

# Centerra Metropolitan District

January 29, 2010

Via email: [dlg-filing@state.co.us](mailto:dlg-filing@state.co.us)

Mr. Jarrod Biggs  
Colorado Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203

RE: Centerra Metropolitan District No. 2 2010 Budget

Dear Mr. Biggs:

Attached are true and accurate copies of the adopted 2010 Budget for the Centerra Metropolitan District No. 2 in Larimer County, Colorado, submitted pursuant to C.R.S. Section 29-1-113. The budget was adopted on November 19, 2009.

If there are any questions on the budget, please contact our office at (970) 669-3611.

Sincerely,  
CENTERRA  
METROPOLITAN DISTRICT NO. 2



Pinnacle Consulting Group Inc.  
District Accountant

Enc.

---

Managed by Pinnacle Consulting Group, Inc.  
5110 Granite Street, Suite C  
Loveland, CO 80538  
Phone: (970) 669-3611 \* Fax: (970) 669-3612



## Accountant's Report

Board of Directors  
Centerra Metropolitan District No. 2

I have compiled the accompanying forecasted budget of revenue, expenditures, and fund balance of the Centerra Metropolitan District No. 2 for the General, Debt Service and Capital Projects Funds for the year ending December 31, 2010, including the forecasted estimate of comparative information for the year ending December 31, 2009, in accordance with the attestation standards established by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of a forecast information that is the representation of management and does not include evaluation of the support for the assumptions underlying the forecast. I have not examined the forecast and, accordingly, do not express an opinion or any other form of assurance on the accompanying budget of revenue, expenditures, and fund balance or assumptions. Furthermore, there will usually be differences between the forecasted and actual results because events and circumstances frequently do not occur as expected, and those differences may be material. I have no responsibility to update this report for events or circumstances occurring after the date of this report.

Management has elected to omit the summary of significant accounting policies required by the guidelines for presentation of a forecast established by the American Institute of Certified Public Accountants. If the omitted disclosures were included in the forecast, they might influence the user's conclusions about the District's results of operations for the forecasted periods. Accordingly, this forecast is not designed for those who are not informed about such matters.

I am not independent with respect to the Centerra Metropolitan District No. 2.

A handwritten signature in cursive script that reads "Peggy Dowswell".

Peggy Dowswell, CPA  
January 29, 2009

5110 Granite St, Ste C  
Loveland, CO 80538  
(970) 669-3611  
(970) 669-3612 fax

## CENTERRA METROPOLITAN DISTRICT NO. 2

### 2010 BUDGET MESSAGE

Centerra Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established as the "Finance District" as part of a "Multiple District Structure" for the mixed-use development known as "Centerra" located in the City of Loveland, Colorado. Along with its companion Districts No.1, No.3, No.4, and No.5 ("Service and Financing Districts"), this District was organized to provide construction, installation, financing and operation of public improvements, including streets, traffic safety controls, landscaping, water, sanitary sewer, storm drainage, television relay, transportation, and park and recreation facilities.

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

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

### 2010 BUDGET STRATEGY

The District's strategy in preparing the 2010 budget is to strive to provide the level of services as desired by the constituents of the District in the most economic manner possible.

In the General Fund, with the exception of the County Treasurer's fees, all expenditures are related to the transfers to District No. 1 for overall operating costs and debt service as required by an intergovernmental agreement. The District adopted a mill levy of 42.600 mills which resulted in budgeted property tax revenue of \$48,493 and specific ownership tax revenue of \$319,604 for the purpose of paying service fees to District No. 1 and the DEBT ONLY District adopted a mill levy of 6.655 mills which resulted in budgeted property revenue of \$5,830 for the purpose of paying debt obligation as discussed below under Debt.

#### *Debt*

The District has no outstanding debt. However, property tax revenues are pledged to District No. 1 through a Capital Pledge Agreement for the Series 2008 Variable Rate Refunding and Improvement Bonds.

*Reserves*

The District transfers all of its revenue to Centerra Metropolitan District No. 1 as provided for in an intergovernmental agreement between Centerra Metropolitan District Nos. 1-4. Therefore, no emergency reserve has been provided for in Centerra Metropolitan District No. 2. The emergency reserve related to their revenue stream is captured in Centerra Metropolitan District No. 1.

**CENTERRA METROPOLITAN DISTRICT NO. 2**  
**SUMMARY**  
**FORECASTED 2010 BUDGET AS ADOPTED**  
**WITH 2008 ACTUAL AND 2009 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/10

Page 1

	ACTUAL 2008	ADOPTED BUDGET 2009	ESTIMATED	ADOPTED BUDGET 2010
BEGINNING FUND BALANCES	\$ -	\$ -	\$ -	\$ -
REVENUE				
Property taxes - General	22,077	54,862	54,862	48,493
Property taxes - Debt Service	-	-	-	5,830
Payment from County - PY Correction	-	-	-	-
Specific ownership tax	128,172	288,876	267,721	319,604
Investment income	265	100,000	10,000	100,000
Total revenue	150,514	443,738	332,583	473,927
TRANSFERS IN	-	-	-	-
Total funds available	150,514	443,738	332,583	473,927
EXPENDITURES				
General				
Accounting	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees	279	1,097	444	124
Director fees	-	-	-	-
Election costs	-	-	-	-
Payment of Services to District No. 1	150,235	342,641	322,139	368,090
Payment of Debt Service to District No. 1	-	-	-	5,713
Miscellaneous	-	-	-	-
Contingency	-	100,000	10,000	100,000
Total expenditures	150,514	443,738	332,583	473,927
TRANSFERS OUT	-	-	-	-
Total expenditures and transfers out requiring appropriation	150,514	443,738	332,583	473,927
ENDING FUND BALANCES	\$ -	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

**CENTERRA METROPOLITAN DISTRICT NO. 2**  
**GENERAL FUND**  
**FORECASTED 2010 BUDGET AS ADOPTED**  
**WITH 2008 ACTUAL AND 2009 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/29/10

Page 1

	ACTUAL 2008	ADOPTED BUDGET	ESTIMATED 2009	ADOPTED BUDGET 2010
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -
REVENUE				
Property taxes - General	22,077	54,862	54,862	48,493
Property taxes - Debt Service	-	-	-	5,830
Payment from County - PY Correction	-	-	-	-
Specific ownership taxes	128,172	288,876	267,721	319,604
Investment income & Other	265	100,000	10,000	100,000
Total revenue	150,514	443,738	332,583	473,927
TRANSFERS IN				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers in	-	-	-	-
Total funds available	150,514	443,738	332,583	473,927
EXPENDITURES				
Accounting & District Administration	-	-	-	-
Bond issue costs	-	-	-	-
County Treasurer's fees - General	279	1,097	444	7
County Treasurer's fees - Debt Service	-	-	-	117
Director fees	-	-	-	-
Election costs	-	-	-	-
Payment of Services to District No. 1	150,235	342,641	322,139	368,090
Payment of Debt Service to District No. 1	-	-	-	5,713
Miscellaneous	-	-	-	-
Contingency	-	100,000	10,000	100,000
Total expenditures	150,514	443,738	332,583	473,927
TRANSFERS OUT				
Capital Projects Fund	-	-	-	-
Debt Service Fund	-	-	-	-
Total transfers out	-	-	-	-
Total expenditures and transfers out requiring appropriation	150,514	443,738	332,583	473,927
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.

**CENTERRA METROPOLITAN DISTRICT NO. 2**  
**PROPERTY TAX SUMMARY INFORMATION**  
For the Years Ended and Ending December 31,

1/29/10

Page 2

	ACTUAL 2008	ADOPTED BUDGET	ESTIMATED 2009	ADOPTED BUDGET 2010
<b>ASSESSED VALUATION - LARIMER COUNTY</b>				
Residential	\$ -	\$ 497,500	\$ 497,500	\$ 504,610
Commercial	65,284,520	78,760,770	78,760,770	87,630,650
Industrial	69,940	433,880	433,880	1,080,760
Agricultural	71,580	66,190	66,190	53,440
State assessed	21,410	26,140	26,140	26,720
Vacant land	5,746,740	4,979,670	4,979,670	4,484,250
Personal property	-	-	-	-
	71,194,190	84,764,150	84,764,150	93,780,430
Adjustments	(70,771,329)	(83,636,967)	(83,636,967)	(92,642,086)
Certified Assessed Value	\$ 422,861	\$ 1,127,183	\$ 1,127,183	\$ 1,138,344
<b>MILL LEVY</b>				
General	0.000	0.000	0.000	0.000
Contractual Obligation	17.600	0.000	0.000	0.000
Contractual Obligation - Debt Service	35.000	42.600	42.600	42.600
Temporary Mill Levy Reduction (pursuant to C.R.S.39-5-121)	0.000	0.000	0.000	0.000
Refund and abatements	0.000	0.000	0.000	0.000
Total mill levy	52.600	42.600	42.600	42.600
<b>ASSESSED VALUATION - LARIMER COUNTY</b>				
Certified Assessed Value-Cen 2 Bond	\$ -	\$ 1,028,350	\$ 1,028,350	\$ 876,010
<b>MILL LEVY</b>				
Contractual Obligation - Debt Service Cen 2 Bond	0.000	6.655	6.655	6.655
<b>PROPERTY TAXES</b>				
General	\$ -	\$ -	\$ -	\$ -
Contractual Obligation	7,442	-	-	-
Contractual Obligation	14,800	48,018	48,018	48,493
Contractual Obligation - Debt Service Cen 2 Bond	-	6,844	6,844	5,830
Temporary Mill Levy Reduction	-	-	-	-
Refund and abatements	-	-	-	-
Levied property taxes	22,242	54,862	54,862	54,323
Adjustments to actual/rounding	-	-	-	-
Refunds and abatements	(165)	-	-	-
Budgeted property taxes	\$ 22,077	\$ 54,862	\$ 54,862	\$ 54,323

This financial information should be read only in connection with the accompanying accountant's report and summary of significant assumptions.