



ICENOGLE SEAVER POGUE

February 27, 2026

Vincent Junglas
City of Loveland
500 East 3rd Street, Suite 330
Loveland, Colorado 80537
(Via Email: Lana.Scott@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: Annual Report for Lakeview Metropolitan District

To Whom It May Concern:

Pursuant to Section 32-1-207(3) C.R.S., enclosed please find the 2025 Annual Report for Lakeview Metropolitan District.

Please contact our office with any questions regarding the Annual Report.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

Hannah Pogue

Hannah Pogue
Paralegal

LAKEVIEW METROPOLITAN DISTRICT

2025 ANNUAL REPORT TO THE CITY OF LOVELAND

Pursuant to the Service Plan for Lakeview Metropolitan District (the “Service Plan”), Lakeview Metropolitan District (the “District”) is required to provide an annual report to the City of Loveland (“City”) for fiscal year 2025 (the “Report Year”) that includes certain information and documentation as described in the Service Plan. Information and documentation provided in Section I of this Annual Report satisfies the annual report requirement set forth in the Service Plan for the Report Year.

Pursuant to Section 32-1-207(3)(c), C.R.S. of the Special District Act, the District is required to submit certain information and documentation in an annual report for the preceding calendar year to the City, the Division of Local Government, the State Auditor, and the Larimer County Clerk and Recorder. Information and documentation provided in Section II of this Annual Report satisfies the Special District Act annual report requirement for the Report Year.

Pursuant to Chapter 20.01.007(B) of the Loveland City Code, the District is to submit an annual report to the City that includes the requirements set forth in the Service Plan, the Special District Act, and in Chapter 20.01.007(B) of the City Code. Information and documentation provided in Section III of this Annual Report satisfies the annual report requirement set forth in Chapter 20.01.007(B) of the City Code for the Report Year.

I. SERVICE PLAN - ANNUAL REPORT REQUIREMENT

A. Boundary changes made or proposed.

The District did not make or propose any boundary changes in the Report Year.

B. Copies of all intergovernmental agreements entered into or proposed to be entered into, including amendments.

The District did not enter into or propose any intergovernmental agreements nor amendments to intergovernmental agreements in the Report Year.

C. Changes or proposed changes in the District’s policies.

The District did not change or propose changes to any of its policies in the Report Year.

D. Changes or proposed changes in the District’s operations.

The District did not adopt any changes or propose any changes in the District’s operations in the Report Year.

E. Any changes in the financial status of the District, including revenue projections or operating costs.

The financial status of the District, including revenue projections and operating costs projected, is reflected in the District's 2026 adopted budget attached hereto as **Exhibit A** and in the District's unaudited financial statements for the year ended 2025 attached hereto as **Exhibit B**.

F. A summary of any litigation involving the District.

The District was not involved in litigation in the Report Year.

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

The District's foremost goal for 2026 is to provide maintenance of parks and open space as desired by the property owners of the District in the most economical manner possible. The District does not anticipate any infrastructure improvements construction within 2026.

H. Construction contracts entered into during 2025.

The District did not enter into any construction contracts in the Report Year.

I. Status of the District's public improvement construction schedule.

The status of the public improvements construction schedule is set forth in Section G. above.

J. A list of all public improvements constructed by the District that have been dedicated to and accepted by the City.

No public improvements constructed by the District were dedicated or accepted by the City in the Report Year.

K. Summary of Financial Information.

1. Assessed value of taxable property within the District's Boundaries: \$941,896
2. Total acreage of property within the District's Boundaries.

Approximately 13.15 acres (Per Larimer County Assessor's website)

3. Audited financial statements of the District, to the extent audited financial statements are required by state law.

Audited financial statements for fiscal year 2025 are not required for the District. A copy of the District's Application for Exemption from Audit is not completed as of the date of submission of this Annual Report. A copy of the Application will be submitted upon completion.

4. Annual budget of the District.

The District's budget for fiscal year 2026 is attached hereto as **Exhibit A**.

5. Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements.

(a) 2023 Advance and Reimbursement Agreement. On February 17, 2023, the District entered into an Advance and Reimbursement Agreement (the "O&M Agreement") with BH Developers ("BH") relating to (i) the advance of funds from BH to the District to pay for the operations and maintenance costs and other budgeted general fund expenditures of the District, and (ii) the District's reimbursement of such funds. The O&M Agreement was subsequently assigned to MD LV LLC on September 11, 2023.

(b) Facilities Funding and Acquisition Agreement. On February 17, 2023, the District entered into a Facilities Funding and Acquisition Agreement (the "Facilities Agreement") with Lakeview Development Corporation ("LDC") relating to (i) the advance of funds from LDC to the District to pay for the Organization Expenses and Improvements costs, as defined therein and (ii) the District's reimbursement of such funds. The Facilities Agreement was subsequently assigned to MD LV LLC on September 11, 2023.

6. The following is a summary of the required financial information for the District for the period ending December 31, 2025. Detailed financial information for the District is set forth in the District's unaudited financial statements for the period ending December 31, 2025, attached here to as **Exhibit B**.

- a. District Debt (stated separately for each class of Debt):

None

- b. District Debt Service (stated separately for each class of Debt):

None

- c. District Tax Revenue: \$29,688

- d. Other revenues of the District: \$0
- e. District public improvement expenditures: \$0
- f. Other expenditures of the District: \$58,935

II. SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(c), C.R.S.) ANNUAL REPORT REQUIREMENT

A. Boundary changes made.

See Section A. above.

B. Intergovernmental agreements entered into or terminated with other governmental entities.

See Section B. above regarding intergovernmental agreements entered into. No intergovernmental agreements were terminated.

C. Access information to obtain a copy of rules and regulations adopted by the Board.

For information concerning rules and regulations adopted by the District, please contact the District's manager:

Tiffany Skoglund
Pinnacle Consulting Group, Inc.
550 W Eisenhower Blvd
Loveland, CO 80537
Phone: (970) 669-3611
tiffanys@pcgi.com

D. A summary of litigation involving public improvements owned by the District.

There was no litigation involving public improvements owned by the District in the Report Year.

E. The status of the construction of public improvements by the District.

See Sections I.G. and I.H. above.

F. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.

See Section I.J. above.

G. The final assessed valuation of the District as of December 31 of the reporting year.

See Section I.K.1. above.

H. A copy of the current year's budget.

A copy of the District's 2025 Budget is attached hereto as **Exhibit A**.

I. 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.

As of the submission date hereof, the District's audit related documents are not available and will be submitted when available.

J. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.

As of December 31, 2025, and as of the submission date hereof, the District has not received any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

K. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2025, and as of the submission date hereof, the District does not have any inability to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

III. CITY CODE CHAPTER 20.01.007(B) ANNUAL REPORT REQUIREMENT

A. A narrative summary of the progress of the District in implementing the Service Plan For the Report Year.

The District continues to operate in accordance with its Service Plan. The District does not anticipate providing any public improvements in 2026, as may be allowed pursuant to the Service Plan, and will continue to maintain existing landscaping installed in the District.

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

A copy of the District's 2026 adopted budget is attached hereto as **Exhibit A**. No public improvements are anticipated to be constructed by the District in 2026.

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.

See Section I.K.3. above.

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.

A copy of the District's unaudited financial statements are attached hereto as **Exhibit B**. 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 Section I.K.5. above for a summary of the District's financial obligations.

The amount of outstanding debt for the District's financial obligations is as follows:

Operating Advance Payable: \$5,691,780
Operating Advance Interest Payable: \$833,674

The District did not issue any new debt in the Report Year.

See Section I.K.1 above for the total assessed valuation of all taxable property within the District's boundaries.

The District pledged no mill levy 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
info@lakeviewmd.live
970-612-8258

Tammy Percy
info@lakeviewmd.live
970-612-8258

Robert Eck
info@lakeviewmd.live
970-612-8258

Curt Burgener
info@lakeviewmd.live
970-612-8258

Gilbert "JR" Wiles
info@lakeviewmd.live
970-612-8258

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.

Pinnacle Consulting Group, Inc.
550 W Eisenhower Boulevard
Loveland, CO 80537
970-612-8258
info@lakeviewmd.live
<https://www.lakeviewmd.live/>

EXHIBIT A
2026 ADOPTED BUDGET
FOR
LAKEVIEW METROPOLITAN DISTRICT

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
LAKEVIEW METROPOLITAN DISTRICT
LARIMER COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2026

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
LAKEVIEW)
METROPOLITAN)
DISTRICT)

The Board of Directors of Lakeview Metropolitan District, Larimer County, Colorado, held a meeting via Microsoft Teams Tuesday, October 28, 2025, at 1:00 P.M.

The following members of the Board of Directors were present:

Curt Burgner, Vice President & Asst. Secretary
Tammy Percy, Secretary & Treasurer
Robert Eck, Assistant Secretary
Charles Eck, Assistant Secretary

Also in Attendance: Alan Pogue, Icenogle Seaver Pogue, P.C.
Tiffany Skoglund, Tracie Kaminski, and John Callahan III; Pinnacle Consulting Group, Inc.

Ms. Skoglund stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2026 budget. Director Robert Eck opened the public hearing on the District's proposed 2026 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Burgner moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR LAKEVIEW METROPOLITAN DISTRICT, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2026, AND ENDING ON THE LAST DAY OF DECEMBER 2026.

WHEREAS, the Board of Directors of Lakeview Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 16, 2025 in The Loveland Reporter-Herald, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 28, 2025, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF LAKEVIEW METROPOLITAN DISTRICT OF LARIMER COUNTY, COLORADO:

Section 1. 2026 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2026 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2026. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of Lakeview Metropolitan District for calendar year 2026.

Section 4. 2026 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2026 Budget year is \$30,386.74. That the 2025 valuation for assessment, as certified by the Larimer County Assessor, is \$941,896.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2026 budget year, there is hereby levied a tax of 32.739 mills upon each dollar of the 2025 total valuation of assessment of all taxable property within the District.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 32.739 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of Page Left Blank Intentionally.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Larimer County, Colorado.

On behalf of the Lakeview Metropolitan District,
 (taxing entity)^A
 the Board of Directors,
 (governing body)^B
 of the Lakeview Metropolitan District,
 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 941,896 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 941,896 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/15/2025 for budget/fiscal year 2026.
 (no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	<u>32.739</u> mills	\$ <u>30,836.74</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	<u>32.739</u> mills	\$ <u>30,836.74</u>
3. General Obligation Bonds and Interest ^J	_____ mills	\$ _____
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>32.739</u> mills	\$ <u>30,836.74</u>

Contact person: (print) Amanda Castle Daytime phone: () 970 669-3611
 Signed: Amanda Kae Castle Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

2. Purpose of Issue: _____
Series: _____
Date of Issue: _____
Coupon Rate: _____
Maturity Date: _____
Levy: _____
Revenue: _____

CONTRACTS^K:

3. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

4. Purpose of Contract: _____
Title: _____
Date: _____
Principal Amount: _____
Maturity Date: _____
Levy: _____
Revenue: _____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.


Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director Percy, Secretary and Treasurer of the District, and made a part of the public records of Lakeview Metropolitan District.

The foregoing Resolution was seconded by Director Robert Eck.

[Remainder of Page Left Blank Intentionally.]

ADOPTED AND APPROVED this 28th day of October 2025.


curt burgener (Jan 16, 2026 10:49:37 MST)

President

ATTEST:

Tammy Percy
Tammy Percy (Jan 11, 2026 10:56:10 MST)

Secretary

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
LAKEVIEW)
METROPOLITAN)
DISTRICT)

I, Tammy Percy, Secretary and Treasurer to the Board of Directors of Lakeview Metropolitan District, Larimer County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on Tuesday, October 28, 2025, at 1:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2026; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2026 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 28th day of October, 2025.

Tammy Percy
Tammy Percy (Jan 11, 2026 10:56:10 MST)

Secretary



Management Budget Report

BOARD OF DIRECTORS
LAKEVIEW METROPOLITAN DISTRICT

We have prepared the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2026, including the comparative information of the forecasted estimate for the year ending December 31, 2025, and the actual historic information for the year ending 2024.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecasts are in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the financial position and results of operations for the forecasted periods.

A handwritten signature in black ink that reads "Tracee L. Kaminski". The signature is written in a cursive, flowing style.

Pinnacle Consulting Group, Inc.
January 20, 2026

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

LAKEVIEW METROPOLITAN DISTRICT				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(d)
	2024	2025	2025	2026
	Unaudited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Operating Advances	\$ 15,057	\$ -	\$ -	\$ 58,500
Property Taxes	87,956	27,941	27,941	30,837
Specific Ownership Taxes	5,507	1,676	1,676	1,850
Interest and Other	-	1,000	1,000	100
Total Revenues	\$ 108,520	\$ 30,617	\$ 30,617	\$ 91,287
Expenditures				
Operations and Maintenance				
Landscaping	\$ -	\$ -	\$ -	\$ -
Utilities	4,678	2,500	25,000	30,000
Facilities Management	300	-	-	-
Administration				
Accounting and Finance	14,965	16,000	13,330	16,275
District Management	15,451	15,500	13,330	16,275
Election	41	5,000	620	-
District Engineer	-	500	500	500
Insurance	2,076	2,300	2,076	2,680
Legal	19,220	25,000	25,000	26,250
Office, Dues, Newsletters & Other	1,221	1,800	1,800	3,110
District Website	660	2,000	2,000	1,725
Treasurer's Fees	1,759	419	559	617
Total Expenditures	\$ 60,371	\$ 71,019	\$ 84,215	\$ 97,432
Revenues Over/(Under) Expenditures	\$ 48,149	\$ (40,402)	\$ (53,598)	\$ (6,145)
Beginning Fund Balance	\$ 14,705	\$ 54,444	\$ 62,854	\$ 9,256
Ending Fund Balance	\$ 62,854	\$ 14,042	\$ 9,256	\$ 3,111
COMPONENTS OF ENDING FUND BALANCE:				
Emergency Reserve (3% of Revenues)	\$ 3,256	\$ 919	\$ 2,526	\$ 2,923
Operating Reserve (25% of Expenses)	27,130	17,755	17,755	24,358
Unrestricted	32,468	(4,631)	(11,025)	(24,170)
TOTAL ENDING FUND BALANCE	\$ 62,854	\$ 14,042	\$ 9,256	\$ 3,111
Mill Levy				
Operating	62.364	62.366	62.366	32.739
Total Mill Levy	62.364	62.366	62.366	32.739
Assessed Value	\$ 1,410,362	\$ 448,012	\$ 448,012	\$ 941,896
Property Tax Revenue				
Operating	\$ 87,956	\$ 27,941	\$ 27,941	\$ 30,837
Total Property Tax Revenue	\$ 87,956	\$ 27,941	\$ 27,941	\$ 30,837

LAKEVIEW METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

Lakeview Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act and was formed in 2010. The District was established in the City of Loveland, Colorado consisting of approximately 21,373 acres. The District was organized for the purpose of providing the following services and/or facilities: parks and recreation, sanitation (including sanitary sewer, storm drainage and surface and flood control), streets (including lighting and signals), television relay and translation, transportation and water.

The District has no employees at this time and all operations and administrative functions are contractual.

The budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

In preparing the 2026 budget, the following goal is foremost for the District:

- Maintaining District compliance in the most economical manner possible.

Revenues

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 District is authorized to levy up to 60 mills adjusted for changes in the ratio of actual value to assessed value of the property within the District for operations.

Specific Ownership Taxes

County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes the District's share will be equal to approximately 6% of the property taxes collected.

Net Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4%.

LAKEVIEW METROPOLITAN DISTRICT
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Expenditures

Administrative and Operating Expenditures

Operating and administrative expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, managerial, insurance, meeting expense, and other administrative expenses.

County Treasurer's Fees

County Treasurer's fees have been computed at 2% of property tax collections.

Capital Outlay

The District does not anticipate any infrastructure improvements during 2026.

Debt

Developer Advances

The District has developer debt on advances for administrative and operating expenditures.

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending for 2026, as defined under TABOR.

New Tax Entity? No

LARIMER COUNTY ASSESSOR

Date 11/24/2025

ON 11/24/2025

NAME OF TAX ENTITY: LAKEVIEW METRO DISTRICT

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

Table with 11 rows of valuation items and their corresponding dollar amounts, including 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION'.

- Footnote definitions for symbols ‡, *, ≈, and Φ, explaining terms like personal property exemptions, new construction, and jurisdictional requirements.

USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2025 :

Table with 10 rows of actual valuation items and their corresponding dollar amounts, including 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

- Footnote definitions for symbols ¶, *, and §, explaining terms like actual value of all taxable real property and construction definitions.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: \$ 0

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): ** \$ 0

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25% LIMIT") 29-1-1703, C.R.S.

203 _____ County Tax Entity Code

IN ACCORDANCE WITH §§ 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2025 :

1.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	941,896
2.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$	0
3.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$	941,896
4.	NEW CONSTRUCTION:	4.	\$	22,178
5.	ANNEXATIONS/INCLUSIONS:	5.	\$	0
6.	PREVIOUSLY EXEMPT PROPERTY:	6.	\$	0
7.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.): Includes all revenue collected on valuation not previously certified:	7.	\$	0.00
8.	INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION* (29-1-306(3)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	8.	\$	0
9.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	9.	\$	0.00
10.	TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS	10.	\$	0
11.	REVENUE INCREASE FROM EXPIRED TIF:	11.	\$	0

* Change in law for property tax classification does not include changes in classification due to property use changes.

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts and any county, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.

EXHIBIT B

**UNAUDITED FINANCIAL STATEMENTS
FOR THE PERIOD ENDING DECEMBER 31, 2025**



Management Financial Statements

BOARD OF DIRECTORS LAKEVIEW METROPOLITAN DISTRICT

We have prepared the accompanying management financial statements for the periods ending as of December 31, 2024 and December 31, 2025. We have also presented the accompanying 2026 adopted budgets of revenues, expenditures, and funds available prepared on the modified accrual basis.

These financial statements are designed for management purposes and are intended for those who are knowledgeable about these matters. We have not audited, reviewed or compiled the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. Substantially all the disclosures required by accounting principles generally accepted in the United States of America have been omitted. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the financial position and results of operations.

A handwritten signature in black ink that reads "Tracee L. Kaminski". The signature is written in a cursive style with a large initial 'T'.

Pinnacle Consulting Group, Inc.
February 17, 2026

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
(970)669-3611 (303)333-4380
www.PCGI.com

Serving our clients and community through excellent dependable service.

LAKEVIEW METROPOLITAN DISTRICT						
BALANCE SHEET						
			Unaudited	Unaudited		
			Actual	Actual		
			<u>12/31/2024</u>	<u>12/31/2025</u>		
Assets						
Current Assets						
	Checking		\$ 52,190	\$ 25,360		
	Due From Developer		10,936	10,936		
	Due from County		477	133		
	Property Taxes Receivable		27,941	30,837		
	Prepaid Expense		3,036	2,079		
	Total Current Assets		\$ 94,580	\$ 69,344		
Long-Term Assets						
	Investment in Fixed Assets		\$ 5,797,436	\$ 5,797,436		
	Total Long-Term Assets		\$ 5,797,436	\$ 5,797,436		
	Total Assets		\$ 5,892,016	\$ 5,866,780		
Liabilities						
Current Liabilities						
	Accounts Payable		\$ 3,785	\$ 4,900		
	Deferred Property Taxes		27,941	30,837		
	Total Current Liabilities		\$ 31,725	\$ 35,736		
Long-Term Liabilities						
	Operating Advance Payable		\$ 5,691,780	\$ 5,691,780		
	Operating Advance Interest Payable		831,908	833,674		
	Total Long-Term Debt		\$ 6,523,688	\$ 6,525,454		
	Total Liabilities		\$ 6,555,413	\$ 6,561,190		
Fund Equity						
	Net Investment in Fixed Assets		\$ (726,252)	\$ (728,018)		
	Fund Balance					
	Nonspendable		3,036	2,079		
	Restricted		3,256	891		
	Unassigned		56,562	30,638		
	Total Fund Equity		\$ (663,398)	\$ (694,411)		
	Total Liabilities and Fund Equity		\$ 5,892,016	\$ 5,866,780		
			=	=		

LAKEVIEW METROPOLITAN DISTRICT						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(c-b)	(d)	
	2024	2025	Actual	Variance	2026	
	Unaudited	Adopted	Through	Through	Adopted	
	Actual	Budget	12/31/2025	12/31/2025	Budget	
Revenues						
Operating Advances	\$ 15,057	\$ -	\$ -	\$ -	\$ 58,500	
Property Taxes	87,956	27,941	27,941	-	30,837	
Specific Ownership Taxes	5,507	1,676	1,747	71	1,850	
Interest and Other	-	1,000	-	(1,000)	100	
Total Revenues	\$ 108,520	\$ 30,617	\$ 29,688	\$ (929)	\$ 91,287	
Expenditures						
Operations and Maintenance						
Landscaping	\$ -	\$ -	\$ -	\$ -	\$ -	
Utilities	4,678	2,500	5,202	2,702	30,000	
Facilities Management	300	-	-	-	-	
Administration						
Accounting and Finance	14,965	16,000	12,718	(3,282)	16,275	
District Management	15,451	15,500	15,074	(426)	16,275	
Election	41	5,000	620	(4,380)	-	
District Engineer	-	500	-	(500)	500	
Insurance	2,076	2,300	2,076	(224)	2,680	
Legal	19,220	25,000	19,837	(5,163)	26,250	
Office, Dues, Newsletters & Other	1,221	1,800	1,817	17	3,110	
District Website	660	2,000	1,032	(968)	1,725	
Treasurer's Fees	1,759	419	559	140	617	
Total Expenditures	\$ 60,371	\$ 71,019	\$ 58,935	\$ (12,084)	\$ 97,432	
Revenues Over/(Under) Expenditures	\$ 48,149	\$ (40,402)	\$ (29,247)	\$ 11,155	\$ (6,145)	
Beginning Fund Balance	\$ 14,705	\$ 54,444	\$ 62,854	\$ 8,410	\$ 9,256	
Ending Fund Balance	\$ 62,854	\$ 14,042	\$ 33,607	\$ 19,565	\$ 3,111	
				=		
COMPONENTS OF ENDING FUND BALANCE:						
Emergency Reserve (3% of Revenues)	\$ 3,256	\$ 919	\$ 891		\$ 2,923	
Operating Reserve (25% of Expenses)	27,130	17,755	7,422		24,358	
Unrestricted	32,468	(4,631)	25,295		(24,169)	
TOTAL ENDING FUND BALANCE	\$ 62,854	\$ 14,042	\$ 33,607		\$ 3,111	
Mill Levy						
Operating	62.364	62.366	62.366		32.739	
Total Mill Levy	62.364	62.366	62.366		32.739	
Assessed Value	\$ 1,410,362	\$ 448,012	\$ 448,012		\$ 941,896	
Property Tax Revenue						
Operating	\$ 87,956	\$ 27,941	\$ 27,941		\$ 30,837	
Total Property Tax Revenue	\$ 87,956	\$ 27,941	\$ 27,941		\$ 30,837	