



Management Financial Statements

BOARD OF DIRECTORS THE LAKES AT CENTERRA METROPOLITAN DISTRICT NOS. 1-3

We have prepared the accompanying management financial statements for the periods ending as of December 31, 2023 and September 30, 2024. We have also presented the accompanying 2025 proposed budgets of revenues, expenditures, and funds available prepared on the modified accrual basis.

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

A handwritten signature in black ink, appearing to be "B. J. ...", is written over a light blue horizontal line.

Pinnacle Consulting Group, Inc.
November 15, 2024

Offices Located in Loveland and Denver

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Serving our clients and community through excellent dependable service.

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1							
BALANCE SHEET							
	Audited	Unaudited					
	Actual	Actual					
	12/31/2023	9/30/2024					
Assets							
Current Assets							
Cash	\$ 607,355	\$ 1,103,825					
Accounts Receivable	30,406	181,462					
Service Fee Receivable District #2	1,126	1,660					
Service Fee Receivable District #3	865	1,825					
Prepaid Expense	12,116	5,487					
Surety Deposit	196,350	107,396					
Due from District #2	12,000	15,000					
Total Current Assets	\$ 860,218	\$ 1,416,657					
Long-Term Assets							
Construction in Progress	\$ 1,779,665	\$ 1,807,315					
Fixed Assets	6,289,063	6,289,063					
Less: Accumulated Depreciation	(1,427,298)	(1,427,298)					
Total Long-Term Assets	\$ 6,641,430	\$ 6,669,080					
Total Assets	\$ 7,501,648.23	\$ 8,085,737					
Liabilities							
Current Liabilities							
Accounts Payable	\$ 88,175	\$ 311,944					
Retainage Payable	24,689	55,771					
Service Fee Payable	-	-					
Total Current Liabilities	\$ 112,864	\$ 367,715					
Total Liabilities	\$ 112,864	\$ 367,715					
Fund Equity							
Net Investment in Fixed Assets	\$ 6,641,430	\$ 6,669,080					
Fund Balance							
Non-Spendable	208,466	112,883					
Restricted	14,593	14,593					
Unassigned	524,295	921,466					
Total Fund Equity	\$ 7,388,784	\$ 7,718,023					
Total Liabilities and Fund Equity	\$ 7,501,648.23	\$ 8,085,738					
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THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1							
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS							
GENERAL FUND							
	(a)	(b)	(c)	(d)	(f)	(f-c)	(g)
	2023	2024	2024	Actual	2025	Year to Year	% Change
	Audited	Adopted	Projected	Through	Proposed	Budget	Budget
	Actual	Budget	Actual	9/30/2024	Budget	Variance	Variance
Revenues							
Service Fees District #2	\$ 253,260	\$ 349,199	\$ 344,757	\$ 339,469	\$ 339,618	\$ (5,139)	-1%
Service Fees District #3	195,045	383,888	379,643	341,040	360,878	(18,765)	-5%
Interest and Other Income	38,117	8,500	66,997	42,997	8,500	(58,497)	-87%
Total Revenues	\$ 486,422	\$ 741,587	\$ 791,397	\$ 723,506	\$ 708,996	\$ (82,401)	-10%
Expenditures							
Operations & Maintenance:							
Payment to HOA	\$ 84,700	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000	\$ -	0%
Landscape Maintenance	-	1,500	1,500	-	366	(1,134)	-76%
Stormwater Facilities	1,958	14,000	8,500	600	12,500	4,000	47%
Non-Potable Water Facilities	10,625	30,000	17,000	14,987	30,000	13,000	76%
Amenities	8,529	10,000	11,125	4,942	-	(11,125)	-100%
Facilities Management	13,500	14,400	14,000	10,800	14,880	880	6%
Administration:							
Accounting	55,500	55,800	55,800	41,850	55,800	-	0%
Audit	11,000	15,000	26,500	26,500	27,500	1,000	4%
District Management	67,000	71,700	71,700	53,775	60,000	(11,700)	-16%
Directors Fees	5,657	7,700	4,500	2,121	6,300	1,800	40%
Election Expense	5,161	4,500	1,000	533	15,000	14,000	1400%
Engineering	-	-	-	-	2,500	2,500	100%
Insurance	11,529	12,500	12,116	12,116	13,750	1,634	13%
Legal	34,529	50,000	65,000	49,055	55,000	(10,000)	-15%
Office and Other	13,279	8,000	8,000	6,207	8,500	500	6%
Website Hosting	-	1,200	1,200	660	1,940	740	62%
Contingency	-	10,000	-	-	50,000	50,000	100%
Total Operating Expenditures	\$ 322,967	\$ 506,300	\$ 497,941	\$ 424,147	\$ 554,036	\$ 56,095	11%
Revenues Over/(Under) Expenditures	\$ 163,454	\$ 235,287	\$ 293,456	\$ 299,359	\$ 154,960	\$ (138,496)	-47%
Beginning Fund Balance	\$ 270,392	\$ 413,558	\$ 433,846	\$ 433,846	\$ 727,302	\$ 293,456	68%
Ending Fund Balance	\$ 433,846	\$ 648,845	\$ 727,302	\$ 733,206	\$ 882,262	\$ 154,960	21%
Components of Ending Fund Balance							
Repairs and Maintenance Reserve							
Beginning	\$ 109,523	\$ 149,523	\$ 149,523	\$ 149,523	\$ 199,523	\$ 50,000	33%
Addition	40,000	50,000	50,000	50,000	50,000	-	0%
Less: Expense	-	-	-	-	-	-	0%
Ending	\$ 149,523	\$ 199,523	\$ 199,523	\$ 199,523	\$ 249,523	\$ 50,000	25%
Operating Reserve	85,000	85,000	85,000	85,000	85,000	-	0%
TABOR Reserve	14,593	22,248	14,593	14,593	16,500	1,907	13%
Unreserved	184,730	342,074	428,186	434,090	531,239	103,053	24%
Total Ending Fund Balance	\$ 433,846	\$ 648,845	\$ 727,302	\$ 733,206	\$ 882,262	\$ 154,960	21%
Mill Levy							
Operating	0.000	0.000	0.000	0.000	0.000	0.000	0%
Debt Service	0.000	0.000	0.000	0.000	0.000	0.000	0%
Total Mill Levy	0.000	0.000	0.000	0.000	0.000	0.000	0%
Assessed Value	\$ 2,465	\$ 2,609	\$ 2,609	\$ 2,609	\$ 2,759	\$ 150	6%
Property Tax Revenue							
Operating	-	-	-	-	-	-	0%
Debt Service	-	-	-	-	-	-	0%
Total Property Tax Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1							
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS							
CAPITAL PROJECTS FUND							
	(a)	(b)	(c)	(d)	(f)	(f-c)	(g)
	2023	2024	2024	Actual	2025	Year to Year	Year to Year
	Audited	Amended	Projected	Through	Proposed	Budget	Budget
	Actual	Budget	Actual	9/30/2024	Budget	Variance	Variance
Revenues							% Change
Capital Contributions	\$ 1,314,220	\$ 1,161,584	\$ 1,161,584	\$ 833,569	\$ 20,500	\$ (1,141,084)	-98%
Interest and Other Income	29,272	-	-	-	-	-	0%
Total Revenues	\$ 1,343,492	\$ 1,161,584	\$ 1,161,584	\$ 1,015,032	\$ 20,500	\$ (1,141,084)	-98%
Expenditures							
District Management	\$ 18,750	\$ 24,960	\$ 24,960	\$ 12,120	\$ 24,915	\$ (45)	0%
District Planning/Engineering Mgmt	4,186	2,500	2,500	557	-	(2,500)	-100%
Lakes Residential - PH7	22,740	3,050	3,050	-	-	(3,050)	-100%
Lakes Residential - PH6C	675	7,001	7,001	1,200	-	(7,001)	-100%
Lakes Residential - PH8	3,321	64,230	64,230	32,972	-	(64,230)	-100%
Lakes Residential - PH9	19,107	531,869	531,869	309,383	-	(531,869)	-100%
Lakes Residential - PH10	3,466	20,744	20,744	1,160	-	(20,744)	-100%
Explorer Park	1,509,411	788,431	655,410	655,410	128,606	(526,804)	-80%
Total Capital Project Expenditures	\$ 1,581,657	\$ 1,442,785	\$ 1,309,764	\$ 1,012,802	\$ 153,521	\$ (1,289,264)	-98%
Revenues over/(under) Expenditures	\$ (238,165)	\$ (281,201)	\$ (148,180)	\$ 2,230	\$ (133,021)	\$ 148,180	-100%
Beginning Fund Balance	\$ 551,672	\$ 281,201	\$ 281,201	\$ 313,507	\$ 133,021	\$ (148,180)	-53%
Ending Fund Balance	\$ 313,507	\$ -	\$ 133,021	\$ 315,737	\$ -	\$ -	0%

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2							
BALANCE SHEET							
	Audited	Unaudited					
	Actual	Actual					
	12/31/2023	9/30/2024					
Assets							
Current Assets							
Cash - Restricted	\$ 2,398,749	\$ 2,013,886					
Service Fee Receivable D3	-	6,693					
Property Tax Receivable	1,544,637	-					
Receivable from County	8,426	6,088					
Total Current Assets	\$ 3,951,812	\$ 2,026,668					
Total Assets	\$ 3,951,812	\$ 2,026,668					
Liabilities							
Current Liabilities							
Due to District #1	\$ 12,000	\$ 15,000					
Service Fee Payable District #1	1,126	-					
Deferred Property Tax Revenue	1,544,637	-					
Total Current Liabilities	\$ 1,557,763	\$ 15,000					
Long-Term Liabilities							
Bond Payable	\$ 49,338,168	\$ 53,704,114					
Total Long-Term Debt	\$ 49,338,168	\$ 53,704,114					
Total Liabilities	\$ 50,895,931	\$ 53,719,114					
Fund Equity							
Net Investment in Fixed Assets	\$ (49,338,168)	\$ (53,704,114)					
Fund Balance							
Restricted	2,394,050	2,011,668					
Total Fund Equity	\$ (46,944,118)	\$ (51,692,446)					
Total Liabilities and Fund Equity	\$ 3,951,812	\$ 2,026,668					
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THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2							
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS							
GENERAL FUND							
	(a)	(b)	(c)	(d)	(f)	(f-c)	(g)
	2023	2024	2024	Actual	2025	Year to Year	Year to Year
	Audited	Adopted	Projected	Through	Proposed	Budget	Budget
	Actual	Budget	Actual	9/30/2024	Budget	Variance	Variance
							% Change
Revenues							
Property Taxes	\$ 240,610	\$ 330,994	\$ 330,994	\$ 330,523	\$ 326,617	\$ (4,377)	-1%
Specific Ownership Taxes	17,360	24,825	20,233	15,433	19,533	(700)	-3%
Interest & Other Income	104	5,000	150	126	5,000	4,850	3233%
Total Revenues	\$ 258,074	\$ 360,819	\$ 351,377	\$ 346,082	\$ 351,150	\$ (227)	0%
Expenditures							
Payment for Services to District #1	\$ 253,260	\$ 349,199	\$ 344,757	\$ 339,469	\$ 339,618	\$ (5,139)	-1%
Treasurer's Fees	4,814	6,620	6,620	6,613	6,532	(88)	-1%
Contingency	-	5,000	-	-	5,000	5,000	0%
Total Operating Expenditures	\$ 258,074	\$ 360,819	\$ 351,377	\$ 346,082	\$ 351,150	\$ (227)	0%
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Mill Levy							
Operating	17.025	19.365	19.365	19.365	18.734	-0.631	-3%
Debt Service	62.427	71.005	71.005	71.005	71.565	0.560	1%
Total Mill Levy	79.452	90.370	90.370	90.370	90.299	-0.071	0%
Assessed Value	\$ 14,155,498	\$ 17,092,361	\$ 17,092,361	\$ 17,092,361	\$ 17,434,465	\$ 342,104	2%
Property Tax Revenue							
Operating	240,997	330,994	330,994	330,994	326,617	(4,377)	-1%
Debt Service	883,685	1,213,643	1,213,643	1,213,643	1,247,697	34,054	3%
Total Property Tax Revenue	\$ 1,124,683	\$ 1,544,637	\$ 1,544,637	\$ 1,544,637	\$ 1,574,314	\$ 29,677	2%

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2							
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS							
DEBT SERVICE FUND							
	(a)	(b)	(c)	(d)	(f)	(f-c)	(g)
	2023	2024	2024	Actual	2025	Year to Year	Year to Year
	Audited	Amended	Projected	Through	Proposed	Budget	Budget
	Actual	Budget	Actual	9/30/2024	Budget	Variance	% Change
Revenues							
Property Taxes	\$ 882,265	\$ 1,213,643	\$ 1,213,643	\$ 1,211,916	\$ 1,247,697	\$ 34,054	3%
Specific Ownership Taxes	63,657	80,000	74,587	56,587	74,613	26	0%
Service Fees: District No. 3	715,164	1,407,606	1,387,789	1,250,494	1,400,863	13,074	1%
Interest & Other Income	119,095	100,000	500,000	467,335	100,000	(400,000)	-80%
Total Revenues	\$ 1,780,181	\$ 2,801,249	\$ 3,176,018	\$ 2,986,332	\$ 2,823,173	\$ 21,924	1%
Expenditures							
2018A Bond Principal	\$ 175,000	\$ 29,241,892	\$ 29,241,892	\$ 28,860,000	\$ -	\$ (29,241,892)	-100%
2018A Bond Interest	1,502,350	1,851,375	1,756,873	2,171,122	-	(1,756,873)	-100%
2018B Bond Principal	-	4,090,000	4,090,000	4,090,000	-	(4,090,000)	-100%
2018B Bond Interest	-	203,325	203,325	203,325	-	(203,325)	-100%
2022C Bond Principal	-	2,446,983	2,446,983	2,446,983	-	(2,446,983)	-100%
2022C Bond Interest	-	8,500,000	8,500,000	8,500,000	-	(8,500,000)	-100%
2024A Bond Principal	-	1,585,721	1,585,721	1,585,721	365,000	(1,220,721)	-77%
2024A Bond Interest	-	287,842	375,790	-	1,931,300	1,555,510	414%
2024B Bond Interest	-	87,948	87,948	-	137,063	49,115	56%
Trustee Fees	12,000	6,000	6,000	3,000	6,000	-	0%
Treasurer's Fees	17,653	24,273	24,273	24,248	22,958	(1,315)	-5%
Contingency	-	54,003	-	-	10,000	10,000	100%
Total Expenditures	\$ 1,707,003	\$ 48,379,362	\$ 48,318,805	\$ 47,884,398	\$ 2,472,321	\$ (45,846,484)	-95%
Revenues over/(under) Expenditures	\$ 73,178	\$ (45,578,113)	\$ (45,142,787)	\$ (44,898,067)	\$ 350,852	\$ 45,493,639	-101%
Other Sources/(Uses) of Funds:							
Bond Proceeds	\$ -	\$ 45,887,838	\$ 45,887,838	\$ 45,887,838	\$ -	\$ (45,887,838)	-100%
Loan Issuance Costs	-	(1,388,389)	(1,388,389)	(1,372,153)	-	1,388,389	-100%
Net Other Sources/(Uses) of Funds	\$ -	\$ 44,499,449	\$ 44,499,449	\$ 44,515,685	\$ -	\$ (44,499,449)	-100%
Rev Over/(Under) Expenditures after Other	\$ 73,178	\$ (1,078,664)	\$ (643,337)	\$ (382,382)	\$ 350,852	\$ 994,190	-155%
Beginning Fund Balance	\$ 2,320,871	\$ 2,394,050	\$ 2,394,050	\$ 2,394,050	\$ 1,750,712	\$ (643,337)	-27%
Ending Fund Balance	\$ 2,394,050	\$ 1,315,386	\$ 1,750,712	\$ 2,011,668	\$ 2,101,565	\$ 350,852	20%
Debt Summary							
Series	Original Issuance	Outstanding Principal	Interest Rate	Maturity Date			
2018A Bonds	\$ 29,035,000	\$ -	5.25%				
2018B Bonds	4,090,000	-	7.63%				
2022C Bonds	8,500,000	-	7.50%				
2022D Bonds	7,816,276	7,816,276	0.00%	12/15/2056			
2024A Bonds	41,990,000	41,990,000	5.00%	12/1/2054			
2024B Bonds	3,225,000	3,225,000	4.25%	12/15/2044			
Total Debt	\$ 94,656,276	\$ 53,031,276					

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3							
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS							
GENERAL FUND							
	(a)	(b)	(c)	(d)	(f)	(f-c)	(g)
	2023	2024	2024	Actual	2025	Year to Year	Year to Year
	Audited	Adopted	Projected	Through	Proposed	Budget	Budget
Revenues	Actual	Budget	Actual	9/30/2024	Budget	Variance	% Change
Property Taxes	\$ 185,309	\$ 363,875	\$ 363,875	\$ 330,629	\$ 350,309	\$ (13,566)	-4%
Specific Ownership Taxes	13,338	27,291	22,966	16,966	17,575	(5,391)	-23%
Interest & Other Income	105	5,000	80	59	5,000	4,920	6150%
Total Revenues	\$ 198,753	\$ 396,166	\$ 386,921	\$ 347,654	\$ 372,884	\$ (23,282)	-6%
Expenditures							
Payment for Services to District #1	\$ 195,045	\$ 383,888	\$ 379,643	\$ 341,040	\$ 360,878	\$ (18,765)	-5%
Treasurer's Fees	3,708	7,278	7,278	6,614	7,006	(272)	-4%
Contingency	-	5,000	-	-	5,000	5,000	0%
Total Operating Expenditures	\$ 198,753	\$ 396,166	\$ 386,921	\$ 347,654	\$ 372,884	\$ (14,037)	-4%
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Mill Levy							
Operating	16.905	18.968	18.968	18.968	18.816	-0.152	-1%
Debt Service	61.985	69.550	69.550	69.550	71.876	2.326	3%
Total Mill Levy	78.890	88.518	88.518	88.518	90.692	2.174	2%
Assessed Value	\$ 10,953,256	\$ 19,183,647	\$ 19,183,647	\$ 19,183,647	\$ 18,617,603	\$ (566,044)	-3%
Property Tax Revenue							
Operating	\$ 185,165	\$ 363,875	\$ 363,875	\$ 363,875	\$ 350,309	\$ (13,566)	-4%
Debt Service	678,938	1,334,223	1,334,223	1,334,223	1,338,159	3,936	0%
Total Property Tax Revenue	\$ 864,102	\$ 1,698,098	\$ 1,698,098	\$ 1,698,098	\$ 1,688,468	\$ (9,630)	-1%

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3							
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS							
DEBT SERVICE FUND							
	(a)	(b)	(c)	(d)	(f)	(f-c)	(g)
	2023	2024	2024	Actual	2025	Year to Year	Year to Year
	Audited	Adopted	Projected	Through	Proposed	Budget	Budget
Revenues	Actual	Budget	Actual	9/30/2024	Budget	Variance	% Change
Property Taxes	\$ 679,467	\$ 1,334,223	\$ 1,334,223	\$ 1,212,319	\$ 1,338,159	\$ 3,936	0%
Specific Ownership Taxes	48,908	100,067	80,000	62,209	79,467	(533)	-1%
Interest & Other Income	386	10,000	250	216	20,000	19,750	7900%
Total Revenues	\$ 728,761	\$ 1,444,289	\$ 1,414,473	\$ 1,274,744	\$ 1,437,626	\$ 23,153	2%
Expenditures							
Payment for Services to District #2	\$ 715,164	\$ 1,407,605	\$ 1,387,789	\$ 1,250,494	\$ 1,400,863	\$ 13,074	1%
Treasurer's fees	13,597	26,684	26,684	24,251	26,763	79	0%
Contingency	-	10,000	-	-	10,000	10,000	0%
Total Expenditures	\$ 728,761	\$ 1,444,289	\$ 1,414,473	\$ 1,274,744	\$ 1,437,626	\$ 23,153	2%
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -