



ICENOGLE SEAVER POGUE

September 29, 2025

Vincent Junglas
City of Loveland
500 East 3rd Street, Suite 330
Loveland, Colorado 80537
*(Via Email:
Stephanie.Cardew@cityofloveland.org)*

Office of the State Auditor
1525 Sherman Street, 7th Floor
Denver, Colorado 80203
(Via E-Portal)

Division of Local Government
1313 Sherman Street
Room 521
Denver, Colorado 80203
(Via E-Portal)

Larimer County Clerk and Recorder
Larimer County Colorado
P.O. Box 1280
Fort Collins, Colorado 80522
(Via E-Mail: recording@larimer.org)

Re: Second Supplement to 2024 Annual Report for Lakeview Metropolitan District

To Whom It May Concern:

Enclosed for your information and records is a copy of the Second Supplement to 2024 Annual Report for Lakeview Metropolitan District (the “District”) submitted pursuant to Chapter 20.01.007(B) of the City Code for the City of Loveland.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Hannah Pogue

Hannah Pogue
Paralegal

LAKEVIEW METROPOLITAN DISTRICT

SECOND SUPPLEMENT 2024 ANNUAL REPORT TO THE CITY OF LOVELAND

Pursuant to Chapter 20.01.007(B) of the City Code for the City of Loveland (the “City”) Lakeview Metropolitan District (the “District”), the District is required to provide an annual report to the City containing all contents required by Sections 32-1-100 *et seq.*, C.R.S. (the “Special District Act”), the Consolidated Service Plan for Lakeview Metropolitan District (the “Service Plan”), and Chapter 20.01.007(B). The District previously submitted the annual report as required by the Special District Act and the Service Plan on March 3, 2025, as supplemented on August 14, 2025 (the “2024 Annual Report”). This Second Supplement to 2024 Annual Report is submitted to satisfy the requirements of Chapter 20.01.007(B) of the City Code for fiscal year 2024 (the “Report Year”).

I. CITY CODE ANNUAL REPORT REQUIREMENTS.

For the year ending December 31, 2024, the District makes the following report pursuant to Chapter 20.01.007(B):

A. A narrative summary of the progress of the District implementing its service plan for the report year.

The District continues to implement its Service Plan. The status of improvements constructed is reported in Section I.G of the report submitted on March 3, 2025.

B. The current year budget of the District, including a description of the public improvements to be constructed by the District in such year.

For a copy of the District’s 2025 adopted budget, see Exhibit A attached to the 2024 Annual Report. See Section I.G. for discussion regarding public improvements to be constructed by the District in 2025.

C. Except when exemption from audit has been granted for the Report Year under state law, the audited financial statements of the District for the Report Year prepared in accordance with generally accepted accounting principles, including a statement of financial condition (i.e., balance sheet) as of December 31 of the Report Year and a statement of operation (i.e. revenue and expenditures) for the report year.

For a copy of the District’s application for exemption from audit, see the supplement to 2024 Annual Report submitted on August 14, 2025.

D. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the district in development of improvements in the report year.

The District did not incur any capital expenditures in the Report Year.

E. Unless disclosed within a separate schedule to the financial statements, a summary of financial obligations of the District at the end of the Report Year, including the amount of outstanding debt, the amount and terms of any new district debt issued in the Report Year, the total assessed valuation of all taxable property within the District's boundaries as of January 1 of the report year and the current total district mill levy pledged to debt retirement in the Report Year.

See the District's application for exemption from audit, see the supplement to 2024 Annual Report submitted on August 14, 2025, for a summary of financial obligations. In addition, see Exhibit B of the District's 2024 Annual Report for information concerning debt of the District. See Section I.K.1 of the 2024 Annual Report for the total assessed valuation of all taxable property within the District's boundaries. See the District's 2024 adopted budget submitted with the District's 2023 Annual Report for the current total district mill levy pledged to debt retirement in the report year.

F. The names and contact information of the current directors on the District's board, any district manager, and the attorney for the District.

Board of Directors

Charles Eck
6111 Quartz Loop
Arvada, CO 80403
303-515-0834

Tammy Pearcy
4790 Mariana Hills Circle
Loveland, CO 80537
970-204-1441

Robert Eck
6111 Quartz Loop
Arvada, CO 80403
303-422-1805

Curt Burgener
206 E 4th St #1
Loveland, CO 80537
970-567-9099

Attorney for the District

Alan D. Pogue
4725 S. Monaco Street, Suite 360
Denver, CO 80237
303-292-9100
APogue@ISP-law.com

Manager for the District

Tiffany Skoglund
550 W Eisenhower Boulevard
Loveland, CO 80537
970-612-8258
tiffanys@pcgi.com

G. The District's current office address, phone number, email address and any website address.

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550 W Eisenhower Boulevard
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