study	3,000	-	-	-
Snow Plowing and Sweeping	15,000	-	-	-
Trash Removal	38,000	43,000	42,980	20
Water/ Sewer	60,000	99,000	98,934	66
Web Hosting	600	1,000	903	97
Contingency	8,931	4,477	-	4,477
Total Expenditures	<u>402,000</u>	<u>394,796</u>	<u>380,620</u>	<u>14,176</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	22,149	11,523	20,247	8,724
OTHER FINANCING SOURCES				
Transfers to Other Funds	-	(27,200)	(27,190)	10
Total Other Financing Sources	<u>-</u>	<u>(27,200)</u>	<u>(27,190)</u>	<u>10</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	22,149	(15,677)	(6,943)	8,734
Fund Balance - Beginning of Year	<u>6,922</u>	<u>27,877</u>	<u>27,877</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 29,071</u>	<u>\$ 12,200</u>	<u>\$ 20,934</u>	<u>\$ 8,734</u>

See accompanying Notes to Basic Financial Statements.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 1 DEFINITION OF REPORTING ENTITY

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 Adams County on January 3, 2009, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the City of Thornton, Adams County, Colorado.

The District was established to provide financing for the construction, installation, and operation of public improvements, including streets, water, storm, regional sanitary sewer facilities, safety protection, and parks and recreation facilities.

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

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

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 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.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

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 District property taxes and interest. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is 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 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.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

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

The District has amended its annual budget for the year ended December 31, 2018.

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.

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 unearned property tax revenues are recorded as revenue in the year they are available or collected.

Operations Fee Agreement

The District imposes an administrative fee of \$25 per month for Undeveloped Lots and \$55 per month for Developed Lots to fund operating expenses including landscaping maintenance, repairs, utilities, and some administrative costs. These fees commenced July 1, 2015, and are to be collected in quarterly payments due on the 20th day of each March, June, October, and December. Operations fees are due on the 20th day of the month stated for that month and the prior two months (example October, November, and December fees are due December 20th). Operations fees, until paid, constitute a lien against the property and the District may foreclose on the lien in the manner provided by the laws of the State of Colorado.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Facility Fee

The District imposes a Facilities Fee in the amount of \$2,000 for each single-family detached or attached residential unit within the District. The Facilities Fees are payable at the time a building permit is issued by the City for a residential unit.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. 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.

Amortization

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts as well as bonds issuance costs, during the current period. The face amount of debt issue is reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

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.

Deferred Inflow 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 position 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.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2018, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 10,436
Cash and Investments - Restricted	<u>1,502,298</u>
Total Cash and Investments	<u><u>\$ 1,512,734</u></u>

Cash and investments as of December 31, 2018, consist of the following:

Deposits with Financial Institutions	\$ 31,134
Investments	<u>1,481,600</u>
Total Cash and Investments	<u><u>\$ 1,512,734</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, 2018, the District's cash deposits had a bank balance and a carrying balance of \$31,134.

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.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

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
- . 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, 2018, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Fair Value</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	\$ 1,481,600
		<u>\$ 1,481,600</u>

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 4 CAPITAL ASSETS

The following is an analysis of the changes in capital assets for the year ended December 31, 2018:

	Balance at December 31, 2017	Increases	Decreases	Balance at December 31, 2018
Capital Assets, Not Being Depreciated:				
Construction in Progress	\$ 5,655,291	\$ 3,487,776	\$ -	\$ 9,143,067
Governmental Activities Capital Assets	\$ 5,655,291	\$ 3,487,776	\$ -	\$ 9,143,067

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2018.

	Balance at December 31, 2017	Additions	Retirement of Long-Term Obligations	Balance at December 31, 2018	Due Within One Year
G. O. Bonds - Series 2015	\$ 7,775,000	\$ -	\$ -	\$ 7,775,000	\$ -
G. O. Bonds - Series 2017B	3,252,000	-	15,000	3,237,000	-
G. O. Bonds - Series 2017C	536,000	-	-	536,000	-
Series 2017B Unpaid Interest	187,105	264,462	440,417	11,150	-
Series 2017C Unpaid Interest	37,501	51,497	-	88,998	-
Developer Advance - Capital Fund	328,913	-	-	328,913	-
Developer Advance - O&M Fund	139,066	-	-	139,066	-
Note Payable - Developer	43,587	-	-	43,587	-
Developer Advance - Capital Fund					
Interest	89,008	26,313	-	115,321	-
Developer Advance - O&M Interest	11,982	11,125	-	23,107	-
Interest on Developer Note	3,736	3,486	-	7,222	-
	12,403,898	356,883	455,417	12,305,364	-
Bond Discount	(207,806)		(1,576)	(206,230)	-
Total	\$ 12,196,092	\$ 356,883	\$ 453,841	\$ 12,099,134	\$ -

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

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

General Obligation Bonds

\$7,775,000 Limited tax (Convertible to Unlimited Tax) General Obligation bonds, Series 2015A Bonds, dated June 1, 2015 with interest at 6.0%, payable semi-annually on each June 1 and December 1, beginning on December 31, 2015. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2021. The Bonds mature on December 1, 2044.

The Bonds are subject to redemption prior to maturity at the option of the District on December 1, 2020, and any date thereafter upon payment of par and accrued interest thereon, without redemption premium.

The 2015A Bonds are secured by and payable solely from Pledged Revenue, which includes property taxes derived from the Required Mill Levy net of the cost of collection, Facilities Fees, Specific Ownership Taxes attributable to the Required Mill Levy, and any other legally available moneys of the District credited to the Bond Fund. Under certain circumstances, monies on deposit in the Reserve Fund and in the Surplus Fund, if any, will be used to pay only the 2015A Bonds in the event amounts credited to the Bond Fund are insufficient to pay the principal of, premium if any, or interest when due.

Prior to the date the Senior Debt to Assessed Ratio is equal to 50% or less, Pledged Revenue that is not needed to pay debt service on the 2015A Bonds in any year will be deposited to and held in the Surplus Fund, up to the Maximum Surplus Amount of 10% of par value of the 2015A Bonds or \$777,550. Under the Indenture, the Surplus Fund is terminated once the Senior Debt to Assessed Ratio is equal to or less than 50%. The District has acknowledged that State Law places certain restrictions on the use of money derived from the Required Mill Levy. The amount in the surplus fund is \$777,500 at December 31, 2018.

The Bonds are further secured by the Reserve Fund which was funded upon issuance of the Bonds in the amount of the Required Reserve equal to \$694,300. The balance in the Reserve Fund at December 31, 2018, is \$694,300.

\$3,252,000 Subordinate Limited Tax General Obligation Bonds, Series 2017B, in the Aggregate Principal Amount of \$3,252,000, dated March 23, 2017, with interest at 7.75%, payable annually on December 15, commencing December 15, 2017, from and to the extent of, Subordinate Pledged Revenues available, if any, and mature on December 15, 2047. The 2017B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Unpaid interest on the 2017B Subordinate Bonds compounds annually on each December 15. In the event any amount due and owing on the 2017B Subordinate Bonds remains outstanding on December 15, 2056, such amount shall be deemed discharged and no longer be due and outstanding.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds (Continued)

The 2017B Subordinate Bonds are secured by Subordinate Pledged Revenue on a subordinate basis to the Series 2015A Senior Bonds and any other Senior Obligations.

Subordinate Pledged Revenue includes that portion of the Pledged Revenue available and required to be deposited into the Subordinate Bond Fund in accordance with the provisions of the 2017B Subordinate Indenture and any amounts in the 2015A Senior Surplus Fund upon the termination of such fund pursuant to the terms of the 2015A Senior Indenture.

\$536,000 Junior Lien Limited Tax General Obligation Bonds, Series 2017C, in the Aggregate Principal Amount of \$536,000, dated March 23, 2017, with interest at 9.00%, payable annually on December 15, beginning December 15, 2017, from, and to the extent of, Junior Lien Pledged Revenue available, if any, and mature on December 15, 2056. The 2017C Junior Lien Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal prior to the final maturity date. Unpaid interest on the 2017C Junior Lien Subordinate Bonds compounds annually on each December 15. In the event any amount due and owing on the 2017C Junior Lien Bonds remains outstanding on December 15, 2056, such amount shall be deemed discharged and no longer be due and outstanding.

Because the 2017B Subordinate Bonds are also being structured as cash flow bonds and will be secured by the Pledged Revenue on a senior basis to the 2017C Junior Lien Bonds, no debt service payments will be made on the 2017C Junior Lien Bonds until all 2017B Subordinate Bonds have been paid in full or are no longer outstanding.

Pledged Revenue consists of the following, net of any costs of collection: (a) all Property Tax Revenues; (b) all Specific Ownership Taxes; (c) all Capital Fees; and (d) all Facility Fees payable to the District in accordance with the Facility Fee Guaranty. With respect to the 2017B Subordinate Bonds, Pledged Revenue is required to first be applied to fund amounts required by any Senior Obligation Indenture, as more particularly provided in the 2017B Subordinate Indenture. As a result, after application of the Pledged Revenue to pay Senior Obligations (currently consisting of the 2015A Senior Bonds), Subordinate Pledged Revenue is expected to consist of: (a) property taxes derived from the 2017B Subordinate Required Mill Levy; (b) specific ownership taxes attributable to the 2017B Subordinate Required Mill Levy; (c) any revenue from Capital Fees remaining after deduction of any amounts required by a Senior Obligation Indenture; (d) Facility Fees payable to the District in accordance with the Facility Fee Guaranty Agreement remaining after deduction of any amounts required by a Senior Obligation Indenture; and (e) any amounts in the 2015A Senior Surplus Fund upon the termination of such fund pursuant to the terms of the 2015A Senior Indenture.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

General Obligation Bonds (Continued)

The District's Series 2015A long term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	\$ 466,500	\$ 466,500
2020	-	466,500	466,500
2021	5,000	466,500	471,500
2022	90,000	466,200	556,200
2023	110,000	460,800	570,800
2024-2028	760,000	2,188,500	2,948,500
2029-2033	1,180,000	1,913,400	3,093,400
2034-2038	1,765,000	1,493,100	3,258,100
2039-2044	3,865,000	955,800	4,820,800
Total	<u>\$ 7,775,000</u>	<u>\$ 8,877,300</u>	<u>\$ 16,652,300</u>

No long-term obligations are included for the Series 2017B and Series 2017C bonds as payments are made solely on available cash flow.

Authorized Debt

On November 4, 2008, a majority of the qualified electors of the District who voted in the election authorized the issuance of District indebtedness in an amount not to exceed \$11,700,000. At December 31, 2018, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<u>Debt Authorized June 1, 2015</u>	<u>Authorization Used for Series 2015A Bonds</u>	<u>Authorization Used for Series 2017B Bonds</u>	<u>Authorization Used for Series 2017C Bonds</u>	<u>Authorized But Unissued</u>
Streets	\$ 11,700,000	\$ 5,413,203	\$ 1,106,005	\$ 182,294	\$ 4,998,498
Sanitation	11,700,000	834,367	1,036,087	170,770	9,658,776
Water	11,700,000	1,527,430	495,280	81,632	9,595,658
Transportation	11,700,000	-	-	-	11,700,000
Mosquito Control	11,700,000	-	-	-	11,700,000
Traffic/Safety Controls	11,700,000	-	-	-	11,700,000
Parks/Recreation	11,700,000	-	614,628	101,304	10,984,068
Refundings	11,700,000	-	-	-	11,700,000
Total	<u>\$ 93,600,000</u>	<u>\$ 7,775,000</u>	<u>\$ 3,252,000</u>	<u>\$ 536,000</u>	<u>\$ 82,037,000</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$11,700,000, at an interest rate not to exceed 18.0%.

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.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 6 NET POSITION

The District’s net position consists of two components – restricted and unrestricted.

Restricted net position includes 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 restricted net position as of December 31, 2018, as follows:

	Governmental Activities
Restricted Net Assets:	
Emergency Reserves	\$ 12,100
Debt Service	1,378,107
Total Restricted Net Assets	\$ 1,390,207

The District has a deficit in unrestricted net position. This deficit amount is the result of the District being responsible for the repayment of bonds issued for public improvement.

NOTE 7 RELATED PARTY

The Developer of the property which constitutes the District is Lennar Colorado, LLC. The majority of the members of the Board of Directors are employees, owners or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District.

Operation Funding and Reimbursement Agreement

On April 29, 2015, the District entered into an Operation Funding and Reimbursement Agreement to repay advances made by the Developer for operations and maintenance (O&M) costs. The District agreed to repay the Developer for such O&M advances plus accrued interest at the rate of 8.0%. As of December 31, 2018, outstanding advances under the agreement totaled \$162,173, including principal of \$139,066 and accrued interest \$23,107.

Facility Fee Guaranty Agreement

The District imposes a Facilities Fee in the amount of \$2,000 for each single-family detached or attached residential unit within the District. The Facilities Fees are payable at the time a building permit is issued by the City for a residential unit. The District has entered into a Facility Fee Guaranty Agreement with the Developer. If the collected facility fees are less than the total amount of facility fees due, the Developer shall pay the resulting shortfall amount to the District. The District will be responsible for providing the Developer written notice of the shortfall amount. Any shortfall amounts which are not paid shall be subject to interest and penalties. These amounts are considered to be a personal unsecured obligation of the Developer and not subject to lien against the property.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 7 RELATED PARTY (CONTINUED)

Facility Fee Guaranty Agreement

The schedule of payment due dates and amounts is as follows:

<u>Due Date</u>	<u>Number of Fees Due</u>	<u>Amount Due at \$2,000 per Unit</u>	<u>Fees Received</u>
2015	27	\$ 54,000	\$ 134,000
2016	66	132,000	172,000
2017	66	132,000	378,000
2018	68	136,000	58,000
2019	68	136,000	-
2020	64	128,000	-
2021	14	28,000	-
Total	<u>373</u>	<u>\$ 746,000</u>	<u>\$ 742,000</u>

The District generated revenues of \$58,000 in facilities fees for 2018 and there is no shortfall due at December 31, 2018.

Infrastructure Acquisition Agreement

The District and the Developer entered into an agreement dated April 29, 2015, whereby the District has requested the Developer to design and construct certain improvements, for which the District issues general obligation bonds and the District will acquire the Improvements from the Developer. The specific acquisition, purchase price, and conveyance of the Improvements from the Developer to the District are outlined in the Infrastructure Acquisition Agreement. Improvement acquisition procedures include (a) Improvement Notice (b) Application for Acquisition (c) Engineer Certification: District Costs and (d) District Acceptance of Improvements (including the "Acceptance Letter"). Interest begins to accrue on the stated and accepted amount of District costs at 8.0% per annum (noncompounding), upon the date of the issuance of the Acceptance Letter from the District. The outstanding balance under this agreement at December 31, 2018, is \$444,234 representing advances of \$328,913 and \$115,321 in interest on the advances.

NOTE 8 AGREEMENTS

Intergovernmental Agreements

Service Plan

The District entered into an intergovernmental agreement with the City of Thornton effective August 12, 2008. The agreement authorizes the District to provide the services set forth in the Service Plan approved by the City. It authorizes the District to issue debt not in excess of \$11,700,000.

The agreement provides a Required Maximum Debt Mill Levy, but not in excess of 50 mills (as adjusted) and for so long as the Surplus Fund is less than the Maximum Surplus Amount of 10% of the par value of the Bonds, not less than 50 mills (as adjusted).

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 8 AGREEMENTS (CONTINUED)

Intergovernmental Agreements (Continued)

Service Plan (Continued)

Such maximum and minimum mill levies are subject to adjustment per the Gallagher Amendment (defined below) and are currently 50 and 50, respectively. Once the ratio derived by dividing the District's currently outstanding general obligation debt by the assessed valuation of all taxable property of the District (the "Debt to Assessed Ratio") is equal to or less than 50%, the Required Mill Levy is no longer subject to such limitations and is required to be imposed at a level sufficient to pay the Bonds and replenish the Reserve Fund, without limitation of rate.

Advance and reimbursement Agreement for Capital Advances

In order to pay the initial funding amount due under the North Holly IGA, the District entered into an Advance and reimbursement Agreement for Capital Advances dated August 13, 2014 (the North Holly Advance Agreement), with Clark Carlson, Clay Carlson, Kent Carlson, Steve Young, Scott Carlson, Craig Thornton, Lee Carlson, and Ryan Carlson (collectively, Former Developers). Pursuant to such agreement, the Former Developers agreed to provide an advance of \$136,911 to the District. Such advance is evidenced by a promissory note that bears interest at a noncompounding rate of 8.0% per annum and matures on August 13, 2054. The North Holly Advance Agreement is a multiple fiscal year obligation of the District. Amounts owed on the Note are payable from all moneys reimbursed to the District pursuant to the North Holly IGA or any other legally available moneys which the District determines, in its absolute discretion, to apply to the principal of and interest due on the Note. The Pledged Revenue for the Bonds is not pledged to pay amounts due under the North Holly Advance Agreement. The outstanding balance under this agreement at December 31, 2018, is \$50,809 representing advances of \$43,587 and \$7,222 in interest on the advances.

NOTE 9 INTERFUND AND OPERATING TRANSFERS

The transfer from the General Fund to the Capital Projects Fund was to fund capital projects during 2018. The transfer from the Capital Project Fund to the Debt Service Fund was to close out the Cost of Issuance trust account.

NOTE 10 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 (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.

**LEWIS POINTE METROPOLITAN DISTRICT
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2018**

NOTE 10 RISK MANAGEMENT (CONTINUED)

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 11 TAX, SPENDING AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, referred to 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.

At the Election, voters of the District approved an election question allowing the District to collect and expend each year all revenues without regard to the revenue and spending limitations of TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

SUPPLEMENTARY INFORMATION

**LEWIS POINTE METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2018**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 465,767	\$ 465,767	\$ 463,577	\$ (2,190)
Specific Ownership Taxes	51,230	51,230	38,686	(12,544)
Interest Income	8,100	28,270	35,503	7,233
Facility Fees	136,000	62,000	58,000	(4,000)
Total Revenues	<u>661,097</u>	<u>607,267</u>	<u>595,766</u>	<u>(11,501)</u>
EXPENDITURES				
Contingency	8,513	7,096	-	7,096
County Treasurer's Fee	6,987	6,987	6,957	30
Paying Agent/Trust Fees	3,000	4,000	4,000	-
Series 2015A Bond Interest	466,500	466,500	466,500	-
Series 2017B Bond Interest	-	440,417	440,417	-
Series 2017B Bond Principal	-	15,000	15,000	-
Total Expenditures	<u>485,000</u>	<u>940,000</u>	<u>932,874</u>	<u>7,126</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	176,097	(332,733)	(337,108)	(4,375)
OTHER FINANCING SOURCES (USES)				
Transfers from Other Funds	-	-	4	4
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>4</u>	<u>4</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	176,097	(332,733)	(337,104)	(4,371)
Fund Balance - Beginning of Year	<u>1,580,889</u>	<u>1,828,911</u>	<u>1,828,911</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ 1,756,986</u>	<u>\$ 1,496,178</u>	<u>\$ 1,491,807</u>	<u>\$ (4,371)</u>

**LEWIS POINTE METROPOLITAN DISTRICT
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2018**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Interest Income	\$ 37,124	\$ 18,563	\$ (18,561)
Other Revenue	496,681	-	(496,681)
Total Revenues	<u>533,805</u>	<u>18,563</u>	<u>(515,242)</u>
EXPENDITURES			
Accounting	11,069	3,195	7,874
Contingency	496,681	-	496,681
Engineering	16,698	6,053	10,645
Capital Outlay	3,487,776	3,487,776	-
Total Expenditures	<u>4,012,224</u>	<u>3,497,024</u>	<u>515,200</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(3,478,419)	(3,478,461)	(42)
OTHER FINANCING SOURCES (USES)			
Transfers to Other Funds	-	(4)	(4)
Transfers from Other Funds	27,144	27,190	46
Developer Advance	3,487,776	3,487,776	-
Repay Developer Advance	(3,487,776)	(3,487,776)	-
Total Other Financing Sources (Uses)	<u>27,144</u>	<u>27,186</u>	<u>42</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	(3,451,275)	(3,451,275)	-
Fund Balance - Beginning of Year	<u>3,451,275</u>	<u>3,451,275</u>	<u>-</u>
FUND BALANCES - END OF YEAR	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**LEWIS POINTE METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2018**

\$7,775,000 General Obligation Bonds, Series 2015 Dated June 1, 2015 Principal Due Annually December 1 Interest at 6.00%, Due June and December 1			
Year Ended Year Ending December 31,	Principal	Interest	Total
2019	\$ -	\$ 466,500	\$ 466,500
2020	-	466,500	466,500
2021	5,000	466,500	471,500
2022	90,000	466,200	556,200
2023	110,000	460,800	570,800
2024	125,000	454,200	579,200
2025	135,000	446,700	581,700
2026	155,000	438,600	593,600
2027	160,000	429,300	589,300
2028	185,000	419,700	604,700
2029	195,000	408,600	603,600
2030	220,000	396,900	616,900
2031	230,000	383,700	613,700
2032	260,000	369,900	629,900
2033	275,000	354,300	629,300
2034	305,000	337,800	642,800
2035	320,000	319,500	639,500
2036	355,000	300,300	655,300
2037	375,000	279,000	654,000
2038	410,000	256,500	666,500
2039	435,000	231,900	666,900
2040	475,000	205,800	680,800
2041	505,000	177,300	682,300
2042	545,000	147,000	692,000
2043	580,000	114,300	694,300
2044	1,325,000	79,500	1,404,500
Total	\$ 7,775,000	\$ 8,877,300	\$ 16,652,300

No long-term obligations are included for the Series 2017B and Series 2017C bonds as payments are made solely on available cash flow

**LEWIS POINTE METROPOLITAN DISTRICT
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2018**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General	Debt	Levied	Collected	
		Operations	Service			
2015	\$ 3,900	50.000	0.000	\$ 195	\$ 195	100.00 %
2016	815,820	10.000	50.000	48,949	48,949	100.00
2017	2,591,810	10.000	50.000	155,509	155,509	100.00
2018	8,426,060	19.900	55.277	633,446	630,460	99.53
Estimated for the Year Ending December 31, 2019	\$ 11,958,610	19.900	55.277	\$ 899,012		