

# Centerra Metropolitan District No.3

January 22, 2014

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

Colorado Division of Local Government  
1313 Sherman Street, Room 521  
Denver, CO 80203

RE: Centerra Metropolitan District No. 3 2014 Budget

To Whom It May Concern:

Attached are true and accurate copies of the adopted 2014 Budget for the Centerra Metropolitan District No. 3 in Larimer County, Colorado, submitted pursuant to C.R.S. Section 29-1-113. The budget was adopted on November 21, 2013.

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

Sincerely,  
CENTERRA METROPOLITAN DISTRICT NO. 3



Pinnacle Consulting Group Inc.  
District Accountant

Enc.

---

Managed by Pinnacle Consulting Group, Inc.  
1627 East 18<sup>th</sup> Street  
Loveland, CO 80538  
Phone: (970) 669-3611 \* Fax: (970) 669-3612

## CENTERRA METROPOLITAN DISTRICT NO. 3

### 2014 BUDGET MESSAGE

Centerra Metropolitan District No. 3 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 ("Service District"), No.2, No.4, and No.5 ("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 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.

### 2014 BUDGET STRATEGY

The District's strategy in preparing the 2014 budget is to strive to provide the level of services as desired by the constituents of the District in the most economic manner possible.

#### *General Fund*

The District adopted a levy of 5.000 mills which resulted in budgeted property tax revenue of \$505, specific ownership tax revenue of \$35 and other revenue of \$100 totaling \$640 of budgeted revenue and likewise \$640 of budgeted expenditures for the purpose of paying debt obligation as discussed below under Debt. The District's minimal administrative needs are being performed by the Service District.

#### *Debt*

The District has no outstanding debt. However, property tax revenues equal to 5.000 mills are pledged to District No. 1 through a Capital Pledge Agreement for the 2011 Loan of the Service District.

#### *Reserves*

The District transfers all of its revenue to Centerra Metropolitan District No. 1 as provided for in a Capital Pledge Agreement with Centerra Metropolitan District No. 1. Therefore, no emergency reserve has been provided for in Centerra Metropolitan District No. 3. The emergency reserve related to this District is held in Centerra Metropolitan District No. 1.



**PINNACLE**  
CONSULTING GROUP, INC.

Accountant's Report

**BOARD OF DIRECTORS  
CENTERRA METROPOLITAN DISTRICT NO. 3**

I have compiled the statements of revenues and expenditures for the year ended December 31, 2012 and the nine months ended September 30, 2013 for Centerra Metropolitan District No. 3. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

I have also compiled the accompanying adopted budgets of revenue, expenditures and funds available prepared on the modified accrual basis of the Centerra Metropolitan District No. 3 for the year ending December 31, 2014 in accordance with standards established by the American Institute of Certified Public Accountants.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

My responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

I am not independent with respect to Centerra Metropolitan District No. 3.

Peggy Dowswell, CPA  
January 22, 2014

**CENTERRA METROPOLITAN DISTRICT NO. 3**  
**GENERAL FUND**  
**FORECASTED 2014 BUDGET AS ADOPTED**  
**WITH 2012 ACTUAL AND 2013 ESTIMATED**  
**For the Years Ended and Ending December 31,**

1/22/14

Page 1

	ACTUAL 2012	ADOPTED BUDGET 2013	ACTUAL 9/30/13	ESTIMATED 2013	ADOPTED BUDGET 2014
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -
REVENUE					
Property taxes	527	644	644	644	505
Specific ownership tax	38	42	35	47	35
Investment & Other	-	100	-	-	100
Total revenue	565	786	679	691	640
TRANSFERS IN					
Capital Projects Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Total transfers in	-	-	-	-	-
Total funds available	565	786	679	691	640
EXPENDITURES					
County Treasurer's fees	11	13	13	13	10
Payment for Debt to District No. 1	554	673	666	678	530
Contingency	-	100	-	-	100
Total expenditures	565	786	679	691	640
TRANSFERS OUT					
Capital Projects Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
Total transfers out	-	-	-	-	-
Total expenditures and transfers out requiring appropriation	565	786	679	691	640
ENDING FUND BALANCE	\$ -	\$ -	\$ -	\$ -	\$ -