

**Centerra Metropolitan District No. 1**  
**Larimer County, Colorado**

**Financial Statements**  
**December 31, 2024**





**TABLE OF CONTENTS**


	<b>Page</b>
<b>INDEPENDENT AUDITOR’S REPORT .....</b>	<b>I-III</b>
 <b>BASIC FINANCIAL STATEMENTS</b>	
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
 <b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—General Fund .....	22
 <b>SUPPLEMENTARY INFORMATION</b>	
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



1221 W. Mineral Avenue, Suite 202  
Littleton, CO 80120

 303-734-4800

 303-795-3356

 [www.HaynieCPAs.com](http://www.HaynieCPAs.com)

## **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, 2024, 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, 2024, 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.

*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  
October 29, 2025

## **BASIC FINANCIAL STATEMENTS**

**Centerra Metropolitan District No. 1**  
**Statement of Net Position**  
**December 31, 2024**

<b>Assets</b>	<u><b>Governmental Activities</b></u>
Cash and investments	\$ 2,978,735
Restricted cash and investments	43,766,213
Accounts receivable	199,804
Construction and landscaping deposits	419,514
Prepaid insurance	112,806
Capital Assets, not depreciated	31,418,147
Capital Assets, depreciated, net of accumulated depreciation	14,413,835
Total assets	<u><u>\$ 93,309,054</u></u>
<b>Liabilities</b>	
Accounts payable	\$ 1,179,127
Retainage payable	224,027
Deferred revenue	-
Accrued interest	950,555
Non-current liabilities:	
Due within one year	9,995,000
Due in more than one year	207,376,314
Total liabilities	<u><u>219,725,023</u></u>
<b>Net Position</b>	
Net investment in Capital Assets	(157,582,968)
Restricted for:	
Emergency	90,000
Debt Service	7,872,349
Capital Projects	14,445,435
Unrestricted	8,759,215
Total Net Position	<u>(126,415,969)</u>
Total Liabilities and Net Position	<u><u>\$ 93,309,054</u></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, 2024**

<b>Functions/Programs</b>	<b>Expenses</b>	<b>Program Revenues</b>	<b>Net (Expense) Revenue and Changes in Net Position</b>
		<b>Charges for Services</b>	<b>Primary Government</b>
			<b>Governmental Activities</b>
Primary government:			
Governmental activities:			
General government	\$ 27,573,819	\$ 689,618	\$ (26,884,201)
Interest and other charges	<u>11,344,415</u>	<u>63,549</u>	<u>(11,280,866)</u>
<b>Total Governmental Activities</b>	<b><u>\$ 38,918,234</u></b>	<b><u>\$ 753,167</u></b>	<b><u>\$ (38,165,067)</u></b>
General revenues:			
Cost sharing reimbursement			421,683
Net investment and other income			3,117,680
URA revenues			<u>17,539,988</u>
<b>Total general revenues</b>			<u>21,079,351</u>
Change in net position			(17,085,716)
Net position (deficit) - beginning of year (as restated)			<u>(109,330,253)</u>
Net position (deficit) - end of year			<u><u>\$ (126,415,969)</u></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, 2024**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets</b>				
Cash and investments	\$ 1,882,391	\$ -	\$ 1,096,344	\$ 2,978,735
Restricted Cash and Investments	3,270,441	26,539,408	13,956,364	43,766,213
Accounts Receivable	199,804	-	-	199,804
Due from Other Funds	76,598	128,042	-	204,640
Construction and landscaping deposits	-	-	419,514	419,514
Prepaid expenses	70,852	41,954	-	112,806
Total assets	\$ 5,500,086	\$ 26,709,404	\$ 15,472,222	\$ 47,681,712
<b>Liabilities</b>				
Accounts payable	\$ 376,367	\$ -	\$ 802,760	\$ 1,179,127
Due to other funds	128,042	76,598	-	204,640
Retainage payable	-	-	224,027	224,027
Deferred revenue	-	-	-	-
Total liabilities	504,409	76,598	1,026,787	1,607,794
<b>Fund Equity</b>				
Nonspendable	70,852	-	-	70,852
Restricted:				
Emergency reserves	90,000	-	-	90,000
Debt Service	-	26,632,806	-	26,632,806
Capital Projects	-	-	14,445,435	14,445,435
Unassigned	4,834,825	-	-	4,834,825
Total Fund Balances	4,995,677	26,632,806	14,445,435	46,073,918
<b>Total Liabilities and Fund Equity</b>	\$ 5,500,086	\$ 26,709,404	\$ 15,472,222	\$ 47,681,712

Total governmental fund balance per above \$ 46,073,918

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. 45,831,982

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	(213,300,000)
Accrued interest	(950,555)
Unamortized premium/discount on bonds, net	(4,071,314)

Net position of governmental activities \$ (126,415,969)

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, 2024**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>				
Service fees - District No. 2	\$ 468,137	\$ 141,626	\$ -	\$ 609,763
Service fees - District No. 3	-	43,839	-	43,839
Service fees - District No. 5	-	36,016	-	36,016
URA revenues	1,922,383	15,617,605	-	17,539,988
Public improvement fees	-	63,549	-	63,549
Cost sharing reimbursement	-	-	421,683	421,683
Interest and other income	647,809	1,764,714	705,157	3,117,680
Total General Revenues	<u>3,038,329</u>	<u>17,667,349</u>	<u>1,126,840</u>	<u>21,832,518</u>
<b>Expenditures</b>				
Current				
General government	2,998,914	-	89,878	3,088,792
Fees	-	85,049	-	85,049
Capital outlay	-	-	9,402,715	9,402,715
Debt service				
Principal	-	7,265,000	-	7,265,000
Interest and other charges	-	11,406,663	-	11,406,663
Total Expenditures	<u>2,998,914</u>	<u>18,756,712</u>	<u>9,492,593</u>	<u>31,248,219</u>
<b>Excess of revenues over (under) expenditures</b>	39,415	(1,089,363)	(8,365,753)	(9,415,701)
<b>Other financing sources (uses)</b>				
Interfund transfers	-	-	-	-
Total other financing sources (uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Net change in fund balances</b>	39,415	(1,089,363)	(8,365,753)	(9,415,701)
<b>Fund balances:</b>				
<b>Beginning of the year</b>	<u>4,956,262</u>	<u>27,722,169</u>	<u>22,811,188</u>	<u>55,489,619</u>
<b>End of the year</b>	<u>\$ 4,995,677</u>	<u>\$ 26,632,806</u>	<u>\$ 14,445,435</u>	<u>\$ 46,073,918</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, 2024**

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

Net change in fund balance—total governmental funds	\$ (9,415,701)
---	----------------

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	(12,686,825)
Depreciation expense	(2,310,438)

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	(114,033)
Reduction of bond discounts	(8,989)
Amortization of bond premium/ discounts	185,270
Reduction of bond principal	<u>7,265,000</u>

Change in net position of governmental activities	<u>\$ (17,085,716)</u>
---	------------------------

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

# **Centerra Metropolitan District No. 1**

## **Notes to Financial Statements**

### **December 31, 2024**

---

#### **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, 2024**

---

**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, 2024**

---

**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, 2024**

---

**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, 2024**

---

**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, 2024**

---

**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 of \$70,852 as Nonspendable at December 31, 2024.
- *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 total fund balances in the Debt Service and Capital Projects funds of \$41,078,241 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, 2024.
- *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, 2024, 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, 2024**

---

**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, 2024, 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, 2024**

---

**3. Cash and Investments**

---

Cash and investments as of December 31, 2024 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and Investments	\$ 2,978,735
Cash and Investments - Restricted	<u>43,766,213</u>
Total	<u>\$ 46,744,948</u>

A summary of deposits and investments as of December 31, 2024 follows:

Deposits with financial institutions	\$ 355,132
Investments	<u>46,389,816</u>
Total cash and investments	<u>\$ 46,744,948</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, 2024, the District had deposits with financial institutions with a carrying amount of \$355,132. The bank balances with the financial institutions were \$355,132. Of these balances, \$250,000 was covered by federal depository insurance and \$105,132 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, 2024**

**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, 2024, the District had the following investments and maturities:

<b>Type of Investment</b>	<b>Fair Value</b>	<b>Maturities (in years)</b>	
		<b>0-1 Years</b>	<b>1-5 Years</b>
U.S. Government & Agencies	\$ 43,766,213	\$ 43,766,213	\$ -
COLOTRUST	2,623,603	2,623,603	-
	<u>\$ 46,389,816</u>	<u>\$ 46,389,816</u>	<u>\$ -</u>

The above investments are authorized for all funds and fund types used by Colorado local governments. As of December 31, 2024, 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, 2024**

---

**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, 2024, the District had \$2,623,604 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, 2024, the District held investments in U.S. Agency Securities in the amount of \$43,766,213 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, 2024**

**4. Capital Assets**

Capital assets activity for the year ended December 31, 2024 is summarized below:

	(as restated) Balance at December 31, 2023	Transfers/ Additions	Transfers/ Retirements	Balance at December 31, 2024
<b>Governmental Activities</b>				
Capital Assets, not being depreciated:				
Construction in progress	\$ 40,391,831	\$ 4,855,474	\$ 18,182,216	\$ 27,065,089
Water rights	4,353,058	-	-	4,353,058
Total Capital Assets, not being depreciated	<u>44,744,889</u>	<u>4,855,474</u>	<u>18,182,216</u>	<u>31,418,147</u>
Capital Assets, depreciated				
Monumentation	4,727,710	-	-	4,727,710
Landscape Improvements	12,485,926	481,850	-	12,967,776
Promenade Shops	21,139,258	158,067	-	21,297,325
Sanitary Sewer and Storm Drainage	721,018	-	-	721,018
Streets	6,814,596	-	-	6,814,596
Total Capital Assets, depreciated	<u>45,888,508</u>	<u>639,917</u>	<u>-</u>	<u>46,528,425</u>
Less Accumulated Depreciation				
Monumentation	4,043,302	236,386	-	4,279,688
Landscape Improvements	7,748,593	634,335	-	8,382,928
Promenade Shops	16,245,007	1,062,936	-	17,307,943
Sanitary Sewer and Storm Drainage	178,497	36,051	-	214,548
Streets	1,588,753	340,730	-	1,929,483
Total Accumulated Depreciation	<u>29,804,152</u>	<u>2,310,438</u>	<u>-</u>	<u>32,114,590</u>
Total Capital Assets, Net of depreciation	<u>16,084,356</u>	<u>(1,670,521)</u>	<u>-</u>	<u>14,413,835</u>
<b>Governmental Activities, Capital Assets, Net</b>	<b><u>\$ 60,829,245</u></b>	<b><u>\$ 3,184,953</u></b>	<b><u>\$ 18,182,216</u></b>	<b><u>\$ 45,831,982</u></b>

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

**Centerra Metropolitan District No. 1**  
**Notes to Financial Statements (continued)**  
**December 31, 2024**

**5. Long-Term Debt**

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2024:

	<b>Balance at December 31, 2023</b>	<b>Additions</b>	<b>Payment</b>	<b>Balance at December 31, 2024</b>	<b>Due Within One Year</b>
<b>Governmental Activities</b>					
2022 Bonds Payable	\$ 25,610,000	\$ -	\$ -	\$ 25,610,000	\$ -
Discount on 2022 Bonds	(259,935)	-	8,989	(250,946)	-
2020 Bonds Payable	33,105,000	-	-	33,105,000	-
Premium on 2020 Bonds	566,882	-	21,126	545,756	-
2018 Bonds Payable	11,105,000	-	-	11,105,000	-
Premium on 2018 Bonds	29,428	-	1,176	28,252	-
2017 Bonds Payable	150,745,000	-	7,265,000	143,480,000	9,995,000
Premium on 2017 Bonds	3,911,220	-	162,968	3,748,252	-
	<b>\$ 224,812,595</b>	<b>\$ -</b>	<b>\$ 7,459,259</b>	<b>\$ 217,371,314</b>	<b>\$ 9,995,000</b>

**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.

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

**Centerra Metropolitan District No. 1**  
**Notes to Financial Statements (continued)**  
**December 31, 2024**

---

**5. Long-Term Debt (continued)**

---

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, (3) Public Improvement Fee (PIF) Revenues, (4) Specific Ownership Taxes and (5) 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.

**2020 Bonds Payable**

The District issued \$33,105,000 in Special Revenue Refunding and Improvement Bonds, Series 2020A (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, (3) Public Improvement Fee (PIF) Revenues, (4) Specific Ownership Taxes and (5) any other legally available monies which the District determines to be treated as Pledged Revenue.

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.

**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 6.50 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

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. 1**  
**Notes to Financial Statements (continued)**  
**December 31, 2024**

---

**5. Long-Term Debt (continued)**

---

Centerra Metropolitan District No.'s 2, 3, 4, and 5, from the imposition of the Required Mill Levy, (3) Public Improvement Fee (PIF) Revenues, (4) Specific Ownership Taxes and (5) 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.

**Mill Levy**

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. District No. 3 is required to make a "Residential Contribution" to the repayment of the bonds pursuant to the Master Financing Agreement and District No. 3's Intergovernmental Agreement with the City and Kinston Metropolitan District No. 1. Pursuant to those agreements, District No. 3 is required to impose a mill levy of 5 mills, subject to adjustment, on taxable property in District No. 3 until those agreements terminate on June 29, 2029. Pursuant to a Capital Pledge Agreement with District No. 2, the Required Mill Levy that District No. 5 is required to impose is 15 mills on taxable property within District No. 5, subject to adjustment. Per the Mill Levy certifications, the following debt mills were certified on excluded property for tax year 2023, collection year 2024: Savanna Fourth, 37.429 mills for 2017, 2018 and 2020 Bonds; Flats, 29.049 mills for 2017, 2018 and 2020 Bonds; Residential Debt, 21.780 mills for 2017, 2018 and 2020 Bonds; Railway Flats, 42.175 mills for 2017, 2018 and 2020 Bonds, and Bond, 46.499 mills for 2017, 2018 and 2020 Bonds.

**Events of Default**

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.

**Centerra Metropolitan District No. 1**  
**Notes to Financial Statements (continued)**  
**December 31, 2024**

---

**5. Long-Term Debt (continued)**

---

**Future Debt Service Requirements**

Annual debt service requirements for the Bonds Payable at December 31, 2024 are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
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	3,765,000	8,468,213	12,233,213
2030-2034	14,220,000	40,133,815	54,353,815
2035-2039	19,220,000	36,118,065	55,338,065
2040-2044	27,060,000	30,581,027	57,641,027
2045-2049	52,530,000	21,368,164	73,898,164
2050-2053	44,615,000	7,082,576	51,697,576
Total Debt Service Requirements	<u>\$ 213,300,000</u>	<u>\$ 183,762,125</u>	<u>\$ 397,062,125</u>

**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 \$1,400,000,000 at an interest rate not to exceed 18% per annum. At December 31, 2024, 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, 2024. 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, 2024**

---

**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.

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.

**Centerra Metropolitan District No. 1**  
**Notes to Financial Statements (continued)**  
**December 31, 2024**

---

**7. Commitments and Contingencies (continued)**

---

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, 2024, the emergency reserve of \$90,000 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, 2024 totaled \$(126,415,968). 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.

---

**9. Prior Year Restatement**

---

During 2024 multiple assets in construction in progress were placed into service and began being depreciated. While this was being completed, it was discovered that multiple additional assets should have been placed into service in prior years. As a result of this, beginning balance net positions has been restated. This restatement only effects the government wide financial statements.

	<b>Original Balance at 12/31/2023</b>	<b>Restatement</b>	<b>Restated Balance at 12/31/2023</b>
<b>Government Wide</b>			
Capital Assets, not depreciated	\$ 51,130,550	\$ (6,385,661)	\$ 44,744,889
Capital Assets, depreciated	\$ 39,502,847	\$ 6,385,661	\$ 45,888,508
Depreciation Expense	\$ 1,975,142	\$ 522,133	\$ 2,497,275
Accumulated Depreciation	\$ 29,282,019	\$ 522,133	\$ 29,804,152
Net Position	\$ (108,808,120)	\$ (522,133)	\$ (109,330,253)

**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, 2024**

	<b>Original &amp; Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Revenue</b>			
Service fees, District No. 2	\$ 560,766	\$ 468,137	\$ (92,629)
Net investment and other income	160,000	490,823	330,823
URA revenues	2,127,291	1,922,383	(204,908)
ROW maintenance fee	15,180	4,621	(10,559)
PILOT revenue	106,955	149,365	42,410
Chapungu revenue	<u>7,000</u>	<u>3,000</u>	<u>(4,000)</u>
Total Revenue	<u>2,977,192</u>	<u>3,038,329</u>	<u>61,137</u>
<b>Expenditures</b>			
Accounting & financial management	218,400	210,553	7,847
Audit	25,000	43,124	(18,124)
Directors' fees	14,000	7,104	6,896
District management and administration	152,400	144,900	7,500
Election costs	-	601	(601)
Engineering and other professional services	50,000	4,366	45,634
Insurance and bonds	70,000	68,962	1,038
Legal services	160,000	69,127	90,873
Office, dues and other	13,166	9,886	3,280
Utilities	375,000	408,693	(33,693)
ROW maintenance	15,180	5,841	9,339
Facilities management	141,000	141,000	-
Landscaping	815,265	684,955	130,310
Hardscape	250,000	238,264	11,736
Undeveloped public land	45,000	43,447	1,553
Storm water facilities	190,500	243,721	(53,221)
Sanitary sewer facilities	5,000	5,713	(713)
Amenities	497,745	352,230	145,515
Miscellaneous facilities services	4,000	961	3,039
Repairs and replacement	400,000	315,466	84,534
Contingency	<u>100,000</u>	<u>-</u>	<u>100,000</u>
Total Expenditures	<u>3,541,656</u>	<u>2,998,914</u>	<u>542,742</u>
<b>Excess Revenue Over (Under) Expenditures</b>	<u>(564,464)</u>	<u>39,415</u>	<u>603,879</u>
<b>Net change in fund balances</b>	(564,464)	39,415	603,879
<b>Fund Balances—Beginning of year</b>	<u>4,614,674</u>	<u>4,956,262</u>	<u>341,588</u>
<b>Fund Balances—End of Year</b>	<u>\$ 4,050,210</u>	<u>\$ 4,995,677</u>	<u>\$ 945,467</u>

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, 2024**

	<b>Original &amp; Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Revenue:</b>			
Service fees, District No. 2	\$ 226,735	\$ 141,626	\$ (85,109)
Service fees, District No. 3	44,486	43,839	(647)
Service fees, District No. 5	42,493	36,016	(6,477)
Net investment and other income	992,000	1,764,714	772,714
URA Revenues (Debt Service)	17,287,452	15,617,605	(1,669,847)
Public improvement fees (PIF)	75,000	63,549	(11,451)
Total Revenues	18,668,166	17,667,349	(1,000,817)
<b>Expenditures:</b>			
Bond interest - Series 2017	7,537,250	7,537,250	-
Bond interest - Series 2018	583,013	583,013	-
Bond interest - Series 2020A	1,621,750	1,621,750	-
Bond Principal - Series 2017	7,265,000	7,265,000	-
Bond interest - Series 2022	1,664,650	1,664,650	-
Collection fee - PIF	75,000	63,549	11,451
Trustee and paying agent fees	15,000	21,500	(6,500)
Total Expenditures	18,761,663	18,756,712	4,951
<b>Excess Revenue Over (Under) Expenditures</b>	<b>(93,497)</b>	<b>(1,089,363)</b>	<b>(995,866)</b>
<b>Other financing sources (uses)</b>			
Transfer in from other funds	-	-	-
Total transfers in (out)	-	-	-
<b>Net change in fund balances</b>	<b>(93,497)</b>	<b>(1,089,363)</b>	<b>(995,866)</b>
<b>Fund Balance—Beginning of year</b>	<b>27,698,934</b>	<b>27,722,169</b>	<b>23,235</b>
<b>Fund Balance—End of Year</b>	<b>\$ 27,605,437</b>	<b>\$ 26,632,806</b>	<b>\$ (972,631)</b>

**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, 2024**

	<u>Original and Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenue:</b>			
Interest & Other Income	\$ 52,000	\$ 705,157	\$ 653,157
Cost sharing reimbursement	-	421,683	421,683
Total Revenue	<u>52,000</u>	<u>1,126,840</u>	<u>1,074,840</u>
<b>Expenditures:</b>			
District Management	29,920	27,240	2,680
District Engineering	120,000	50,041	69,959
Centerra Parkway Traffic Signals	815,399	791,869	23,530
Meyers Group 5th Subdivision	14,251	23,840	(9,589)
Savanna 5th Subdivision Infrastructure	15,500	23,626	(8,126)
Boyd Lake Avenue South (Hwy 34 to GLIC)	-	5,150	(5,150)
Parcel 301 Infrastructure	49,500	20,005	29,495
Parcel 504 Phase II Infrastructure	87,123	44,977	42,146
Parcel 504 Phase III Infrastructure	2,195,798	520	2,195,278
Parcel 505 Phase II Infrastructure	-	8,757	(8,757)
I-25 and Hwy 34 Landscaping	-	152,827	(152,827)
Kendall Parkway Underpass/Bus Station	1,692,091	1,937,622	(245,531)
Millennium East 13th	7,187,505	1,169,039	6,018,466
Boyd Lake Ave. & Kendall Pky Landscaping	15,000	1,864	13,136
Regional Detention Pond Phase 1	1,147,015	1,046,867	100,148
Centerra - Precision on the Tracks	15,519	7,826	7,693
Parcel 205	1,040,000	138,150	901,850
Kendall Parkway (RMA to Centerra Pkwy)	1,590,857	1,757,448	(166,591)
Myers Subdivision Landscaping/Hardscapes	82,475	280	82,195
Northwest Arterial Roadways Phase 2	-	4,225	(4,225)
Savanna 2nd Subdivision Infrastructure	-	2,121,084	(2,121,084)
Lakes Reimbursement	-	146,739	(146,739)
Master Planning	-	12,597	(12,597)
Total Expenditures	<u>16,097,953</u>	<u>9,492,593</u>	<u>6,605,360</u>
<b>Excess Revenue Over (Under)</b>			
<b>Expenditures</b>	<u>(16,045,953)</u>	<u>(8,365,753)</u>	<u>7,680,200</u>
<b>Other financing sources (uses)</b>			
Transfer in from general fund	-	-	-
Total other financing sources (uses)	-	-	-
<b>Net change in fund balances</b>	<u>(16,045,953)</u>	<u>(8,365,753)</u>	<u>7,680,200</u>
<b>Fund Balance—Beginning of year</b>	<u>22,115,494</u>	<u>22,811,188</u>	<u>695,694</u>
<b>Fund Balance—End of Year</b>	<u>\$ 6,069,541</u>	<u>\$ 14,445,435</u>	<u>\$ 8,375,894</u>