LINCOLN CREEK METROPOLITAN DISTRICT
ANNUAL REPORT
TO
DOUGLAS COUNTY
FISCAL YEAR ENDING DECEMBER 31, 2024

Pursuant to § 32-1-207(3)(c)(I) & (II), C.R.S., Lincoln Creek Metropolitan District ("District") is required to file by October 1st of each year an annual report for the prior year with the Douglas County Board of County Commissioners and certain state agencies, and such annual report shall include the information required by § 32-1-207(3)(c)(II), C.R.S..

For the year ending December 31, 2024, the District makes the following report pursuant to its Service Plan and § 32-1-207(3)(c), C.R.S.:

A. Boundary changes made or proposed (§ 32-1-207(3)(c)(II)(A), C.R.S.)

No boundary changes were made during 2024.

B. Intergovernmental Agreements entered into or proposed. IGAs terminated with other governmental entities (§ 32-1-207(3)(c)(II)(B), C.R.S.)

The District did not enter into any intergovernmental agreements during 2024.

C. Access information to obtain a copy of rules and regulations adopted by the Board (§ 32-1-207(3)(c)(II)(C), C.R.S.)

For a copy of the rules and regulations adopted by the Board, if any, contact the District Manager at Westwind Management Group LLC:

Angela Watts
c/o Westwind Management Group LLC
27 Inverness Drive East
Englewood, CO 80112
303-369-1800
awatts@westwindmanagement.com

D. Any changes in the financial status of the District including revenue projections or operating costs. A copy of the current year's budget (§ 32-1-207(3)(c)(II)(H), C.R.S.)

The current financial status of the District is reflected in the adopted 2025 budget found on the District Website and the Division of Local Government website.

F. Summary of any litigation which involves the District. A summary of litigation involving public improvements owned by the District (§ 32-1-207(3)(c)(II)(D), C.R.S.)

During 2024, the District was the plaintiff in a lawsuit against WilliamMRK Homes, LLC in Douglas County District Court (Case No. 2022CV30644), in which the District raised claims of breach of contract and unjust enrichment for WilliamMRK's work related to an alleyway reconstruction project. The parties settled the case and the District Court granted an order dismissing the case on February 5, 2024. In 2024, WilliamMRK completed its payments of all amounts owed under its settlement agreement with the District.

The District received a Notice of Intent to File for Arbitration dated June 4, 2024 from a resident alleging the District was failing to maintain landscaping in certain common areas of the community. The District met with the resident and resolved the conflict.

The District received a Notice of Claim dated February 12, 2025 from legal counsel for a resident, which alleges that the resident tripped and fell on District property while walking her dog on September 12, 2024. The District has filed a claim with its insurance company to handle defense of the claim in the event litigation is filed.

G. Proposed plans for the year immediately following the year summarized in the annual report

The District will continue its usual operations in 2025, including various landscape maintenance, parks and recreation operations, and covenant enforcement and design review activities.

H. Status of District's public improvement construction schedule (§ 32-1-207(3)(c)(II)(E), C.R.S.)

The construction of public improvements within the District was completed during previous report years. The District did not perform any new construction during the report year.

I. Summary of the current assessed valuation in the District. The final assessed valuation of the District as of December 31 of the reporting year (§ 32-1-207(3)(c)(II)(G), C.R.S.)

The District has received a certification of valuation from the Douglas County Assessor that reports a taxable assessed valuation for the District for 2024 of $10,893,600..

J. 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 (§ 32-1-207(3)(c)(II)(I), C.R.S.)

A copy of the District's 2024 audit will be available on the State Auditor's website when completed.

K. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the district (§ 32-1-207(3)(c)(II)(J), C.R.S.)

There were no uncured defaults existing for more than ninety days under any debt instrument of the District during the report year.

L. **Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period (§ 32-1-207(3)(c)(II)(K), C.R.S.)**

There was no inability of the District to pay its obligations as they came due under any obligation that continued beyond a ninety-day period during the report year.