



ICENOGLE SEAVER POGUE

September 26, 2024

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Larimer County Colorado
P.O. Box 1280
Fort Collins, Colorado 80522
(Via Email: recording@larimer.org)

Re: Supplement to Annual Report for Centerra Metropolitan District Nos. 1&2

To Whom It May Concern:

Enclosed for your information and records is a copy of the 2023 Audited Financial Statements (the “Financial Statements”) for Centerra Metropolitan District Nos. 1 & 2 (the “Districts”). These Financial Statements are being submitted pursuant to Sections I.K.4. and II.I. of the Districts’ 2023 Annual Report that was submitted on February 21, 2024. At the time of submitting the Annual Report, the Financial Statements were not yet available.

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

CENTERRA METROPOLITAN DISTRICT NO. 1

FINANCIAL STATEMENTS AND
INDEPENDENT AUDITORS' REPORT

December 31, 2023



TABLE OF CONTENTS

	Page
INDEPENDENT AUDITOR’S REPORT	I-III
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements:	
Statement of Net Position	1
Statement of Activities	2
Governmental Funds Balance Sheet and Reconciliation of Fund Balances to Net Position	3
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	5
Notes to Basic Financial Statements.....	6-21
REQUIRED SUPPLEMENTARY INFORMATION	
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—General Fund	22
SUPPLEMENTARY INFORMATION	
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—Debt Service Fund	23
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—Capital Projects Fund.....	24
Summary of Assessed Valuation, Mill Levy, and Property Taxes Collected	25



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Report of Independent Certified Public Accountants

To the Board of Directors
Centerra Metropolitan District No. 1
Larimer County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Centerra Metropolitan District No. 1 as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Centerra Metropolitan District No. 1's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Centerra Metropolitan District No. 1, as of December 31, 2023, 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.

Basis for Opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Centerra Metropolitan District No. 1 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Centerra Metropolitan District No. 1's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Centerra Metropolitan District No. 1's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Centerra Metropolitan District No. 1's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 Supplementary Information

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

Accounting principles generally accepted in the United States of America require that the budgetary comparison schedule for the General Fund as listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Centerra Metropolitan District No. 1'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.

Haynie & Company

Littleton, Colorado
August 23, 2024

BASIC FINANCIAL STATEMENTS

Centerra Metropolitan District No. 1
Statement of Net Position
December 31, 2023

Assets	Governmental Activities
Cash and investments	\$ 7,546,125
Restricted cash and investments	47,592,564
Accounts receivable	38,226
Construction and landscaping deposits	1,139,766
Prepaid insurance	68,962
Capital Assets, not depreciated	51,130,550
Capital Assets, depreciated, net of accumulated depreciation	10,220,828
Total assets	<u>\$ 117,737,021</u>
Liabilities	
Accounts payable	\$ 771,320
Retainage payable	110,552
Deferred revenue	14,152
Accrued interest	836,522
Non-current liabilities:	
Due within one year	7,265,000
Due in more than one year	217,547,595
Total liabilities	<u>226,545,141</u>
Net Position	
Net investment in Capital Assets	(144,700,760)
Restricted for:	
Emergency	79,053
Debt Service	8,961,712
Capital Projects	22,811,188
Unrestricted	4,040,688
Total Net Position	<u>(108,808,119)</u>
Total Liabilities and Net Position	<u>\$ 117,737,022</u>

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 1
Statement of Activities
For the Year Ended December 31, 2023

Functions/Programs	Expenses	Program Revenues	Net (Expense) Revenue and Changes in Net Position Primary Government
		Charges for Services	Governmental Activities
Primary government:			
Governmental activities:			
General government	\$ 4,745,198	\$ 755,877	\$ (3,989,321)
Interest and other charges	<u>11,675,298</u>	<u>48,538</u>	<u>(11,626,760)</u>
 Total Governmental Activities	 <u>\$ 16,420,496</u>	 <u>\$ 804,415</u>	 <u>\$ (15,616,081)</u>
 General revenues:			
Net investment and other income			3,143,935
URA revenues			<u>17,176,713</u>
Total general revenues			<u>20,320,648</u>
Change in net position			4,704,567
Net position (deficit) - beginning of year			<u>(113,512,686)</u>
Net position (deficit) - end of year			<u>\$ (108,808,119)</u>

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 1
Governmental Funds Balance Sheet
and Reconciliation of Fund Balances to Net Position
December 31, 2023

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
Assets				
Cash and investments	\$ 4,331,868	\$ -	\$ 3,214,257	\$ 7,546,125
Restricted Cash and Investments	723,368	27,732,713	19,136,483	47,592,564
Accounts Receivable	34,618	3,608	-	38,226
Construction and landscaping deposits	-	-	1,139,766	1,139,766
Prepaid expenses	68,962	-	-	68,962
Total assets	\$ 5,158,816	\$ 27,736,321	\$ 23,490,506	\$ 56,385,643
Liabilities				
Accounts payable	\$ 202,554	\$ -	\$ 568,766	\$ 771,320
Retainage payable	-	-	110,552	110,552
Deferred revenue	-	14,152	-	14,152
Total liabilities	202,554	14,152	679,318	896,024
Fund Equity				
Nonspendable	68,962	-	-	68,962
Restricted:				
Emergency reserves	79,053	-	-	79,053
Debt Service	-	27,722,169	-	27,722,169
Capital Projects	-	-	22,811,188	22,811,188
Unassigned	4,808,247	-	-	4,808,247
Total Fund Balances	4,956,262	27,722,169	22,811,188	55,489,619
Total Liabilities and Fund Equity	\$ 5,158,816	\$ 27,736,321	\$ 23,490,506	\$ 56,385,643

Total governmental fund balance per above \$ 55,489,619

Amounts reported for governmental activities in the statement of net assets excluded from the governmental fund balance because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. 61,351,380

Long term liabilities not payable in the current year are excluded as liabilities in the governmental funds. Interest on long-term debt is recognized as an expenditure in governmental funds when due. These liabilities consist of:

Bonds Payable	(220,565,000)
Accrued interest	(836,522)
Unamortized premium on bonds	(4,247,596)

Net position of governmental activities \$ (108,808,119)

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 1
Governmental Fund Revenues, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
Revenues				
Service fees - District No. 2	\$ 530,619	\$ 197,081	\$ -	\$ 727,700
Service fees - District No. 3	-	1,228	-	1,228
Service fees - District No. 5	-	26,949	-	26,949
URA revenues	2,007,958	15,168,755	-	17,176,713
Public improvement fees	-	48,538	-	48,538
Interest and other income	455,709	1,734,020	954,206	3,143,935
Total General Revenues	<u>2,994,286</u>	<u>17,176,571</u>	<u>954,206</u>	<u>21,125,063</u>
Expenditures				
Current				
General government	2,635,094	-	135,150	2,770,244
Capital outlay	-	-	2,381,368	2,381,368
Debt service				
Principal	-	5,925,000	-	5,925,000
Costs of issuance	-	-	103,702	103,702
Interest and other charges	-	11,765,857	-	11,765,857
Total Expenditures	<u>2,635,094</u>	<u>17,690,857</u>	<u>2,620,220</u>	<u>22,946,171</u>
Excess of revenues over (under) expenditures	359,192	(514,286)	(1,666,014)	(1,821,108)
Other financing sources (uses)				
Interfund transfers	-	18,775	(18,775)	-
Total other financing sources (uses)	<u>-</u>	<u>18,775</u>	<u>(18,775)</u>	<u>-</u>
Net change in fund balances	359,192	(495,511)	(1,684,789)	(1,821,108)
Fund balances:				
Beginning of the year	<u>4,597,070</u>	<u>28,217,680</u>	<u>24,495,977</u>	<u>57,310,727</u>
End of the year	<u>\$ 4,956,262</u>	<u>\$ 27,722,169</u>	<u>\$ 22,811,188</u>	<u>\$ 55,489,619</u>

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 1
Reconciliation of the Statement of Revenues, Expenditures
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
For the Year Ended December 31, 2023

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balance—total governmental funds	\$ (1,821,108)
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Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.

Capitalized expenses	2,381,368
Depreciation expense	(1,975,142)

Repayment of long-term debt principal is an expenditures in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.

Change in accrued interest	18,167
Reduction of bond discounts	(8,989)
Amortization of bond premium/ discounts	185,271
Reduction of bond principal	<u>5,925,000</u>

Change in net position of governmental activities	<u>\$ 4,704,567</u>
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The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 1

Notes to Financial Statements

December 31, 2023

1. Definition of Reporting Entity

Centerra Metropolitan District No. 1 (the District), a quasi-municipal corporation, was organized on June 14, 2004, 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 in the City of Loveland (City), Larimer County, Colorado. The District was established to provide construction, installation, financing and operation of public improvements, including streets, traffic safety controls, landscaping, water, sanitary sewer, storm drainage, television relay, and park and recreation facilities for a development known as Centerra. The District's service plan was approved by the City. Pursuant to the consolidated service plan for Centerra Metropolitan Districts No. 1-4, the District operates as the Service District related to Centerra Metropolitan District No. 2 (Commercial District), Centerra Metropolitan District No. 3 (Residential District), Centerra Metropolitan District No. 4 (Regional Improvements District), and pursuant to an intergovernmental agreement between the District and Centerra Metropolitan District No. 5 (Industrial District), operates as a service district to District No. 5.

The District has no employees and all operations and administrative functions are contracted. The accounting policies of the District conform to generally accepted accounting principles ("GAAP") as applicable to governments. The following is a summary of the more significant policies:

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.

On January 26, 2004, Centerra Public Improvement Collection Corporation (PIC Corporation) and on June 4, 2004 the Centerra Retail Sales Fee Corporation (RSF Corporation) were formed. Both PIC Corporation and RSF Corporation are nonprofit corporations that were formed for the purpose of adopting and imposing Declarations and Covenants on property within certain areas of Centerra and for the purpose of imposing and collecting certain fees. The PIC Corporation agreed to remit public improvement fees to the District pursuant to the Centerra Master Financing and Intergovernmental Agreement with the District, the City, the Loveland Urban Renewal Authority, Centerra Properties West, LLC and the Centerra Public Improvement Development Corporation, and a Custodial Agreement with the District, RSF Corporation and other parties on October 1, 2004.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

1. Definition of Reporting Entity (continued)

The RSF Corporation agreed to remit retail sales fees to the District per the Custodial Agreement. In the refinancing of the 2004 bonds in March of 2008, the RSF Corporation was released from its obligation to remit fees to the District.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District is not financially accountable for any other organization, including Centerra Metropolitan Districts No. 2-5, PIC Corporation and RSF Corporation, nor is the District a component unit of any other primary governmental entity, including the City.

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 (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of the 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*.

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

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

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 government 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 property taxes. 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 general obligation debt of the governmental fund.
- The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

Investments are recorded at fair value.

For purpose of presentation in the financial statements, investments of the cash management pool and investments with original maturities of three months or less at the time they are purchased by the District are considered to be cash equivalents. Investments with an original maturity of more than three months are reported as investments.

Accounts Receivable

Accounts receivable are presented net of any reserve for uncollectible accounts.

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 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 estimated fair market 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 invested in capital assets, net of related debt component of the District's net position.

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.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful life:

Monumentation	20 years
Landscape/Parks and recreation	20 years
Promenade infrastructure	20 years
Sanitary sewer and storm drainage	20 years
Streets	20 years

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net position. Bond issue costs are reported as deferred charges and amortized over the term of the related debt.

The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are 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 debt service expenditures.

Net Position

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost.

Restricted Net Position are liquid assets, which have third party limitations on their use.

Unrestricted Net Position represent assets that do not have any third-party limitation on their use. While District management may have categorized and segmented portion for various purposes, the District board of directors has the unrestricted authority to revisit or alter these managerial decisions.

Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

- *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. The District reports Prepaid Insurance as Nonspendable at December 31, 2023.
- *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. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies. The District also classifies the fund balances in the Debt Service and Capital Projects funds as restricted for debt service and capital improvements.
- *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. The District did not have any committed resources as of December 31, 2023.
- *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. As of December 31, 2023, the District does not report any assigned fund balances.
- *Unassigned fund balance* - This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use Restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned fund balance.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall 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 presented on the modified accrual basis of accounting unless otherwise indicated.

Property Taxes

Property taxes are levied by the District 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 for 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 revenue in the year they are levied and measurable. The deferred property tax revenue is recorded as revenue in the year it is available or collected. For the year ended December 31, 2023, the District did not have deferred property tax or property tax revenue.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments

Cash and investments as of December 31, 2023 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and Investments	\$ 7,546,125
Cash and Investments - Restricted	<u>47,592,564</u>
Total	<u>\$ 55,138,689</u>

A summary of deposits and investments as of December 31, 2023 follows:

Deposits with financial institutions	\$ 1,032,738
Investments	<u>54,105,951</u>
Total cash and investments	<u>\$ 55,138,689</u>

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 equal to 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. The District has no policy regarding custodial credit risk for deposits.

In addition, the District holds a number of certificates of deposits with FDIC eligible banks, all of which were individually less than the \$250,000 threshold for FDIC coverage.

At December 31, 2023, the District had deposits with financial institutions with a carrying amount of \$1,032,738. The bank balances with the financial institutions were \$1,060,003. Of these balances, \$500,000 was covered by federal depository insurance and \$560,003 was covered by collateral held by authorized escrow agents in the financial institution's name (PDPA).

Interest Rate Risk

The District has a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments (continued)

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. 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, 2023, the District had the following investments and maturities:

Type of Investment	Fair Value	Maturities (in years)	
		0-1 Years	1-5 Years
U.S. Government & Agencies	\$ 47,592,564	\$ 47,592,564	\$ -
COLOTRUST	6,513,387	6,513,387	-
	<u>\$ 54,105,951</u>	<u>\$ 54,105,951</u>	<u>\$ -</u>

The above investments are authorized for all funds and fund types used by Colorado local governments. As of December 31, 2023, the District's U.S. Government Agencies are rated AA+ by Standard and Poor's and AAA by Moody's Investors Services.

COLOTRUST

As of December 31, 2023, the District invested in the Colorado Local Governmental Liquid Asset Trust ("COLOTRUST"), a local governmental investment vehicle established for local governmental entities in Colorado to pool surplus funds. COLOTRUST offers three investment options, one of which is COLOTRUST PLUS+. As an investment pool, COLOTRUST operates under the Colorado Revised Statutes (24-75-701) and is overseen by the Colorado Securities Commissioner. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments (continued)

securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (“NAV”) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. COLOTRUST Plus+ records its investment at fair value and the District records its investment in COLOTRUST PLUS+ using the next asset value. There are no unfunded commitments and there is no redemption notice period. The weighted average maturity is 60 days or less and is rated AAAM by Standard & Poor’s. At December 31, 2023, the District had \$6,513,387 invested in COLOTRUST PLUS+.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant observable inputs.

At December 31, 2023, the District held investments in U.S. Agency Securities in the amount of \$47,592,564 with maturity dates of less than one year. Given the low risk of these type of investments, the District has not established a policy limiting the amount of investments in this type of security and deems it unnecessary at this time. These investments are valued with Level 1 inputs.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

4. Capital Assets

Capital assets activity for the year ended December 31, 2023 is summarized below:

	<u>Balance at December 31, 2022</u>	<u>Transfers/ Additions</u>	<u>Transfers/ Retirements</u>	<u>Balance at December 31, 2023</u>
Governmental Activities				
Capital Assets, not being depreciated:				
Construction in progress	\$ 45,326,100	\$ 2,381,368	\$ -	\$ 47,707,468
Water rights	3,423,082	-	-	3,423,082
Total Capital Assets, not being depreciated	<u>48,749,182</u>	<u>2,381,368</u>	<u>-</u>	<u>51,130,550</u>
Capital Assets, depreciated				
Monumentation	4,550,218	-	-	4,550,218
Landscape Improvements	10,551,512	-	-	10,551,512
Promenade Shops	20,988,826	-	-	20,988,826
Sanitary Sewer and Storm Drainage	118,843	-	-	118,843
Streets	3,293,449	-	-	3,293,449
Total Capital Assets, depreciated	<u>39,502,847</u>	<u>-</u>	<u>-</u>	<u>39,502,847</u>
Less Accumulated Depreciation				
Monumentation	3,805,438	227,511	-	4,032,949
Landscape Improvements	7,079,542	527,576	-	7,607,118
Promenade Shops	15,183,074	1,049,441	-	16,232,515
Sanitary Sewer and Storm Drainage	74,701	5,942	-	80,643
Streets	1,164,122	164,672	-	1,328,794
Total Accumulated Depreciation	<u>27,306,877</u>	<u>1,975,142</u>	<u>-</u>	<u>29,282,019</u>
Total Capital Assets, Net of depreciation	<u>12,195,970</u>	<u>(1,975,142)</u>	<u>-</u>	<u>10,220,828</u>
Governmental Activities, Capital Assets, Net	<u>\$ 60,945,152</u>	<u>\$ 406,226</u>	<u>\$ -</u>	<u>\$ 61,351,378</u>

Depreciation expense was charged to the General Government activities of the District.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

5. Long-Term Debt

	Balance at December 31, 2022	Additions	Payment	Balance at December 31, 2023	Due Within One Year
Governmental Activities					
2022 Bonds Payable	\$ 25,610,000	\$ -	\$ -	\$ 25,610,000	\$ -
Discount on 2022 Bonds	(268,924)	-	8,989	(259,935)	-
2020 Bonds Payable	33,105,000	-	-	33,105,000	-
Premium on 2020 Bonds	588,008	-	21,126	566,882	-
2018 Bonds Payable	11,105,000	-	-	11,105,000	-
Premium on 2018 Bonds	30,605	-	1,177	29,428	-
2017 Bonds Payable	156,670,000	-	5,925,000	150,745,000	7,265,000
Premium on 2017 Bonds	4,074,188	-	162,968	3,911,220	-
	<u>\$ 230,913,877</u>	<u>\$ -</u>	<u>\$ 6,119,260</u>	<u>\$ 224,812,595</u>	<u>\$ 7,265,000</u>

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2023:

2017 Bonds Payable

The District issued \$187,975,000 in Special Revenue Refunding and Improvement Bonds, Series 2017 (2017 Bonds), on April 26, 2017. The proceeds from the 2017 Bonds were used to refund the 2014 Loan in the amount of \$131,510,000; terminate the 2008 swap and 2014 swap with a termination payment of \$17,138,000; fund an Improvement Project Fund for further acquisition and construction of certain public infrastructure improvements required for the Centerra development, consisting generally of streets, water, sanitary sewer, park and recreation, and related improvements; and to pay certain costs related to the issuance of the 2017 Bonds. Interest accrues at a rate of 2.70 percent through December 1, 2019 and 5.00 percent from December 1, 2019 through maturity. Payments of principal and interest are due annually on December 1 and payments of interest are due annually on June 1. The Bonds mature on December 1, 2047.

2018 Bonds Payable

The District issued \$11,105,000 in Special Revenue Refunding and Improvement Bonds, Series 2018 (2018 Bonds), on December 20, 2018. The proceeds from the 2018 Bonds were used to fund an Improvement Project Fund for further acquisition and construction of certain public infrastructure improvements for Centerra development, consisting generally of streets, water, sanitary sewer, park and recreation, and related improvements; and to pay certain costs related to the issuance of the 2018 Bonds. Interest accrues at a rate of 5.25 percent. Payments of principal (beginning December 1, 2040) and interest are due annually on December 1 and payments of interest are due annually on June 1. The Bonds mature on December 1, 2048.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

5. Long-Term Debt (continued)

Both the Series 2017 and 2018 Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) Net Tax Increment Financing (TIF) Revenues, (2) Metro District Taxes collected by Centerra Metropolitan District No.'s 2, 3, 4, and 5, from the imposition of the Required Mill Levy Public Improvement Fee (PIF) Revenues, Specific Ownership Taxes and any other legally available monies which the District determines to be treated as Pledged Revenue. The bonds are also secured by amounts held by the Custodian in the Reserve Fund(s). Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of Centerra Metropolitan District No. 2, 3 and 5 each year in an amount sufficient to pay the principal, premium if any, and interest on the bonds as the same become due and payable and to make up any deficiencies in the Reserve Fund. The maximum Required Mill Levy is 72 mills and the minimum Mill Levy is 35 mills, with respect to Centerra Metropolitan District No. 2, adjusted for changes in the ratio, if any, of actual value to assessed value of property within the District. As of December 31, 2023, the adjusted maximum mill levy is 44 mills and the adjusted minimum mill levy is 35 mills. For collection year 2022, the Centerra Metropolitan District No. 2 levied 44.000 debt service mills. In addition, property excluded from District No. 2 is responsible for its proportionate share of District debt at the time of exclusion. For collection year 2023, District No. 2 levied 10.879 mills for properties excluded in 2007, 21.780 for 2010 exclusions, 21.780 for 2015 exclusions, 29.049 for 2018 exclusions, 37.429 and 42.175 for 2019 exclusions and 46.499 mills for 2021 exclusions.

2020 Bonds Payable

The District issued \$33,105,000 in Special Revenue Refunding and Improvement Bonds, Series 2020 (2020 Bonds), on October 28, 2020. The proceeds from the 2020 Bonds were used to finance the cost of constructing public improvements; finance the tender of a portion of the 2017 Bonds; fund the Reserve Fund; finance capitalized interest; and pay the costs of issuing the 2020 Bonds. The 2020 Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) Net Tax Increment Financing (TIF) Revenues, (2) Metro District Taxes collected by Centerra Metropolitan District No.'s 2, 3, 4, and 5, from the imposition of the Required Mill Levy Public Improvement Fee (PIF) Revenues, Specific Ownership Taxes and any other legally available monies which the District determines to be treated as Pledged Revenue.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

5. Long-Term Debt (continued)

Interest accrues at a rate of 4.00 percent through December 1, 2029 and 5.00 percent from December 1, 2029 through maturity. Payments of principal and interest are due annually on December 1 and payments of interest are due annually on June 1. The Bonds mature on December 1, 2051. Per the Mill Levy certifications, the following debt mills were certified on excluded property for tax year 2020, collection year 2021: Savanna Fourth, 31.934 mills for 2017, 2018 and 2020 Bonds; Flats, 22.933 mills for 2017, 2018 and 2020 Bonds; Residential Debt, 15.419 mills for 2017, 2018 and 2020 Bonds; Railway Flats, 35.247 mills for 2017, 2018 and 2020 Bonds, and Bond, 9.490 mills for 2017, 2018 and 2020 Bonds.

2022 Bonds Payable

The District issued \$25,610,000 in Special Revenue Refunding and Improvement Bonds, Series 2022 (2022 Bonds), on November 30, 2022. The proceeds from the 2022 Bonds were used to finance the cost of constructing public improvements; fund the Reserve Fund; finance capitalized interest; and pay the costs of issuing the 2022 Bonds. Interest accrues at a rate of 3.25 percent through December 1, 2051 and 6.50 percent from December 1, 2051 through maturity. Payments of principal are due annually beginning in 2051 and payments of interest are due semi-annually on June 1 and December 1. The Bonds mature on December 1, 2053

Events of Default for the bonded debt are as follows:

- The District refuses to impose the required mill levy or apply pledged revenue, as required
- The District fails to collect the pledged revenue or apply pledged revenue as required by the resolution
- The District defaults in the performance or observance or other applicable covenants, agreements or conditions, and fails to remedy after notice
- The District files a petition under federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the bond obligation.

The 2022 Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: (1) Net Tax Increment Financing (TIF) Revenues, (2) Metro District Taxes collected by Centerra Metropolitan District No.'s 2, 3, 4, and 5, from the imposition of the Required Mill Levy Public Improvement Fee (PIF) Revenues, Specific Ownership Taxes and any other legally available monies which the District determines to be treated as Pledged Revenue. Due to the limited nature of the pledged revenue, the failure to pay the principal of or interest on bonds when due, or the failure to maintain the reserve fund requirement shall not, of itself, constitute an Event of Default.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

5. Long-Term Debt (continued)

Future Debt Service Requirements

Annual debt service requirements for the Bonds Payable at December 31, 2023 are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 7,265,000	\$ 9,890,138	\$ 17,155,138
2025	9,995,000	9,742,013	19,737,013
2026	12,280,000	9,794,926	22,074,926
2027	13,720,000	10,543,663	24,263,663
2028	15,895,000	9,929,663	25,824,663
2029-2033	14,780,000	40,858,615	55,638,615
2034-2038	18,085,000	37,022,315	55,107,315
2039-2043	25,215,000	31,843,202	57,058,202
2044-2048	50,080,000	23,898,502	73,978,502
2049-2053	53,250,000	55,834,698	109,084,698
Total Debt Service Requirements	\$ 220,565,000	\$ 239,357,735	\$ 459,922,735

Authorized Debt

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$5,350,000,000 at an interest rate not to exceed 18 percent per annum. On November 7, 2023, a majority of qualified electors authorized the issuance of indebtedness in an amount not to exceed \$1,400,000 at an interest rate not to exceed 18% per annum. At December 31, 2023, the District had authorized but unissued indebtedness in the amount of \$6,492,205,000

6. 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 natural disasters.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2023. 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.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

6. 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.

7. Commitments and Contingencies

Master Financing Agreement

The Master Financing Agreement (MFA), dated January 20, 2004 and as subsequently amended, was entered into among the District, the City, the Loveland Urban Renewal Authority (LURA), the developer, Centerra Public Improvement Collection Corporation, and Centerra Public Improvement Development Corporation. Pursuant to the MFA the LURA assigned the net TIF Revenues to the District for the purpose of financing certain public improvements. The MFA also requires the recording of the PIF Covenant against all of the property within the Commercial District to provide for the imposition of a Public Improvement Fee. In connection with the PIF the City agrees in the MFA to grant a credit against the collection of 1.25% of its 3.0% sales tax on taxable sales transactions occurring within the Commercial District. The MFA also provides for the payment to the District by the Residential District (District No. 3) of 5.000 mills against the property in the Residential District (referred to as the Residential Contribution).

The MFA authorizes the District to provide for the construction or acquisition of certain public improvements.

TABOR Amendment

Article X, Section 20 of the Colorado Constitution, commonly known 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.

Centerra Metropolitan District No. 1
Notes to Financial Statements (continued)
December 31, 2023

7. Commitments and Contingencies (continued)

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.

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 has established an emergency reserve, as required by the Amendment. At December 31, 2023, the emergency reserve of \$79,053 was recorded in the General Fund.

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.

8. Deficit Net Position

The District's net position as of December 31, 2023 totaled \$(108,808,119). This deficit amount was a result of the District being responsible for the financing and repayment of debt issued for the construction of public improvements which were conveyed to other governmental entities and which assets were removed from the District's financial records.

REQUIRED SUPPLEMENTARY INFORMATION

Centerra Metropolitan District No. 1
Statement of Revenue, Expenditures
and Changes in Fund Balances—Actual and Budget
Governmental Fund Type—General Fund
For the Year Ended December 31, 2023

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue			
Service fees, District No. 2	\$ 552,696	\$ 530,619	\$ (22,077)
Net investment and other income	160,000	360,371	200,371
URA revenues	2,096,679	2,007,958	(88,721)
PILOT revenue	98,642	91,637	(7,005)
Chapungu revenue	7,000	3,700	(3,300)
Total Revenue	2,915,017	2,994,285	79,268
Expenditures			
Accounting & financial management	189,830	209,497	(19,667)
Audit	23,000	23,100	(100)
Directors' fees	13,000	10,025	2,975
District management and administration	167,000	283,800	(116,800)
Election costs	20,000	25,906	(5,906)
Engineering and other professional services	60,000	14,762	45,238
Insurance and bonds	55,000	66,236	(11,236)
Legal services	160,000	57,532	102,468
Office, dues and other	18,500	2,542	15,958
Utilities	365,000	300,674	64,326
Viking Way ROW Maintenance	16,400	2,232	14,168
IGA Coordination	60,000	44,380	15,620
Landscaping	692,307	605,861	86,446
Hardscape	268,500	297,083	(28,583)
Undeveloped public land	55,000	48,261	6,739
Storm water facilities	105,557	91,857	13,700
Sanitary sewer facilities	1,000	3,175	(2,175)
Amenities	498,745	302,608	196,137
Miscellaneous facilities services	136,500	1,609	134,891
Repairs and replacement	381,000	243,953	137,047
Contingency	25,000	-	25,000
Total Expenditures	3,311,339	2,635,093	676,246
Excess Revenue Over (Under)			
Expenditures	(396,322)	359,192	(37,130)
Net change in fund balances	(396,322)	359,192	(37,130)
Fund Balances—Beginning of year	4,419,276	4,597,070	177,794
Fund Balances—End of Year	\$ 4,022,954	\$ 4,956,262	\$ 140,664

The accompanying notes are an integral part of these financial statements.

SUPPLEMENTARY INFORMATION

Centerra Metropolitan District No. 1
Statement of Revenue, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—Debt Service Fund
For the Year Ended December 31, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenue:			
Service fees, District No. 2	\$ 180,259	\$ 197,081	\$ 16,822
Service fees, District No. 3	1,249	1,228	(21)
Service fees, District No. 5	27,870	26,949	(921)
Net investment and other income	1,073,000	1,734,020	661,020
URA Revenues (Debt Service)	15,833,900	15,168,755	(665,145)
Public improvement fees (PIF)	<u>75,000</u>	<u>48,538</u>	<u>(26,462)</u>
Total Revenues	<u>17,191,278</u>	<u>17,176,571</u>	<u>(14,707)</u>
Expenditures:			
Bond interest - Series 2017	7,833,500	7,833,500	-
Bond interest - Series 2018	583,013	583,013	-
Bond interest - Series 2020A	1,621,750	1,621,750	-
Bond Principal - Series 2022	5,925,000	5,925,000	-
Bond interest - Series 2022	1,669,274	1,669,274	-
Office, Dues & Other	-	282	(282)
Collection fee - PIF	75,000	48,538	26,462
Trustee and paying agent fees	<u>15,000</u>	<u>9,500</u>	<u>5,500</u>
Total Expenditures	<u>17,722,537</u>	<u>17,690,857</u>	<u>31,680</u>
Excess Revenue Over (Under) Expenditures	<u>(531,259)</u>	<u>(514,286)</u>	<u>16,973</u>
Other financing sources (uses)			
Transfer in from other funds	<u>-</u>	<u>18,775</u>	<u>(18,775)</u>
Total transfers in (out)	<u>-</u>	<u>18,775</u>	<u>(18,775)</u>
Net change in fund balances	<u>(531,259)</u>	<u>(495,511)</u>	<u>(1,802)</u>
Fund Balance—Beginning of year	<u>28,508,129</u>	<u>28,217,680</u>	<u>290,449</u>
Fund Balance—End of Year	<u>\$ 27,976,870</u>	<u>\$ 27,722,169</u>	<u>\$ 288,647</u>

Centerra Metropolitan District No. 1
Statement of Revenue, Expenditures
and Changes in Fund Balance—Actual and Budget
Governmental Fund Type—Capital Projects Fund
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenue:				
Interest & Other Income	\$ 52,000	\$ 52,000	\$ 954,206	\$ 902,206
Total Revenue	<u>52,000</u>	<u>52,000</u>	<u>954,206</u>	<u>902,206</u>
Expenditures:				
District Management	30,000	25,000	24,375	625
District Engineering	120,000	84,000	95,953	(11,953)
Centerra Parkway Traffic Signals	-	815,399	3,676	811,723
NW Arterial Roadways Ph2	70,667	30,599	-	30,599
Meyers Group 5th Subdivision	415,161	270,081	244,850	25,231
Savanna 5th Subdivision Infrastructure	56,020	52,931	29,490	23,441
Boyd Lake Avenue South (Hwy 34 to GLIC)	150,827	48,467	38,581	9,886
Boyd Lake Avenue North Landscaping	12,500	6,385	10,390	(4,005)
Parcel 301 Infrastructure	67,311	182,823	133,161	49,662
Parcel 504 Phase II Infrastructure	91,198	635,162	637,795	(2,633)
Parcel 504 Phase III Infrastructure	1,673,355	133,534	72,161	61,373
I-25 and Hwy 34 Landscaping	-	-	306,887	(306,887)
Kendall Parkway Underpass/Bus Station	1,675,938	908,034	452,009	456,025
Millennium East 13th	-	7,187,505	7,475	7,180,030
Boyd Lake Ave. & Kendall Pky Landscaping	59,100	90,915	47,843	43,072
Regional Detention Pond Phase 1	-	1,147,015	6,574	1,140,441
Kinston Reimbursements	1,325,892	1,658,121	-	1,658,121
Parcel 205	965,000	125,000	3,931	121,069
Kendall Parkway (RMA to Centerra Pkwy)	814,200	209,143	153,083	56,060
Kendall Parkway Underpass Enhancements	-	2,123,296	-	2,123,296
Kendall Parkway Landscaping	600,000	-	-	-
Myers Subdivision Landscaping/Hardscapes	636,000	14,568	9,306	5,262
Parcel 504 Phase 4	180,000	-	-	-
Northwest Arterial Roadways Phase 2	-	-	19,774	(19,774)
Savanna 3rd Subdivision Infrastructure	841,200	-	-	-
Master Planning	-	-	13,891	(13,891)
Office, Dues & Other	-	600	931	(331)
Centerra Precision on the Tracks & East	-	202,875	204,382	(1,507)
Cost of Issuance	-	103,702	103,702	-
Total Expenditures	<u>9,784,369</u>	<u>16,055,155</u>	<u>2,620,220</u>	<u>13,434,935</u>
Excess Revenue Over (Under)				
Expenditures	<u>(9,732,369)</u>	<u>(16,003,155)</u>	<u>(1,666,014)</u>	<u>14,337,141</u>
Other financing sources (uses)				
Transfer in from general fund	-	-	(18,775)	(18,775)
Total other financing sources (uses)	-	-	(18,775)	(18,775)
Net change in fund balances	<u>(9,732,369)</u>	<u>(16,003,155)</u>	<u>(1,684,789)</u>	<u>14,318,366</u>
Fund Balance—Beginning of year	<u>21,310,808</u>	<u>21,310,808</u>	<u>24,495,977</u>	<u>3,185,169</u>
Fund Balance—End of Year	<u>\$ 11,578,439</u>	<u>\$ 5,307,653</u>	<u>\$ 22,811,188</u>	<u>\$ 17,503,535</u>

Centerra Metropolitan District No. 1
Summary of Assessed Valuation,
Mill Levy and Property Taxes Collected
December 31, 2023

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied (All Funds)	Total Property Taxes		Percent Collected to Levied
			Levied	Collected	
2021	\$ 5,127,892	0.000	\$ -	\$ -	N/A
2022	\$ 5,662,865	0.000	\$ -	\$ -	N/A
2023	\$ 5,364,394	0.000	\$ -	\$ -	N/A
Estimated for the year ending 12/31/2024	\$ 5,521,307	0.000	\$ -		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the county treasurer does not permit identification of specific year or levy.

**Centerra Metropolitan District No. 2
Larimer County, Colorado**

**Financial Statements
December 31, 2023**





TABLE OF CONTENTS


	Page
INDEPENDENT AUDITOR’S REPORT	I-III
BASIC FINANCIAL STATEMENTS	
Government-wide Financial Statements:	
Statement of Net Position	1
Statement of Activities	2
Governmental Funds Balance Sheet	3
Governmental Fund Revenues, Expenditures, and Changes in Fund Balances	4
Notes to Basic Financial Statements.....	5-13
REQUIRED SUPPLEMENTARY INFORMATION	
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—General Fund	14



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INDEPENDENT AUDITOR'S REPORT

Members of the Board of Directors
Centerra Metropolitan District No. 2

Opinions

We have audited the accompanying financial statements of the governmental activities and the major funds of Centerra Metropolitan District No. 2 (the "District") as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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 Centerra Metropolitan District No. 2, as of December 31, 2023 and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for opinions

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Centerra Metropolitan District No. 2 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Centerra Metropolitan District No. 2's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements, including omissions, are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

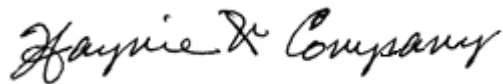
- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Centerra Metropolitan District No. 2's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Centerra Metropolitan District No. 2's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

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.

Accounting principles generally accepted in the United States of America require that budgetary comparison schedule, as listed in the table of contents, be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



Littleton, Colorado
August 15, 2024

BASIC FINANCIAL STATEMENTS

Centerra Metropolitan District No. 2

Statement of Net Position

December 31, 2023

Assets	Governmental Activities
Property Taxes	\$ 179,396
Specific Ownership Taxes	<u>36,576</u>
Total assets	<u>215,972</u>
Liabilities	
Payment for Services	36,576
Payment for Debt to District 1	<u>179,396</u>
Total liabilities	<u>215,972</u>
Net Position	
Restricted for:	
Emergency	22,520
Unrestricted	<u>(22,520)</u>
Total Net Position	<u>-</u>
Total Liabilities and Net Position	<u>\$ 215,972</u>

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 2
Statement of Activities
For the Year Ended December 31, 2023

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenue and Changes in Net Position
			Primary Government Governmental Activities
Primary government:			
Governmental activities:			
General government	\$ 731,045	\$ 750,656	\$ 19,611
Interest and other charges	19,611	-	(19,611)
	<u>\$ 750,656</u>	<u>\$ 750,656</u>	<u>-</u>
Total Governmental Activities			
General revenues			
Property Taxes			186,818
Specific Ownership Taxes			563,838
Total general revenues			<u>750,656</u>
Payment for Services			530,619
Payment for Debt to District 1			197,081
Interest Expense & Other Fees			22,956
Change in net position			<u>-</u>
Net position (deficit) - beginning of year			<u>-</u>
Net position (deficit) - end of year			<u>\$ -</u>

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 2
Governmental Funds Balance Sheet
and Reconciliation of Fund Balances to Net Position
December 31, 2023

	General Fund	Total Governmental Funds
Assets		
Property Tax Receivable	\$ 179,396	\$ 179,396
Due from County	36,576	36,576
Total assets	\$ 215,972	\$ 215,972
Liabilities		
Payment for Services	36,576	36,576
Payment for Debt to District 1	179,396	179,396
Total liabilities	215,972	215,972
Fund Equity		
Restricted:		
Emergency reserves	22,520	22,520
Unassigned	(22,520)	(22,520)
Total Fund Balances	-	-
Total Liabilities and Fund Equity	\$ 215,972	\$ 215,972

There were no reconciling items between the Statement of Net Position and this statement.

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 2
Governmental Fund Revenues, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2023

	General	Total Governmental Funds
Revenues		
Property Taxes	\$ 186,818	\$ 186,818
Specific Ownership Taxes	563,838	563,838
Total General Revenues	750,656	750,656
Expenditures		
Treasurer Fees	3,345	3,345
Payment for Services	530,619	530,619
Payment for Debt to District 1	197,081	197,081
Interest Expense	19,611	19,611
Total Expenditures	750,656	750,656
Excess of revenues over (under) expenditures	-	-
Net change in fund balances	-	-
Fund balances:		
Beginning of the year	-	-
End of the year	\$ -	\$ -

There were no reconciling items between the Statement of Activities and this statement.

The accompanying notes are an integral part of these financial statements.

Centerra Metropolitan District No. 2

Notes to Financial Statements

December 31, 2023

1. Definition of Reporting Entity

Centerra Metropolitan District No. 2 (the District), a quasi-municipal corporation, was organized on June 14, 2004, 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 in the City of Loveland (City), Larimer County, Colorado. The District was established to provide construction, installation, financing and operation of public improvements, including streets, traffic safety controls, landscaping, water, sanitary sewer, storm drainage, television relay, and park and recreation facilities. The District's service plan was approved by the City. Pursuant to the consolidated service plan for Centerra Metropolitan Districts No. 1-4, the District operates as the Commercial District related to Centerra Metropolitan District No. 1 (Service District), Centerra Metropolitan District No. 3 (Residential District), Centerra Metropolitan District No. 4 (Regional Improvements District), and pursuant to an intergovernmental agreement between the District and Centerra Metropolitan District No. 5 (Industrial District), operates as a service district to District No. 5.

The District has no employees and all operations and administrative functions are contracted. The accounting policies of the District conform to generally accepted accounting principles ("GAAP") as applicable to governments. The following is a summary of the more significant policies:

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.

On January 26, 2004, Centerra Public Improvement Collection Corporation (PIC Corporation) and on June 4, 2004 the Centerra Retail Sales Fee Corporation (RSF Corporation) were formed. Both PIC Corporation and RSF Corporation are nonprofit corporations that were formed for the purpose of adopting and imposing Declarations and Covenants on property within Centerra and for the purpose of imposing and collecting certain fees. PIC and RSF Corporations have entered into an agreement with the District whereby on June 4, 2004, PIC and RSF Corporations have agreed to remit to the District certain revenues received from fees imposed by PIC and RSF Corporations in consideration of the District's financing, construction and operation of public improvements which benefit the members of PIC and RSF Corporations.

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

1. Definition of Reporting Entity (continued)

In the refinancing of the 2004 bonds in March of 2008, the RSF Corporation was released from its agreement.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District is not financially accountable for any other organization, including Centerra Metropolitan District No's. 1 and 3 through 5, PIC Corporation and RSF Corporation, nor is the District a component unit of any other primary governmental entity, including the City.

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 (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of the 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*.

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

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

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 government 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 property taxes. 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 fund:

- 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.

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.

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

Investments are recorded at fair value.

For purpose of presentation in the financial statements, investments of the cash management pool and investments with original maturities of three months or less at the time they are purchased by the District are considered to be cash equivalents. Investments with an original maturity of more than three months are reported as investments.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net position. Bond issue costs are reported as deferred charges and amortized over the term of the related debt.

The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are 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 debt service expenditures.

Net Position

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost.

Restricted Net Position are liquid assets, which have third party limitations on their use.

Unrestricted Net Position represent assets that do not have any third-party limitation on their use. While District management may have categorized and segmented portion for various purposes, the District board of directors has the unrestricted authority to revisit or alter these managerial decisions.

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- *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. The District reports Prepaid Insurance as Nonspendable at December 31, 2023.
- *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. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies. The District also classifies the fund balances in the Debt Service and Capital Projects funds as restricted for debt service and capital improvements.
- *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. The District did not have any committed resources as of December 31, 2023.
- *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. As of December 31, 2023, the District does not report any assigned fund balances.
- *Unassigned fund balance* - This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

2. Summary of Significant Accounting Policies (continued)

The District would typically use Restricted fund balances first, followed by Committed resources, and then Assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned fund balance.

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall 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 presented on the modified accrual basis of accounting unless otherwise indicated.

Property Taxes

Property taxes are levied by the District 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 for 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 revenue in the year they are levied and measurable. The deferred property tax revenue is recorded as revenue in the year it is available or collected.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the use of estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments

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 equal to 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. The District has no policy regarding custodial credit risk for deposits.

At December 31, 2023, the District had no deposits with financial institutions.

Interest Rate Risk

The District has a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

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. 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, 2023, the District had no investments.

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

4. 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 natural disasters.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2023. 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.

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.

5. Commitments and Contingencies

Master Financing Agreement

The Master Financing Agreement (MFA), dated January 20, 2004 and as subsequently amended, was entered into among the District, the City, the Loveland Urban Renewal Authority (LURA), the developer, Centerra Public Improvement Collection Corporation, and Centerra Public Improvement Development Corporation. Pursuant to the MFA the LURA assigned the net TIF Revenues to the District for the purpose of financing certain public improvements. The MFA also requires the recording of the PIF Covenant against all of the property within the Commercial District to provide for the imposition of a Public Improvement Fee. In connection with the PIF the City agrees in the MFA to grant a credit against the collection of 1.25% of its 3.0% sales tax on taxable sales transactions occurring within the Commercial District. The MFA also provides for the payment to the District by the Residential District of 5.000 mills against the property in the Residential District (referred to as the Residential Contribution).

The MFA authorizes the District to provide for the construction or acquisition of certain public improvements.

Centerra Metropolitan District No. 2
Notes to Financial Statements (continued)
December 31, 2023

5. Commitments and Contingencies (continued)

TABOR Amendment

Article X, Section 20 of the Colorado Constitution, commonly known 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.

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 has established an emergency reserve, as required by the Amendment. At December 31, 2023, the emergency reserve of \$22,520 was recorded in the General Fund.

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.

REQUIRED SUPPLEMENTARY INFORMATION

Centerra Metropolitan District No. 2
Statement of Revenue, Expenditures
and Changes in Fund Balances—Actual and Budget
Governmental Fund Type—General Fund
For the Year Ended December 31, 2023

	<u>Original & Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenue			
Property Taxes	\$ 148,472	\$ 186,818	\$ 38,346
Specific Ownership Taxes	587,453	563,838	(23,615)
Interest & Other	<u>20,000</u>	<u>-</u>	<u>(20,000)</u>
Total Revenue	<u>755,925</u>	<u>750,656</u>	<u>(5,269)</u>
Expenditures			
Treasurer Fees	2,970	3,345	(375)
Interest Expense	-	19,611	(19,611)
Payment for Services	552,696	530,619	22,077
Payment for Debt to District 1	180,259	197,081	(16,822)
Contingency	<u>20,000</u>	<u>-</u>	<u>20,000</u>
Total Expenditures	<u>755,925</u>	<u>750,656</u>	<u>5,269</u>
Excess Revenue Over (Under)			
Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Net change in fund balances	-	-	-
Fund Balances—Beginning of year	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balances—End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The accompanying notes are an integral part of these financial statements.