

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NOS. 1-3

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NOTICE OF COORDINATED SPECIAL MEETINGS AND AGENDAS

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Kim Perry	President & Chairperson	May 2025
Tim DePeder	Vice President/Asst. Secretary	May 2027
Josh Kane	Secretary/Treasurer	May 2025
Vacant		May 2027
Samantha Salazar	Assistant Secretary	May 2025

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

James Laferriere	President & Chairperson	May 2025
Todd Carnes	Vice President	May 2025
Ralph Mathes	Secretary/Treasurer	May 2027
Josh Kane	Assistant Secretary	May 2025
Vacant		May 2027

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3

Kim Perry	President & Chairperson	May 2025
Tim DePeder	Vice President/Asst. Secretary	May 2027
Josh Kane	Secretary/Treasurer	May 2025
Susan Draut	Director	May 2027
Karl Sutton	Assistant Secretary	May 2025

DATE: August 4, 2023 (Friday)

TIME: 10:00 A.M.

PLACE: MS TEAMS

[Click here to join the meeting](#) (Please press the control key and click to access hyperlink)

+1 720-721-3140; Conference ID: 265 099 162# (If joining the meeting by phone)

The Lakes at Centerra Metropolitan District No. 1

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Consider Approval of Agenda. **(Pages 1-2)**
- D. Public Comment. Limited to three (3) minutes per speaker.

II. CONSENT AGENDA

- A. Approval of Minutes – May 19, 2023, Special Meeting Minutes. **(Pages 4-7)**
- B. Ratification of Claims Presented for Payment. **(Pages 8-12)**
- C. Ratification of Contract Modifications. **(Page 13)**

III. FINANCIAL ITEMS

- A. Discussion of Bond Refinance.
- B. Finance Manager’s Report.
- C. Financial Statements as of March 31, 2023. **(Pages 14-22)**

IV. DISTRICT MANAGER ITEMS

- A. District Managers’ Report. **(Pages 23-25)**

V. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and Project Manager Update. **(Pages 26-27)**
- B. Capital Fund Summary Review. **(Pages 28-30)**

VI. LEGAL ITEMS

- A. Discussion Regarding SB23-110 – Annual Community Meeting.

VII. DIRECTOR ITEMS

VIII. OTHER MATTERS

- IX. **EXECUTIVE SESSION**, pursuant to Colorado Open Meeting Law §24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items, if necessary.

X. ADJOURNMENT

The Lakes at Centerra Metropolitan District No. 2

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Consider Approval of Agenda. **(Pages 2-3)**
- D. Consider Appointment of Director for District No. 2 and Election of Officers for Districts No. 2. **(Page 31)**
- E. Approval of Minutes – May 19, 2023, Special Meeting Minutes. **(Pages 32-34)**
- F. Public Comment. Limited to three (3) minutes per speaker.

II. FINANCIAL ITEMS

- A. Finance Manager’s Report.
- B. Financial Statements as of March 31, 2023. **(Pages 14-22)**
- C. Discussion of Bond Refinance.

III. LEGAL ITEMS

- A. Discussion Regarding SB23-110 – Annual Community Meeting.

IV. DIRECTOR ITEMS

V. OTHER MATTERS

VI. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items, if necessary.

VII. ADJOURNMENT

The Lakes at Centerra Metropolitan District No. 3

I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director disclosure of any potential conflicts of interest.
- C. Election of Officers for District No. 3.
- D. Consider Approval of Agenda. **(Page 3)**
- E. Approval of Minutes –January 26, 2023, Regular Meeting Minutes. **(Pages 35-36)**
- F. Public Comment. Limited to three (3) minutes per speaker.

II. FINANCIAL ITEMS

- A. Finance Manager’s Report.
- B. Financial Statements as of March 31, 2023. **(Pages 14-22)**
- C. Ratification of 2022 Audit Exemption for District No. 3. **(Pages 37-46)**
- D. Discussion of Bond Refinance.

III. LEGAL ITEMS

- A. Discussion Regarding SB23-110 – Annual Community Meeting.

IV. DIRECTOR ITEMS

V. OTHER MATTERS

VI. EXECUTIVE SESSION, pursuant to Colorado Open Meeting Law §24-6-402(4)(b) to consult with or receive advice from attorney regarding specific legal items, if necessary.

VII. ADJOURNMENT

The next Regular Meeting is scheduled for October 26, 2023

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1

HELD

May 19, 2023

The Board of Directors of The Lakes at Centerra Metropolitan District No. 1 held a Special meeting, open to the public, via MS Teams on Friday, May 19, 2023, at 11:30 a.m.

ATTENDANCE

Directors in Attendance:

Tim DePeder, Vice President/Asst. Secretary
 Josh Kane, Secretary/Treasurer
 Samantha Salazar, Asst. Secretary

Directors Absent and Excused:

Kim Perry, President & Chairperson

Also in Attendance:

Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.
 Jeff Breidenbach and Jim Niemczyk; McWhinney
 Jonathan Heroux and Akio Ohtake-Gordon; Piper Sandler
 Tom Wynne, Ryan Poulsen, and Trung Luc; Wells Fargo
 Shannon McEvoy, Sarah Bromley, Kieyesia Conaway, Bryan Newby,
 Brendan Campbell, Irene Buenavista, Jennifer Ondracek, Casey
 Milligan, and Nic Ortiz; Pinnacle Consulting Group, Inc.
 Evan Watson, Anne Blair, Todd Carnes, Ralph Mathes, James
 Laferriere, and Karl Sutton; Members of the Public

CALL TO ORDER

The Special Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 1 was called to order at 11:34 a.m. by Ms. Bromley, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Ms. Bromley confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Mr. Pogue noted that notices of potential conflicts of interest for Board Members employed by McWhinney Real Estate Services, Inc., were filed with the Colorado Secretary of State's Office, disclosing that potential conflicts of interest may exist, as some Board Members are employees of McWhinney Real Estate Services, Inc. which is associated

RECORD OF PROCEEDINGS

with the primary landowner and developer of land within the District. Mr. Pogue advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

The Board considered the agenda. Upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the agenda, as presented.

PUBLIC COMMENT

There were no comments made by members of the public.

CONSENT AGENDA

The Board considered the following consent agenda items:

- A. January 26, 2023, Regular Meeting Minutes.
- B. Ratification of Claims Presented for Payment.
- C. Ratification of Contract Modifications.

Upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the consent agenda items, as presented.

CAPITAL
INFRASTRUCTURE
ITEMS

District Capital Infrastructure Report and District Project Manager Update: Mr. Milligan and Mr. Breidenbach presented the District Capital Infrastructure Report and the District Project Manager Update to the Board and answered questions.

Capital Fund Summary Review: Mr. Milligan reviewed the Capital Fund Summary with the Board and answered questions.

FINANCIAL ITEMS

Financial Statements as of March 31, 2023: Ms. Buenavista presented the Financial Statements as of March 31, 2023 to the Board and answered questions.

RECORD OF PROCEEDINGS

LEGAL ITEMS

2023 Elections Update: Mr. Pogue presented the 2023 Elections update to the Board and answered questions.

Discussion regarding Water Rights Use Agreement: Ms. Early and Mr. Niemczyk presented the Water Rights Use Agreement to the Board and answered questions.

Conveying Dock to The Lakes at Centerra Master Homeowners Association, Inc. and in connection therewith, the Assignment of Easement Rights related to the Dock and Amendment and Assignment of Reservoir Access Agreement: Ms. Early discussed Conveyance of the Dock to The Lakes at Centerra Master Homeowners Association, Inc. and in connection therewith, the Assignment of Easement Rights related to the Dock and Amendment and Assignment of Reservoir Access Agreement with the Board and answered questions. Following review and discussion, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve Conveyance of the Dock to The Lakes at Centerra Master Homeowners Association, Inc. and in connection therewith, the Assignment of Easement Rights related to the Dock and Amendment and Assignment of Reservoir Access Agreement.

DISTRICT MANAGER ITEMS

Master Services Agreement and WO 2023-01 with All Sweep, Inc. for Graffiti Removal Services (\$1,500.00): Ms. Bromley presented the Master Services Agreement and WO 2023-01 with All Sweep, Inc. for Graffiti Removal Services to the Board and answered questions. Following review and discussion, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

RESOLVED to approve the Master Services Agreement and WO 2023-01 with All Sweep, Inc. for Graffiti Removal Services in the amount of \$1,500.00.

District Manager’s Report: Ms. Bromley presented the District’s Manager’s Report to the Board and answered questions.

Operations and Maintenance Report: Ms. Bromley presented the Operations and Maintenance Report to the Board and answered questions.

RECORD OF PROCEEDINGS

DIRECTORS ITEMS There were no Director Items to be presented.

OTHER MATTERS There were no Other Matters to be presented.

ADJOURNMENT There being no further items to bring before the Board, the meeting was adjourned at 12:02 p.m.

Respectfully submitted,

Kieyesia Conaway
Recording Secretary for the Meeting

The Lakes at Centerra Metropolitan District

Check Detail

April 18 through July 26, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check		05/10/2023	City of Loveland	1-11010 · Checking, First Bank	0.00
Bill Pmt -Check		05/10/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0136043-047840 01.23	01/31/2023	City of Loveland	1-23000 · Accounts Payable	<u>0.00</u>
					0.00
Bill Pmt -Check	Bill.com	04/26/2023	Icenogle Seaver Pogue, P.C	1072 · Bill.com Money Out Clearing	
Bill	23253	03/31/2023		1-51110 · Legal	2,973.50
				1-51050 · Elections	<u>1,747.83</u>
					4,721.33
Bill Pmt -Check	Bill.com	04/26/2023	SWPPP Colorado, LLC	1072 · Bill.com Money Out Clearing	
Bill	6580	03/14/2023		1-52403 · Storm Structure Maintenance	<u>432.60</u>
					432.60
Bill Pmt -Check	Bill.com	04/26/2023	Pinnacle Consulting Group, Inc.	1072 · Bill.com Money Out Clearing	
Bill	24326	03/31/2023		1-51040 · District Management	5,583.31
				1-51045 · Facilities Management	1,125.00
				1-51000 · Accounting	4,624.98
				1-51120 · Office & Other	<u>6.55</u>
					11,339.84
Bill Pmt -Check	Bill.com	05/01/2023	Pinnacle Consulting Group, Inc.	1072 · Bill.com Money Out Clearing	
Bill	24249	03/31/2023		3-55543 · Project Administration	<u>675.00</u>
					675.00
Bill Pmt -Check	Bill.com	05/01/2023	Pinnacle Consulting Group, Inc.	1072 · Bill.com Money Out Clearing	
Bill	24247	03/31/2023		3-51040 · Capital-General District Mgmt	<u>1,425.00</u>
					1,425.00
Bill Pmt -Check	Bill.com	05/01/2023	CMS Environmental Solutions, LLC	1072 · Bill.com Money Out Clearing	
Bill	149193	03/31/2023		3-55541 · Project Direct	<u>395.00</u>
					395.00
Bill Pmt -Check	Bill.com	05/01/2023	King Surveyors	1072 · Bill.com Money Out Clearing	
Bill	418889	03/31/2023		3-55564 · Engineering	<u>1,383.00</u>
					1,383.00
Bill Pmt -Check	Bill.com	05/01/2023	Pinnacle Consulting Group, Inc.	1072 · Bill.com Money Out Clearing	
Bill	24248	03/31/2023		3-55563 · Project Administration	<u>1,987.50</u>
					1,987.50
Bill Pmt -Check	Bill.com	05/01/2023	McWhinney Real Estate Services, Inc.	1072 · Bill.com Money Out Clearing	
Bill	379161	03/31/2023		3-55562 · Project Management	<u>10,613.97</u>
					10,613.97

The Lakes at Centerra Metropolitan District

Check Detail

April 18 through July 26, 2023

Bill Pmt -Check	Bill.com	05/01/2023	RCD Construction	1072 - Bill.com Money Out Clearing	
Bill	App 1	03/31/2023		3-55561 · Project Direct	163,625.40
					<u>163,625.40</u>
Bill Pmt -Check	Bill.com	05/01/2023	DTJ Design, Inc.	1072 - Bill.com Money Out Clearing	
Bill	65810	02/28/2023		3-55564 · Engineering	1,015.00
					<u>1,015.00</u>
Bill Pmt -Check	Bill.com	05/01/2023	SWPPP Colorado, LLC	1072 - Bill.com Money Out Clearing	
Bill	6598	03/31/2023		3-55541 · Project Direct	378.75
					<u>378.75</u>
Bill Pmt -Check	Bill.com	05/22/2023	Precision Concrete Cutting	1072 - Bill.com Money Out Clearing	
Bill	CO72025EF	04/20/2023		1-52703 · Lakes O&M	5,477.38
					<u>5,477.38</u>
Bill Pmt -Check	Bill.com	05/22/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24476	04/30/2023		1-51040 · District Management	5,445.42
				1-51045 · Facilities Management	1,097.22
				1-51000 · Accounting	4,510.76
					<u>11,053.40</u>
Bill Pmt -Check	Bill.com	05/22/2023	Icenogle Seaver Pogue, P.C	1072 - Bill.com Money Out Clearing	
Bill	23478	04/30/2023		1-51110 · Legal	4,492.50
				1-51050 · Elections	323.84
					<u>4,816.34</u>
Bill Pmt -Check	Bill.com	06/02/2023	RCD Construction	1072 - Bill.com Money Out Clearing	
Bill	App 2	04/15/2023		3-55561 · Project Direct	251,608.32
					<u>251,608.32</u>
Bill Pmt -Check	Bill.com	06/02/2023	Roberts Excavation Corp	1072 - Bill.com Money Out Clearing	
Bill	App 4	04/15/2023		1-23030 · Retainage Payable	26,958.20
					<u>26,958.20</u>
Bill Pmt -Check	Bill.com	06/02/2023	King Surveyors	1072 - Bill.com Money Out Clearing	
Bill	419043	04/15/2023		3-55564 · Engineering	1,625.00
					<u>1,625.00</u>
Bill Pmt -Check	Bill.com	06/02/2023	Kumar & Associates, Inc	1072 - Bill.com Money Out Clearing	
Bill	219938	04/15/2023		3-55564 · Engineering	1,920.00
					<u>1,920.00</u>
Bill Pmt -Check	Bill.com	06/02/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	383954	04/15/2023		3-55562 · Project Management	10,613.97
					<u>10,613.97</u>
Bill Pmt -Check	Bill.com	06/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24398	04/15/2023		3-55543 · Project Administration	412.50
					<u>412.50</u>

Check Detail

April 18 through July 26, 2023

Bill Pmt -Check	Bill.com	06/02/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
Bill	150486	04/15/2023		3-55541 · Project Direct	395.00
					<u>395.00</u>
Bill Pmt -Check	Bill.com	06/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24397	04/15/2023		3-55563 · Project Administration	1,537.50
					<u>1,537.50</u>
Bill Pmt -Check	Bill.com	06/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24396	04/15/2023		3-51040 · Capital-General District Mgmt	1,462.50
					<u>1,462.50</u>
Bill Pmt -Check	Bill.com	06/27/2023	Icenogle Seaver Pogue, P.C	1072 - Bill.com Money Out Clearing	
Bill	23581	05/31/2023		1-51110 · Legal	6,210.00
				1-51050 · Elections	418.00
					<u>6,628.00</u>
Bill Pmt -Check	Bill.com	06/27/2023	SWPPP Colorado, LLC	1072 - Bill.com Money Out Clearing	
Bill	6621	05/17/2023		1-52403 · Storm Structure Maintenance	425.00
					<u>425.00</u>
Bill Pmt -Check	Bill.com	06/27/2023	Ramey Environmental Compliance Inc	1072 - Bill.com Money Out Clearing	
Bill	25800	05/22/2023		1-52603 · Non-Potable Water Facility O&M	526.25
					<u>526.25</u>
Bill Pmt -Check	Bill.com	06/27/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24615	05/31/2023		1-51040 · District Management	5,583.38
				1-51045 · Facilities Management	1,125.00
				1-51000 · Accounting	4,625.04
				1-51120 · Office & Other	8.52
					<u>11,341.94</u>
Bill Pmt -Check	Bill.com	07/18/2023	Waterwise	1072 - Bill.com Money Out Clearing	
Bill	App 2	05/15/2023		3-55561 · Project Direct	85,310.00
					<u>85,310.00</u>
Bill Pmt -Check	Bill.com	07/18/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24538	05/15/2023		3-51040 · Capital-General District Mgmt	1,725.00
					<u>1,725.00</u>
Bill Pmt -Check	Bill.com	07/18/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	389438	05/15/2023		3-51070 · Capital-General Master Planning	547.50
					<u>547.50</u>
Bill Pmt -Check	Bill.com	07/18/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24541	05/15/2023		3-55543 · Project Administration	600.00
					<u>600.00</u>
Bill Pmt -Check	Bill.com	07/18/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	389416	05/15/2023		3-55562 · Project Management	10,613.97
					<u>10,613.97</u>

Check Detail

April 18 through July 26, 2023

Bill Pmt -Check	Bill.com	07/18/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24539	05/15/2023		3-55563 · Project Administration	2,400.00
					<u>2,400.00</u>
Bill Pmt -Check	Bill.com	07/18/2023	King Surveyors	1072 - Bill.com Money Out Clearing	
Bill	419189	05/15/2023		3-55564 · Engineering	1,744.50
					<u>1,744.50</u>
Bill Pmt -Check	Bill.com	07/18/2023	Kumar & Associates, Inc	1072 - Bill.com Money Out Clearing	
Bill	220368	05/15/2023		3-55564 · Engineering	942.50
					<u>942.50</u>
Bill Pmt -Check	Bill.com	07/18/2023	RCD Construction	1072 - Bill.com Money Out Clearing	
Bill	3	05/15/2023		3-55561 · Project Direct	87,870.98
					<u>87,870.98</u>
Bill Pmt -Check	Bill.com	07/18/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	24540	05/15/2023		3-55553 · Project Administration	980.00
					<u>980.00</u>
Bill Pmt -Check	Bill.com	07/18/2023	Ft Collins Coloradoan	1072 - Bill.com Money Out Clearing	
Bill	0005703250	05/15/2023		3-55555 · Permits, Fees, and Other	106.36
					<u>106.36</u>
Bill Pmt -Check	Bill.com	07/18/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
Bill	152120	05/15/2023		3-55541 · Project Direct	395.00
					<u>395.00</u>
Bill Pmt -Check	N/A	04/27/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0136043-047840 02.23	02/28/2023		1-51120 · Office & Other	39.50
					<u>39.50</u>
Bill Pmt -Check	N/A	04/27/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0136043-047840 03.23	03/31/2023		1-51120 · Office & Other	39.50
					<u>39.50</u>
Bill Pmt -Check	N/A	04/28/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0188028-052003 03.23	04/10/2023		1-51120 · Office & Other	45.17
					<u>45.17</u>
Bill Pmt -Check	N/A	05/09/2023	Bill.com	1-11010 · Checking, First Bank	
Bill	23059329527	04/05/2023		1-51120 · Office & Other	99.68
					<u>99.68</u>
Bill Pmt -Check	N/A	05/23/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0136043-047840 04.23	04/30/2023		1-51120 · Office & Other	50.74
					<u>50.74</u>
Bill Pmt -Check	N/A	05/23/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0188028-052003 04.23	04/30/2023		1-51120 · Office & Other	57.80
					<u>57.80</u>
Bill Pmt -Check	N/A	06/06/2023	Bill.com	1-11010 · Checking, First Bank	

Check Detail

April 18 through July 26, 2023

Bill	23069691802	05/31/2023		1-51120 · Office & Other	<u>100.88</u> 100.88
Bill Pmt -Check	N/A	06/29/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0136043-047840 05.23	06/07/2023		1-51120 · Office & Other	<u>87.06</u> 87.06
Bill Pmt -Check	N/A	06/29/2023	City of Loveland	1-11010 · Checking, First Bank	
Bill	0188028-052003 05.23	06/07/2023		1-51120 · Office & Other	<u>61.20</u> 61.20
Bill Pmt -Check	N/A	07/06/2023	Bill.com	1-11010 · Checking, First Bank	
Bill	23070052877	06/30/2023		1-51120 · Office & Other	<u>93.36</u> 93.36
Bill Pmt -Check	2400	06/16/2023	City of Loveland Water and Power	1-11010 · Checking, First Bank	
Bill	New Service EP	05/01/2023		3-55565 · Permits, Fees, and Other	<u>635.00</u> 635.00
TOTAL					<u>729,339.39</u>

Contract Modifications for Board Ratification

The Lakes at Centerra Metropolitan District No. 1

Lakes Residential Phase 7 (LAKES-RESPH7)

<i>Contractor:</i>	<i>Modification Date:</i>	<i>Modification Amount:</i>	<i>Contract #:</i>
Waterwise Land and Waterscapes, Inc.	6 /7 /2023	\$6,605.00	Cnt-00968
<i>Modification Description:</i>	<i>Payment Method:</i>	<i>District Signed Date:</i>	
Change Order # 12	Lump Sum	6 /15/2023	
<i>Modification Scope:</i>			<i>Contractor Signed Date:</i>
Maintainance of North Non-Potable Pump in 2022 and Add Drip Zones to North Detention Pond.			6 /7 /2023



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, 2022 and March 31, 2023.

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 the printed name of Pinnacle Consulting Group, Inc.

Pinnacle Consulting Group, Inc.
July 11, 2023

Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537

(970)669-3611 (303)333-4380

www.PCGI.com

Serving our clients and community through excellent dependable service.

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1					
BALANCE SHEET					
		Unaudited	Unaudited		
		Actual	Actual		
		12/31/2022	3/31/2023		
Assets					
Current Assets					
Cash	\$	467,647	\$ 1,301,906		
Lakes Phase 9 Escrow		33,360	19		
Accounts Receivable		88,806	96,372		
Service Fee Receivable District #2		1,162	12,879		
Service Fee Receivable District #3		661	6,498		
Prepaid Expense		11,109	-		
Surety Deposit		348,357	391,032		
Total Current Assets	\$	951,103	\$ 1,808,707		
Long-Term Assets					
Construction in Progress	\$	21,547,830	\$ 21,547,830		
Fixed Assets		3,178,835	3,178,835		
Less: Accumulated Depreciation		(489,017)	(489,017)		
Total Long-Term Assets	\$	24,237,647	\$ 24,237,647		
Total Assets	\$	25,188,750	\$ 26,046,354		
Liabilities					
Current Liabilities					
Accounts Payable	\$	87,520	\$ 224,507		
Due to District #2		12,532	723,953		
Due to District #3		50	-		
Retainage Payable		28,938	37,550		
Total Current Liabilities	\$	129,039	\$ 986,009		
Total Liabilities	\$	129,039	\$ 986,009		
Fund Equity					
Net Investment in Fixed Assets	\$	24,237,647	\$ 24,237,647		
Fund Balance					
Non-Spendable		359,466	391,032		
Restricted		210,109	11,450		
Unassigned		252,488	420,215		
Total Fund Equity	\$	25,059,711	\$ 25,060,344		
Total Liabilities and Fund Equity	\$	25,188,750	\$ 26,046,353		
		=	=		

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2022	2023	2023	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2023	3/31/2023	3/31/2023
Revenues						
Service Fees District #2	\$ 237,496	\$ 254,252	\$ 254,252	\$ 118,250	\$ 110,799	\$ 7,452
Service Fees District #3	135,024	195,349	195,349	94,156	94,317	(161)
Interest and Other Income	9,158	-	10,500	8,811	-	8,811
Total Revenues	\$ 381,678	\$ 449,601	\$ 460,101	\$ 221,217	\$ 205,116	\$ 16,101
Expenditures						
Operations & Maintenance:						
Payment to HOA	\$ 77,000	\$ 84,700	\$ 84,700	\$ -	\$ -	\$ -
Landscaping	-	1,500	1,500	-	-	-
Storm Water Facility Maintenance	3,925	14,000	10,000	433	916	(483)
Non-Potable Pump Maintenance	-	30,000	25,000	-	-	-
Amenities Maintenance	14,745	8,000	6,000	175	2,000	(1,825)
District Facilities Management	8,400	13,500	13,500	3,375	3,375	-
Administration:						
Accounting	51,220	55,500	55,500	13,875	13,875	-
Audit	11,000	12,000	12,000	-	-	-
District Management and Admin	70,120	67,000	67,000	16,750	16,750	-
Director's Fees	5,798	8,000	8,000	1,094	2,000	(906)
Election	5,193	25,000	10,000	4,382	12,500	(8,118)
District Engineer and Consulting Services	760	10,000	10,000	-	-	-
Insurance	10,464	12,000	11,109	11,109	12,000	(891)
Legal	31,141	66,000	66,000	8,265	16,500	(8,235)
Office and Other	7,893	7,650	7,000	5,142	1,913	3,230
Contingency	-	10,000	-	-	-	-
Total Operating Expenditures	\$ 297,658	\$ 424,850	\$ 387,309	\$ 64,599	\$ 81,829	\$ (17,230)
Revenues Over/(Under) Expenditures	\$ 84,019	\$ 24,751	\$ 72,792	\$ 156,618	\$ 123,287	\$ 33,331
Beginning Fund Balance	\$ 191,028	\$ 223,757	\$ 275,047	\$ 275,047	\$ 223,757	\$ 51,290
Ending Fund Balance	\$ 275,047	\$ 248,508	\$ 347,839	\$ 431,665	\$ 347,044	\$ 84,621
						=
Components of Ending Fund Balance						
Repairs and Maintenance Reserve						
Beginning	\$ 74,523	\$ 109,523	\$ 109,523	\$ 109,523	\$ 109,523	\$ -
Addition	35,000	40,000	40,000	-	-	-
Less: Expense	-	-	-	-	-	-
Ending	\$ 109,523	\$ 149,523	\$ 149,523	\$ 109,523	\$ 109,523	\$ -
Operating Reserve	85,000	85,000	85,000	85,000	85,000	-
TABOR Reserve	11,450	11,450	11,450	11,450	11,450	-
Unreserved	69,074	2,535	101,866	225,692	141,071	84,621
Total Ending Fund Balance	\$ 275,047	\$ 248,508	\$ 347,839	\$ 431,665	\$ 347,044	\$ 84,621
Mill Levy						
Operating	0.000	0.000	0.000	0.000		
Debt Service	0.000	0.000	0.000	0.000		
Total Mill Levy	0.000	0.000	0.000	0.000		
Assessed Value	\$ 2,465	\$ 2,465	\$ 2,465	\$ 2,465		
Property Tax Revenue						
Operating	-	-	-	-		
Debt Service	-	-	-	-		
Total Property Tax Revenue	\$ -	\$ -	\$ -	\$ -		

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 1						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
CAPITAL PROJECTS FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2022	2023	2023	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2023	3/31/2023	3/31/2023
Revenues						
Capital Advance	\$ 87,387	\$ 1,806,414	\$ 2,013,869	\$ 67,434	\$ 67,653	\$ (218)
Contribution from Other Government	8,681	-	-	-	-	-
Capital Reimbursements	72,515	-	-	-	-	-
Transfer from District #2	16,316,276	-	-	-	-	-
Interest and Other Income	-	-	8,000	5,738	-	5,738
Total Revenues	\$ 16,484,859	\$ 1,806,414	\$ 2,021,869	\$ 73,173	\$ 67,653	\$ (218)
Expenditures						
District Management	\$ 22,435	\$ 25,000	\$ 25,000	\$ 5,550	\$ 5,550	\$ -
District Planning/Engineering Mgmt	2,202	5,000	5,000	191	191	-
District Engineering	-	15,000	15,000	-	-	-
Lakes Residential - PH7	106,600	20,191	20,191	300	300	-
Lakes Residential - PH6C	5,838	7,900	7,900	-	-	-
Lakes Residential - PH8	16,127	21,541	21,541	188	188	-
Lakes Residential - PH9	44,727	359,421	359,421	3,214	3,214	-
Lakes Residential - PH10	10,287	14,833	14,833	-	-	-
Explorer Park	175,549	2,100,000	2,100,000	219,715	219,715	-
Developer Advance Repayment	16,316,276	-	-	-	-	-
Total Capital Project Expenditures	\$ 16,700,041	\$ 2,568,886	\$ 2,568,886	\$ 229,157	\$ 229,157	\$ -
Revenues over/(under) Expenditures	\$ (215,182)	\$ (762,472)	\$ (547,017)	\$ (155,985)	\$ (161,505)	\$ (218)
Beginning Fund Balance	\$ 762,199	\$ 762,472	\$ 547,017	\$ 547,017	\$ 762,472	\$ (215,455)
Ending Fund Balance	\$ 547,017	\$ -	\$ -	\$ 391,032	\$ 600,967	\$ (209,935)
						=

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2		
BALANCE SHEET		
	Unaudited Actual 12/31/2022	Unaudited Actual 3/31/2023
Assets		
Current Assets		
Cash - Restricted	\$ 2,301,604	\$ 2,327,429
Service Fee Receivables	2,424	23,826
Due from District #1	12,532	723,953
Due from District #3	50	-
Property Tax Receivable	1,124,683	581,876
Receivable from County	5,424	60,105
Total Current Assets	\$ 3,446,716	\$ 3,717,188
Total Assets	\$ 3,446,716	\$ 3,717,188
Liabilities		
Current Liabilities		
Service Fee Payable District #1	1,162	12,879
Deferred Property Tax Revenue	1,124,683	581,876
Total Current Liabilities	\$ 1,125,845	\$ 594,755
Long-Term Liabilities		
Bond Payable	\$ 49,516,163	\$ 49,516,163
Total Long-Term Debt	\$ 49,516,163	\$ 49,516,163
Total Liabilities	\$ 50,642,008	\$ 50,110,918
Fund Equity		
Net Investment in Fixed Assets	\$ (49,516,163)	\$ (49,516,163)
Fund Balance		
Restricted	2,320,871	3,122,433
Total Fund Equity	\$ (47,195,292)	\$ (46,393,730)
Total Liabilities and Fund Equity	\$ 3,446,716	\$ 3,717,188
	=	=

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2022	2023	2023	Actual	Budget	Variance
	Audited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2023	3/31/2023	3/31/2023
Revenues						
Property Taxes	\$ 225,678	\$ 240,997	\$ 240,997	\$ 116,313	\$ 108,449	\$ 7,864
Specific Ownership Taxes	16,135	18,075	18,075	4,277	4,519	(242)
Interest & Other Income	201	5,000	-	-	-	-
Total Revenues	\$ 242,014	\$ 264,072	\$ 259,072	\$ 120,590	\$ 112,968	\$ 7,622
Expenditures						
Payment for Services to District #1	\$ 237,496	\$ 254,252	\$ 254,238	\$ 118,250	\$ 110,799	\$ 7,452
Treasurer's Fees	4,518	4,820	4,820	2,326	2,169	157
Office, Dues & Other	-	-	14	14	-	14
Contingency	-	5,000	-	-	-	-
Total Operating Expenditures	\$ 242,014	\$ 264,072	\$ 259,072	\$ 120,590	\$ 112,968	\$ 7,622
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mill Levy						
Operating	16.716	17.025	17.025	17.025		
Debt Service	61.293	62.427	62.427	62.427		
Total Mill Levy	78.009	79.452	79.452	79.452		
Assessed Value	\$ 13,492,295	\$ 14,155,498	\$ 14,155,498	\$ 14,155,498		
Property Tax Revenue						
Operating	225,537	240,997	240,997	240,997		
Debt Service	826,983	883,685	883,685	883,685		
Total Property Tax Revenue	\$ 1,052,520	\$ 1,124,683	\$ 1,124,683	\$ 1,124,683		

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2 STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS DEBT SERVICE FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2022	2023	2023	Actual	Budget	Variance
	Audited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2023	3/31/2023	3/31/2023
Revenues						
Property Taxes	\$ 827,499	\$ 883,685	\$ 883,685	\$ 426,494	\$ 397,658	\$ 28,836
Specific Ownership Taxes	59,161	66,276	66,276	15,683	16,569	(886)
Service Fees: District No. 3	495,088	716,279	716,279	345,239	346,494	(1,255)
Interest & Other Income	572,983	10,000	32,000	22,675	10,000	12,675
Total Revenues	\$ 1,954,731	\$ 1,676,241	\$ 1,698,241	\$ 810,091	\$ 770,722	\$ 39,369
Expenditures						
Bond Interest	\$ 1,502,350	\$ 1,502,350	\$ 1,502,350	\$ -	\$ -	\$ -
Bond Principal	-	175,000	175,000	-	-	-
Trustee Fees	6,000	6,000	6,000	-	-	-
Treasurer's Fees	16,565	17,674	17,674	8,529	7,953	576
Contingency	-	10,000	-	-	-	-
Total Expenditures	\$ 1,524,915	\$ 1,711,024	\$ 1,701,024	\$ 8,529	\$ 7,953	\$ 576
Revenues over/(under) Expenditures	\$ 429,816	\$ (34,783)	\$ (2,783)	\$ 801,562	\$ 762,769	\$ 38,793
Other Sources/(Uses) of Funds:						
Bond Proceeds	\$ 16,316,276	\$ -	\$ -	\$ -	\$ -	\$ -
Loan Issuance Costs	(514,710)	-	-	-	-	-
Transfer to District No. 1	(16,316,276)	-	-	-	-	-
Developer Contributions	-	-	-	-	-	-
Net Other Sources/(Uses) of Funds	\$ (514,710)	\$ -	\$ -	\$ -	\$ -	\$ -
Rev Over/(Under) Exp after Other	\$ (84,894)	\$ (34,783)	\$ (2,783)	\$ 801,562	\$ 762,769	\$ 38,793
Beginning Fund Balance	\$ 2,405,766	\$ 2,277,051	\$ 2,320,871	\$ 2,320,871	\$ 2,277,051	\$ 43,820
Ending Fund Balance	\$ 2,320,871	\$ 2,242,268	\$ 2,318,088	\$ 3,122,433	\$ 3,039,820	\$ 82,613
						=
Components of Ending Fund Balance						
Reserve Requirement	\$ 2,217,595	\$ 2,217,595	\$ 2,217,595	\$ 2,217,595	\$ 2,217,595	\$ -
Surplus	103,276	24,673	100,493	904,838	822,225	82,614
Total	\$ 2,320,871	\$ 2,242,268	\$ 2,318,088	\$ 3,122,433	\$ 3,039,820	\$ 82,614
Debt Summary						
Series	Original Issuance	Outstanding Principal	Interest Rate	Maturity Date		
2018A Bonds	\$ 29,035,000	\$ 29,035,000	5.25%	12/1/2047		
2018B Bonds	4,090,000	4,090,000	7.63%	12/1/2047		
2022C Bonds	8,500,000	8,500,000	7.50%	12/15/2052		
2022D Bonds	7,816,276	7,816,276	0.00%	12/15/2056		
Total Debt	\$ 49,441,276	\$ 49,441,276				

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
GENERAL FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2022	2023	2023	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2023	3/31/2023	3/31/2023
Revenues						
Property Taxes	\$ 128,311	\$ 185,165	\$ 185,165	\$ 92,724	\$ 92,700	\$ 24
Specific Ownership Taxes	9,179	13,887	13,887	3,286	3,471	(185)
Interest & Other Income	102	5,000	-	-	-	-
Total Revenues	\$ 137,592	\$ 204,052	\$ 199,052	\$ 96,011	\$ 96,171	\$ (160)
Expenditures						
Payment for Services to District #1	\$ 135,024	\$ 195,349	\$ 195,349	\$ 94,156	\$ 94,317	\$ (161)
Treasurer's Fees	2,568	3,703	3,703	1,854	1,854	0
Contingency	-	5,000	-	-	-	-
Total Operating Expenditures	\$ 137,592	\$ 204,052	\$ 199,052	\$ 96,011	\$ 96,171	\$ (160)
Revenues Over/(Under) Expend	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
						=
Mill Levy						
Operating	16.230	16.905	16.905	16.905		
Debt Service	59.510	61.985	61.985	61.985		
Total Mill Levy	75.740	78.890	78.890	78.890		
Assessed Value	\$ 7,871,991	\$ 10,953,256	\$ 10,953,256	\$ 10,953,256		
Property Tax Revenue						
Operating	127,762	185,165	185,165	185,165		
Debt Service	468,462	678,938	678,938	678,938		
Total Property Tax Revenue	\$ 596,225	\$ 864,102	\$ 864,102	\$ 864,102		

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3						
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS						
DEBT SERVICE FUND						
	(a)	(b)	(c)	(d)	(e)	(d-e)
	2022	2023	2023	Actual	Budget	Variance
	Unaudited	Adopted	Projected	Through	Through	Through
	Actual	Budget	Actual	3/31/2023	3/31/2023	3/31/2023
Revenues						
Property Taxes	\$ 470,474	\$ 678,938	\$ 678,938	\$ 339,989	\$ 340,575	\$ (586)
Specific Ownership Taxes	33,657	50,920	50,920	12,049	12,731	(682)
Interest & Other Income	375	10,000	-	-	-	-
Total Revenues	\$ 504,505	\$ 739,858	\$ 729,858	\$ 352,039	\$ 353,306	\$ (1,268)
Expenditures						
Payment for Services to District #2	\$ 495,088	\$ 716,279	\$ 716,279	\$ 345,239	\$ 346,494	\$ (1,255)
Treasurer's fees	9,417	13,579	13,579	6,800	6,812	(12)
Contingency	-	10,000	-	-	-	-
Total Expenditures	\$ 504,505	\$ 739,858	\$ 729,858	\$ 352,039	\$ 353,306	\$ (1,268)
Revenues Over/(Under) Expend	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0)
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (0)



To: Lakes at Centerra Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: Managers' Report
 Board Meeting Date: August 4, 2023

General District Matters

- **Primary Contact:** Please contact Sarah Bromley, District Manager, at sarahbromley@pcgi.com or lakescenmdadmin@pcgi.com for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- **Client Service Team:** Since the last board meeting, there have been no staff changes to the Client Service Team.
- **District Matters:** The District's management team executed District matters since the May 19, 2023, Board meeting. Monthly, District management provides the following services:
 - Adheres to administrative and compliance matters.
 - Processes monthly payables and financial reports.
 - Oversees District budget and operational expenditures.
 - Oversees District operations per the approved Service Plan and District needs.
 - Collaborates with legal counsel on legal matters.
 - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
 - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
- **Management & Administration Updates & Activities:** Recently the District's management team has prioritized the following items:
 - A Notice of Vacancy on The Lakes at Centerra Metropolitan District No. 2 Board of Directors and Request for Letters of Interest to Fill Vacancy was posted on the District website and MSI included the call to residents in their HOA newsletter. This resulted in an interested party reaching out to the District. We've worked with legal to ensure the individual is registered to vote.
 - Following communications with the Director Perry, the Lakes at Centerra Maintenance/Cost Sharing Agreement revisions and updates will be postponed until a later date.
 - Management has been working to identify and schedule the annual resident Board meeting required by Senate Bill 23-110. Once appropriate dates and times have been identified, we will reach out to all parties to ensure the meeting accommodates everyone's schedule.
 - In anticipation of the 2024 Special District requirement to meet certain ADA website compliances, Management has been exploring options to bring the District's website up to compliance.

Lakes at Centerra Metropolitan District
 c/o Pinnacle Consulting Group, Inc.
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537
 Phone: (970) 669-3611
 Email: lakescenmdadmin@pcgi.com

Serving our clients and community through excellent dependable service.

- **Conference Calls/Coordination Meetings:** District Management attended the Lakes MD/HPEC/MSI Bi-Monthly Coordination Meeting on July 12, 2023, where we discussed Explorer Park, Drainage issues at Echo Lake Drive, 2023 Hydrozone Coordination, re-grading and re-seeding at Lake Verna Drive, and the addition of a blow-off connector on the North end of the Lakes.
- **Website Analytics:** Website analytics allows management to review website activity throughout the year.

Last Month	YTD
173 + Visits	2,100 + Visits
165 + Unique Visitors	1,700 + Unique Visitors
347 + Page Views	5,500 + Page Views

- **Compliance Matters:** Annually, District Management ensures the District meets required statutory responsibilities and tracks compliance accordingly.

Compliance Matters	Responsible	Due Date	Completion
File Boundary Map	PCGI	01/01/2023	Completed
Post Transparency Notice	PCGI	01/15/2023	Completed
File Certified Copy of Adopted Budget	PCGI	01/31/2023	Completed
Renew SDA Membership	PCGI	03/01/2023	Completed
File Audit Exemptions	PCGI	03/31/2023	Completed
Submit Audit to Governing Board	PCGI	06/30/2023	Completed
File Audit	PCGI	07/30/2023	
File Annual Report	PCGI	10/01/2023	
Draft 2024 Budgets Distributed to Board of Directors	PCGI	10/15/2023	
Renew Property & Liability Insurance	PCGI	12/01/2023	
Certify Mill Levies	PCGI	12/15/2023	
Adopt Budget	PCGI	12/31/2023	
Ensure Website Compliance	PCGI	12/31/2023	
Payables	PCGI/Board	Monthly	Sent to Board third week of the month

Operations & Maintenance Updates & Activities

- **Houts Dock** - The gangway for the dock was damaged likely by storm or wind over the weekend of July 22nd. District management is working to replace the gangway and hinges that attached it to the dock and shore as soon as possible via Noco Marine. The management team will communicate updates as we receive more information from the vendor.
- **Non-pot Pump Facility** – Ramey Environmental has procured a new filter type that will allow for more water flow. This will be installed during the week of July 31st. The district management team is also working with Ramey on options and proposals to upgrade the pump system if it is still deemed inadequate for the operations needed. If pushed forward this work would likely need to be budgeted in 2024 and performed in the irrigation off-season in early 2024.

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To: The Lakes at Centerra Metropolitan District Board of Directors
 From: Pinnacle Consulting Group, Inc.
 Subject: District Capital Infrastructure Project Report
 Board Meeting Date: August 4, 2023

CONSTRUCTION

1. Explorer Park [CFS #7]
 - This project consists of public landscaping and park improvements located off Trapper Lake Drive and Booth Falls Drive.
 - RCD Construction is currently working on finishing up the storm sewer improvements, fine grading, and concrete flatwork. They are anticipated to be complete with their scope of work in the next couple of weeks. Upon the completion of their scope Waterwise Land and Waterscapes will start construction of the landscape and irrigation improvements.

WARRANTY

2. Lakes Residential Phase 10 Public Infrastructure [CFS #6]
 - City of Loveland water/sewer warranty period expires on January 17, 2024. Final acceptance will be requested in December of 2023.
 - City of Loveland streets/storm warranty period expires on January 4, 2024. A Final acceptance walk with the City of Loveland took place on June 21, 2023. The contractor is working on repairing items identified on the punch list.
3. Lakes Residential Phase 6C Public Infrastructure [CFS #3]
 - City of Loveland water/sewer warranty period expires on September 16, 2023. Final acceptance will be requested in August of 2023.
 - City of Loveland streets/storm warranty period expires on September 14, 2023. A Final acceptance walk with the City of Loveland took place on June 21, 2023. The contractor is working on repairing items identified on the punch list.
4. Lakes Residential Phase 9 Public Infrastructure [CFS #5]
 - City of Loveland water/sewer warranty period expires on August 11, 2023. Final acceptance will be requested in July of 2023.
 - City of Loveland streets/storm warranty period expired on June 17, 2023. A Final acceptance walk with the City of Loveland took place on June 21, 2023. The contractor is working on repairing items identified on the punch list.

 **PINNACLE**
CONSULTING GROUP, INC.
Explorer Park



Loveland
550 W. Eisenhower Blvd.
Loveland, CO 80537
(970) 669.3611

Denver
6950 E. Belleview Ave, Suite 200
Greenwood Village, CO 80111
(303) 333.4380

**The Lakes at Centerra Metropolitan District
Capital Fund Summary
As of 7/19/2023**

Active Projects							
CFS #	Project Name	Approved Project Budget	Estimated Project Total	Change in Estimated Project Total from Prior Report	Projected Over/(Under) Project Budget	Total Expenditures thru 6/31/2023	Remaining Project Costs
1	General Capital	45,000	45,000	-	-	11,314	33,687
2	The Lakes Residential Phase 7	8,854,675	8,556,698	-	(297,977)	8,544,868	11,830
3	The Lakes Residential Residential Phase 6C	465,740	353,795	-	(111,945)	346,119	7,676
4	The Lakes Residential Phase 8	1,221,532	1,106,594	-	(114,938)	1,097,522	9,072
5	The Lakes Residential Phase 9	3,544,663	2,877,452	-	(667,211)	2,533,069	344,383
6	The Lakes Residential Phase 10	795,276	645,806	-	(149,470)	634,643	11,163
7	Explorer Park	2,400,000	2,400,000	-	-	1,070,110	1,329,890
Totals		17,326,886	15,985,345	-	(1,341,541)	14,237,644	1,747,701

The Lakes at Centerra Metropolitan District
 Capital Fund Summary - Detail
 As of 7/19/2023

	A Approved Project Budget	B Approved Contract Amounts	C Other Projected Costs	D Estimated Project Total (B+C)	Estimated Project Total (Prior Month Report)	E Change in Estimated Project Total From Prior Report Incr/(Decr)	F Projected Over/(Under) Project Budget (D-A)	G Total Expenditures Thru 6/31/2023	H Remaining Project Costs (D-G)
(1) General Capital									
District Planning/Engineering Management (MRES)	5,000	5,000	0	5,000	5,000	0	0	739	4,262
District Management (PCGI)	25,000	25,000	0	25,000	25,000	0	0	10,575	14,425
District Engineering	15,000	0	15,000	15,000	15,000	0	0	0	15,000
	45,000	30,000	15,000	45,000	45,000	0	0	11,314	33,687
(2) Project: The Lakes Residential Phase 7									
Indirect Project Costs	1,089,499	1,105,658	0	1,105,658	1,105,658	0	16,159	1,114,542	(8,884)
Direct Project Costs	7,212,055	7,307,559	5,672	7,313,231	7,313,231	0	101,176	7,313,147	84
Contingency	415,312	0	0	0	0	0	(415,312)	0	0
Warranty Maintenance/Repairs	137,809	0	137,809	137,809	137,809	0	0	117,178	20,631
	8,854,675	8,413,217	143,481	8,556,698	8,556,698	0	(297,977)	8,544,868	11,830
(3) Project: The Lakes Residential Residential Phase 6C									
Indirect Project Costs	56,113	57,932	0	57,932	57,932	0	1,819	55,662	2,270
Direct Project Costs	366,154	290,457	0	290,457	290,457	0	(75,697)	290,457	0
Contingency	36,150	0	0	0	0	0	(36,150)	0	0
Warranty Maintenance/Repairs	7,323	0	5,406	5,406	5,406	0	(1,917)	0	5,406
6C	465,740	348,389	5,406	353,795	353,795	0	(111,945)	346,119	7,676
(4) Project: The Lakes Residential Phase 8									
Indirect Project Costs	166,226	131,152	0	131,152	131,152	0	(35,074)	131,009	143
Direct Project Costs	942,237	966,832	0	966,832	966,832	0	24,595	966,513	319
Contingency	94,224	0	0	0	0	0	(94,224)	0	0
Warranty Maintenance/Repairs	18,845	0	8,610	8,610	8,610	0	(10,235)	0	8,610
	1,221,532	1,097,984	8,610	1,106,594	1,106,594	0	(114,938)	1,097,522	9,072
(5) Project: The Lakes Residential Phase 9									
Indirect Project Costs	708,581	453,276	0	453,276	453,276	0	(255,305)	409,487	43,789
Direct Project Costs	2,471,211	2,135,813	270,346	2,406,159	2,406,159	0	(65,052)	2,123,582	282,577
Contingency	313,105	0	8,695	8,695	8,695	0	(304,410)	0	8,695
Warranty Maintenance/Repairs	51,766	0	9,322	9,322	9,322	0	(42,444)	0	9,322
	3,544,663	2,589,089	288,363	2,877,452	2,877,452	0	(667,211)	2,533,069	344,383
(6) Project: The Lakes Residential Phase 10									
Indirect Project Costs	164,961	11,253	66,590	77,843	77,843	0	(87,118)	74,012	3,831
Direct Project Costs	561,710	540,216	16,415	556,631	556,631	0	(5,079)	560,631	(4,000)
Contingency	57,171	0	0	0	0	0	(57,171)	0	0
Warranty Maintenance/Repairs	11,434	0	11,332	11,332	11,332	0	(102)	0	11,332
	795,276	551,469	94,337	645,806	645,806	0	(149,470)	634,643	11,163
(7) Project: Explorer Park									
Indirect Project Costs	434,459	402,399	45,450	447,849	447,849	0	13,390	321,829	126,020
Direct Project Costs	1,834,736	1,724,092	106,000	1,830,092	1,830,092	0	(4,644)	748,281	1,081,811
Contingency	105,805	0	97,059	97,059	97,059	0	(8,746)	0	97,059
Warranty Maintenance/Repairs	25,000	0	25,000	25,000	25,000	0	0	0	25,000
	2,400,000	2,126,491	273,509	2,400,000	2,400,000	0	0	1,070,110	1,329,890
Grand Total of All Projects	17,326,886	15,156,639	828,706	15,985,345	15,985,345	0	(1,341,541)	14,237,644	1,747,701

Advance Funding Available: 2,040,587
 Cost Share Reimbursements: 185,278
 Remaining Project Costs: (1,747,701)
 Available Capital Project Funds: 478,164

The Lakes at Centerra Metropolitan District
Summary of Available Funding
As of 7/19/2023

Project	Total Developer Contribution Commitment (Not to Exceed)	Developer Contributions to Date	Remaining Developer Contribution Commitment	Remaining Project Costs	Variance
General Capital	15,960	(16,562)	(602)	33,687	(34,288)
Residential Phase 6A	500	-	500	-	500
Residential Phase 6B	225	-	225	-	225
Residential Phase 6C	13,500	(2,370)	11,130	7,676	3,454
Residential Phase 7	40,329	(32,012)	8,318	11,830	(3,513)
Residential Phase 8	21,500	(11,145)	10,355	9,072	1,283
Residential Phase 9	384,697	(8,820)	375,877	344,383	31,493
Residential Phase 10	41,098	(29,935)	11,163	11,163	-
Explorer Park	2,286,816	(663,196)	1,623,621	1,329,890	293,731
Totals	2,804,625	(764,038)	2,040,587	1,747,701	292,886

-----Original Message-----

From: Mine/ours <lamports4@live.com>

Sent: Friday, July 14, 2023 10:58 AM

To: Info-Lakes at Centerra MD <info@lakesatcenterramd.live>

Subject: Vacany

Dear Ms. Bromley,

By means of this e-mail, I wish to convey to you my interest to serve on The Lakes at Centerra Metropolitan District No. 2 Board of Directors.

I meet all of the requirements set out in your soliciting e-mail. Please let me know of the next step(s) I will need to take.

Best regards,

Harold Lamport

RECORD OF PROCEEDINGS

MINUTES OF THE SPECIAL MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

HELD

May 19, 2023

The Board of Directors of The Lakes at Centerra Metropolitan District No. 2 held a Special meeting, open to the public, via MS Teams on Friday, May 19, 2023 at 11:30 a.m.

ATTENDANCE

Directors in Attendance:

Josh Kane, Assistant Secretary
Todd Carnes, Assistant Secretary
Ralph Mathes, Vice President
James Laferriere, Secretary/Treasurer

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
Jeff Breidenbach and Jim Niemczyk; McWhinney
Jonathan Heroux and Akio Ohtake-Gordon; Piper Sandler
Tom Wynne, Ryan Poulsen, and Trung Luc; Wells Fargo
Shannon McEvoy, Sarah Bromley, Kieyesia Conaway, Bryan Newby,
Brendan Campbell, Irene Buenavista, Jennifer Ondracek, Casey
Milligan, and Nic Ortiz; Pinnacle Consulting Group, Inc.
Evan Watson, Anne Blair, Tim DePeder, Samantha Salazar, and Karl
Sutton; Members of the Public

CALL TO ORDER

The Special Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 2 was called to order at 12:04 p.m. by Director Mathes, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Ms. Bromley confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Mr. Pogue noted that notices of potential conflicts of interest for Board Members employed by McWhinney Real Estate Services, Inc., were filed with the Colorado Secretary of State's Office, disclosing that potential conflicts of interest may exist, as some Board Members are employees of McWhinney Real Estate Services, Inc. which is associated with the primary landowner and developer of land within the District. Mr. Pogue advised the Board that pursuant to Colorado law, certain

RECORD OF PROCEEDINGS

disclosures by the Board Members might be required prior to taking official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

The Board considered the agenda. Upon motion duly made by Director Kane, seconded by Director Mathes and, upon vote, it was unanimously

RESOLVED to approve the agenda, as amended to add the following item:

I. C. Election of Officers with the approval of Agenda.

ELECTION OF OFFICERS

The Board Discussed officer positions for the Board of Directors. Upon motion duly made by Director Mathes, seconded by Director Carnes and, upon vote, it was unanimously

RESOLVED to appoint each Director to the following position:

James Laferriere	President
Todd Carnes	Vice President
Ralph Mathes	Secretary/Treasurer
Josh Kane	Assistant Secretary

ADMINISTRATIVE ITEMS

Meeting Minutes: The Board reviewed the meeting minutes from the January 26, 2023, Regular Meeting. Upon motion duly made by Director Laferriere, seconded by Director Carnes and, upon vote, it was unanimously

RESOLVED to approve the January 26, 2023, Regular Meeting Minutes, as presented.

PUBLIC COMMENT

There were no comments made by members of the public.

RECORD OF PROCEEDINGS

FINANCIAL ITEMS Financial Statements as of March 31, 2023: Ms. Buenavista presented the Financial Statements as of March 31, 2023 to the Board and answered questions.

Bond Market Update: Mr. Campbell, Mr. Wynne, and Mr. Ohtake-Gordon presented the bond market update to the Board and answered questions.

LEGAL ITEMS 2023 Elections Update: Mr. Pogue presented the 2023 Elections Update to the Board and answered questions.

DIRECTORS ITEMS Director Laferriere thanked the District Management team for coordinating repairs to Districts sidewalks.

Director Mathes discussed with the Board and legal counsel the possibility of combining Districts 1, 2, and 3 into a single District. Mr. Pogue noted that it is not recommended to initiate this action at this time, but discussions will likely commence in the fourth quarter of 2023 to begin the process in 2024, following completion of Explorer Park..

OTHER ITEMS There were no other matters to come before the Board.

ADJOURNMENT There being no further items to bring before the Board, the meeting was adjourned at 1:09 p.m.

Respectfully submitted,

Kieyesia Conaway
Recording Secretary for the Meeting

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 3

HELD

January 26, 2023

The Board of Directors of The Lakes at Centerra Metropolitan District No. 3 held a Regular meeting, open to the public, via MS Teams on Thursday, January 26, 2023 at 1:00 p.m.

ATTENDANCE

Directors in Attendance:

Kim Perry, President & Chairperson
 Tim DePeder, Vice President/Asst. Secretary
 Josh Kane, Secretary/Treasurer
 Abby Kirkbride, Asst. Secretary
 Karl Sutton, Asst. Secretary

Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.
 Jeff Breidenbach; McWhinney
 Irene Buenavista, Andrew Kunkel, Jennifer Ondracek, Casey Milligan,
 Kieyesia Conaway, and Bryan Newby; Pinnacle Consulting Group, Inc.
 Samantha Salazar; McWhinney
 Gary Dreith, Todd Carnes, Ralph Mathes, and James Laferriere;
 Members of the Public

CALL TO ORDER

The Regular Meeting of the Board of Directors of The Lakes at Centerra Metropolitan District No. 3 was called to order at 2:08 p.m. by Director Perry, noting that a quorum was present for the Board. Each of the Directors confirmed their qualifications to serve on the Board. Mr. Kunkel confirmed that prior to the meeting each of the Directors had been notified of the meeting.

CONFLICTS OF INTEREST DISCLOSURE

Mr. Pogue noted that notices of potential conflicts of interest for Board Members employed by McWhinney Real Estate Services, Inc., were filed with the Colorado Secretary of State's Office, disclosing that potential conflicts of interest may exist, as some Board Members are employees of McWhinney Real Estate Services, Inc. which is associated with the primary landowner and developer of land within the District. Mr. Pogue advised the Board that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking

RECORD OF PROCEEDINGS

official action at a meeting. The Board reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

AGENDA

The Board considered the agenda. Upon motion duly made by Director Kane, seconded by Director Sutton and, upon vote, it was unanimously

RESOLVED to approve the agenda, as presented.

ADMINISTRATIVE
ITEMS

Meeting Minutes: The Board reviewed the meeting minutes from the October 27, 2022, Regular Meeting. Upon motion duly made by Director Kane, seconded by Director Sutton and, upon vote, it was unanimously

RESOLVED to approve the October 27, 2022, Regular Meeting Minutes, as presented.

PUBLIC COMMENT

There were no comments made by members of the public.

DIRECTORS ITEMS

Director Sutton requested increased communication with residents regarding the Explorer Park project.

OTHER ITEMS

There were no Other Items to be presented.

ADJOURNMENT

There being no further items to bring before the Board, the meeting was adjourned at 2:10 p.m.

Respectfully submitted,

Kieyesia Conaway
Recording Secretary for the Meeting

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

FOR LOCAL GOVERNMENTS WITH EITHER REVENUES OR EXPENDITURES **MORE THAN \$100,000 BUT NOT MORE THAN \$750,000**

Under the Local Government Audit Law (Section 29-1-601, et seq., C.R.S.) any local government may apply for an exemption from audit if neither revenues nor expenditures exceed \$750,000 for the year.

If your local government has either revenues or expenditures of **LESS** than \$100,000, use the SHORT FORM.

EXEMPTIONS FROM AUDIT ARE NOT AUTOMATIC

To qualify for exemption from audit, a local government must complete an Application for Exemption from Audit EACH YEAR and submit it to the Office of the State Auditor (OSA) for approval.

Any preparer of an Application for Exemption from Audit must be an independent accountant with knowledge of governmental accounting.

Approval for an exemption from audit is granted only upon the review by the OSA.

READ ALL INSTRUCTIONS BEFORE COMPLETING AND SUBMITTING THIS FORM

ALL APPLICATIONS MUST BE FILED WITH THE OSA WITHIN 3 MONTHS AFTER THE ACCOUNTING YEAR-END. FOR EXAMPLE, APPLICATIONS MUST BE RECEIVED BY THE OSA ON OR BEFORE MARCH 31 FOR GOVERNMENTS WITH A DECEMBER 31 YEAR-END.

GOVERNMENTAL ACTIVITY SHOULD BE REPORTED ON THE MODIFIED ACCRUAL BASIS

PROPRIETARY ACTIVITY SHOULD BE REPORTED ON A BUDGETARY BASIS

POSTMARK DATES WILL NOT BE ACCEPTED AS PROOF OF SUBMISSION ON OR BEFORE THE STATUTORY DEADLINE

PRIOR YEAR FORMS ARE OBSOLETE AND WILL NOT BE ACCEPTED.

FOR YOUR REFERENCE, COLORADO REVISED STATUTES CAN BE FOUND AT THIS ADDRESS:

APPLICATIONS SUBMITTED ON FORMS OTHER THAN THOSE PRESCRIBED BY THE OSA WILL NOT BE ACCEPTED.

<http://www.lexisnexis.com/hottopics/Colorado/>

APPLICATIONS MUST BE FULLY AND ACCURATELY COMPLETED.

CHECKLIST

- Has the preparer signed the application?
- Has the entity corrected all Prior Year Deficiencies as communicated by the OSA?
- Has the application been PERSONALLY reviewed and approved by the governing body?
- Are all sections of the form complete, including responses to all of the questions?
- Did you include any relevant explanations for unusual items in the appropriate spaces at the end of each section?
- Will this application be submitted electronically?
 - If yes, have you read and understand the new Electronic Signature Policy? See new [here](#) policy
 - or--
 - Have you included a resolution?
 - Does the resolution state that the governing body PERSONALLY reviewed and approved the resolution in an open public meeting?
 - Has the resolution been signed by a MAJORITY of the governing body? (See sample resolution.)
- Will this application be submitted via a mail service? (e.g. US Post Office, FedEx, UPS, courier.)
 - If yes, does the application include ORIGINAL INK SIGNATURES from the MAJORITY of the governing body?

Checkout our new web portal. Register your account and submit electronic Applications for Exemption From Audit, Extension of Time to File requests, Audited Financial Statements, and more! See the link below.

[OSA LG Web Portal](#)

FILING METHODS

NEW METHOD!

WEB PORTAL: Register and submit your Applications at our new portal: <https://apps.leg.co.gov/osa/lg>

MAIL: Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203

QUESTIONS? Email: osa.lg@coleg.gov or Phone: 303-869-3000

IMPORTANT!

All Applications for Exemption from Audit are subject to review and approval by the Office of the State Auditor.

Governmental Activity should be reported on the Modified Accrual Basis

Proprietary Activity should be reported on the Cash or Budgetary Basis -- A Budget to GAAP reconciliation is provided in Part 3

Failure to file an application or denial of the request could cause the local government to lose its exemption from audit for that year and the ensuing year.

In that event, AN AUDIT SHALL BE REQUIRED.

**APPLICATION FOR EXEMPTION FROM AUDIT
LONG FORM**

NAME OF GOVERNMENT	The Lakes at Centerra Metropolitan District No. 3
ADDRESS	C/O Pinnacle Consulting Group, Inc. 550 W Eisenhower Blvd Loveland, CO 80537
CONTACT PERSON	Brendan Campbell, CPA
PHONE	970-669-3611
EMAIL	brendanc@pcgi.com

For the Year Ended
12/31/2022
or fiscal year ended:

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:	Brendan Campbell, CPA
TITLE	Director of Finance and Accounting
FIRM NAME (if applicable)	Pinnacle Consulting Group, Inc.
ADDRESS	550 W Eisenhower Blvd, Loveland CO 80537
PHONE	970-669-3611
DATE PREPARED	2/28/2022
RELATIONSHIP TO ENTITY	District Accountant

PREPARER (SIGNATURE REQUIRED)



Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES	NO	If Yes, date filed:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Indicate Name of Fund

NOTE: Attach additional sheets as necessary.

Please use this space to provide explanation of any items on this page

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds	
		General	Debt Service		Fund*	Fund*
Assets				Assets		
1-1	Cash & Cash Equivalents	\$ -	\$ -	Cash & Cash Equivalents	\$ -	\$ -
1-2	Investments	\$ -	\$ -	Investments	\$ -	\$ -
1-3	Receivables	\$ 661	\$ 2,424	Receivables	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ -	\$ -	Due from Other Entities or Funds	\$ -	\$ -
1-5	Property Tax Receivable	\$ 185,165	\$ 678,938	Other Current Assets [specify...]	\$ -	\$ -
	All Other Assets [specify...]				\$ -	\$ -
1-6	Lease Receivable (as Lessor)	\$ -	\$ -		\$ -	\$ -
1-7		\$ -	\$ -	Total Current Assets	\$ -	\$ -
1-8		\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -
1-9		\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -
1-10		\$ -	\$ -		\$ -	\$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 185,826	\$ 681,362	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -
Deferred Outflows of Resources:				Deferred Outflows of Resources		
1-12	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -
1-13	[specify...]	\$ -	\$ -	[specify...]	\$ -	\$ -
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 185,826	\$ 681,362	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -
Liabilities				Liabilities		
1-16	Accounts Payable	\$ -	\$ -	Accounts Payable	\$ -	\$ -
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -
1-18	Unearned Property Tax Revenue	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -
1-19	Due to Other Entities or Funds	\$ 661	\$ 2,424	Due to Other Entities or Funds	\$ -	\$ -
1-20	All Other Current Liabilities	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 661	\$ 2,424	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -
1-22	All Other Liabilities [specify...]	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -
1-23		\$ -	\$ -	Other Liabilities [specify...]:	\$ -	\$ -
1-24		\$ -	\$ -		\$ -	\$ -
1-25		\$ -	\$ -		\$ -	\$ -
1-26		\$ -	\$ -		\$ -	\$ -
1-27	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ 661	\$ 2,424	(add lines 1-21 through 1-26) TOTAL LIABILITIES	\$ -	\$ -
Deferred Inflows of Resources:				Deferred Inflows of Resources		
1-28	Deferred Property Taxes	\$ 185,826	\$ 681,632	Pension/OPEB Related	\$ -	\$ -
1-29	Lease related (as lessor)	\$ -	\$ -	Other [specify...]	\$ -	\$ -
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 185,826	\$ 681,632	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -
Fund Balance				Net Position		
1-31	Nonspendable Prepaid	\$ -	\$ -	Net Investment in Capital Assets	\$ -	\$ -
1-32	Nonspendable Inventory	\$ -	\$ -		\$ -	\$ -
1-33	Restricted [specify...]	\$ -	\$ -	Emergency Reserves	\$ -	\$ -
1-34	Committed [specify...]	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -
1-35	Assigned [specify...]	\$ -	\$ -	Restricted	\$ -	\$ -
1-36	Unassigned:	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL FUND BALANCE	\$ -	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-33 TOTAL NET POSITION	\$ -	\$ -
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 186,487	\$ 684,056	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General	Debt Service		Fund*	Fund*	
Tax Revenue				Tax Revenue			
2-1	Property [include mills levied in Question 10-6]	\$ 128,311	\$ 470,474	Property [include mills levied in Question 10-6]	\$ -	\$ -	
2-2	Specific Ownership	\$ 9,179	\$ 33,657	Specific Ownership	\$ -	\$ -	
2-3	Sales and Use Tax	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -	
2-4	Other Tax Revenue [specify...]:	\$ -	\$ -	Other Tax Revenue [specify...]:	\$ -	\$ -	
2-5		\$ -	\$ -		\$ -	\$ -	
2-6		\$ -	\$ -		\$ -	\$ -	
2-7		\$ -	\$ -		\$ -	\$ -	
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 137,490	\$ 504,131	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -	
2-9	Licenses and Permits	\$ -	\$ -	Licenses and Permits	\$ -	\$ -	
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -	
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -	
2-12	Community Development Block Grant	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -	
2-13	Fire & Police Pension	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -	
2-14	Grants	\$ -	\$ -	Grants	\$ -	\$ -	
2-15	Donations	\$ -	\$ -	Donations	\$ -	\$ -	
2-16	Charges for Sales and Services	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -	
2-17	Rental Income	\$ -	\$ -	Rental Income	\$ -	\$ -	
2-18	Fines and Forfeits	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -	
2-19	Interest/Investment Income	\$ 102	\$ 375	Interest/Investment Income	\$ -	\$ -	
2-20	Tap Fees	\$ -	\$ -	Tap Fees	\$ -	\$ -	
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -	
2-22	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -	
2-23		\$ -	\$ -		\$ -	\$ -	
2-24	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ 137,592	\$ 504,506	Add lines 2-8 through 2-23 TOTAL REVENUES	\$ -	\$ -	
Other Financing Sources				Other Financing Sources			
2-25	Debt Proceeds	\$ -	\$ -	Debt Proceeds	\$ -	\$ -	
2-26	Lease Proceeds	\$ -	\$ -	Lease Proceeds	\$ -	\$ -	
2-27	Developer Advances	\$ -	\$ -	Developer Advances	\$ -	\$ -	
2-28	Other [specify...]:	\$ -	\$ -	Other [specify...]:	\$ -	\$ -	
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 137,592	\$ 504,506	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -	
							GRAND TOTALS
							\$ 642,098

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES for all funds (Line 2-29) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

Line #	Description	Governmental Funds		Description	Proprietary/Fiduciary Funds		Please use this space to provide explanation of any items on this page
		General	Debt Service		Fund*	Fund*	
Expenditures				Expenses			
3-1	General Government	\$ 2,568	\$ 9,417	General Operating & Administrative	\$ -	\$ -	
3-2	Judicial	\$ -	\$ -	Salaries	\$ -	\$ -	
3-3	Law Enforcement	\$ -	\$ -	Payroll Taxes	\$ -	\$ -	
3-4	Fire	\$ -	\$ -	Contract Services	\$ -	\$ -	
3-5	Highways & Streets	\$ -	\$ -	Employee Benefits	\$ -	\$ -	
3-6	Solid Waste	\$ -	\$ -	Insurance	\$ -	\$ -	
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -	
3-8	Health	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -	
3-9	Culture and Recreation	\$ -	\$ -	Supplies	\$ -	\$ -	
3-10	Transfers to other districts	\$ 135,024	\$ 495,088	Utilities	\$ -	\$ -	
3-11	Other [specify...]:	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	
3-12		\$ -	\$ -	Other [specify...]	\$ -	\$ -	
3-13		\$ -	\$ -		\$ -	\$ -	
3-14	Capital Outlay	\$ -	\$ -	Capital Outlay	\$ -	\$ -	
	Debt Service			Debt Service			
3-15	Principal (should match amount in 4-4)	\$ -	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -	
3-16	Interest	\$ -	\$ -	Interest	\$ -	\$ -	
3-17	Bond Issuance Costs	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -	
3-18	Developer Principal Repayments	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -	
3-19	Developer Interest Repayments	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -	
3-20	All Other [specify...]:	\$ -	\$ -	All Other [specify...]:	\$ -	\$ -	
3-21		\$ -	\$ -		\$ -	\$ -	
3-22	Add lines 3-1 through 3-21 TOTAL EXPENDITURES	\$ 137,592	\$ 504,505	Add lines 3-1 through 3-21 TOTAL EXPENSES	\$ -	\$ -	GRAND TOTAL \$ 642,097
3-23	Interfund Transfers (In)	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -	
3-24	Interfund Transfers Out	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -	
3-25	Other Expenditures (Revenues):	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -	
3-26		\$ -	\$ -	Other Financing Sources (Uses) (from line 2-26)	\$ -	\$ -	
3-27		\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -	
3-28		\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -	
3-29	(Add lines 3-23 through 3-28) TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	(Line 3-27, plus line 3-28, less line 3-26, less line 3-25, plus line 3-24) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -	
3-30	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-29, less line 3-22, less line 3-29	\$ 0	\$ 0	Net Increase (Decrease) in Net Position Line 2-29, less line 3-22, plus line 3-29, less line 3-23	\$ -	\$ -	
3-31	Fund Balance, January 1 from December 31 prior year report	\$ -	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -	
3-32	Prior Period Adjustment (MUST explain)	\$ -	\$ -	Prior Period Adjustment (MUST explain)	\$ -	\$ -	
3-33	Fund Balance, December 31 Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$ 0	\$ 0	Net Position, December 31 Sum of Lines 3-30, 3-31, and 3-32 This total should be the same as line 1-37.	\$ -	\$ -	

IF GRAND TOTAL EXPENDITURES for all funds (Line 3-22) are GREATER than \$750,000 - STOP. You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

YES NO

Please use this space to provide any explanations or comments:

4-1 Does the entity have outstanding debt? YES NO

4-2 Is the debt repayment schedule attached? If no, MUST explain: YES NO

4-3 Is the entity current in its debt service payments? If no, MUST explain: YES NO

4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)

	Outstanding at beginning of year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

*must agree to prior year ending balance

Please answer the following questions by marking the appropriate boxes.

YES NO

4-5 Does the entity have any authorized, but unissued, debt [Section 29-1-605(2) C.R.S.]? YES NO

If yes: How much? \$ 558,724

Date the debt was authorized: 11/6/2007

4-6 Does the entity intend to issue debt within the next calendar year? YES NO

If yes: How much? \$ -

4-7 Does the entity have debt that has been refinanced that it is still responsible for? YES NO

If yes: What is the amount outstanding? \$ -

4-8 Does the entity have any lease agreements? YES NO

If yes: What is being leased?

What is the original date of the lease?

Number of years of lease?

Is the lease subject to annual appropriation? YES NO

What are the annual lease payments? \$ -

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.

AMOUNT TOTAL

Please use this space to provide any explanations or comments:

5-1 YEAR-END Total of ALL Checking and Savings accounts	\$ -		
5-2 Certificates of deposit	\$ -		
TOTAL CASH DEPOSITS		\$ -	
Investments (if investment is a mutual fund, please list underlying investments):			
	\$ -		
	\$ -		
	\$ -		
	\$ -		
TOTAL INVESTMENTS		\$ -	
TOTAL CASH AND INVESTMENTS		\$ -	

Please answer the following question by marking in the appropriate box

YES NO N/A

5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.? YES NO N/A

5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: YES NO N/A

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following question by marking in the appropriate box YES NO Please use this space to provide any explanations or comments:

- 6-1 Does the entity have capitalized assets? YES NO
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, MUST explain: YES NO

6-3 Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:

	Balance - beginning of the year 1	Additions 2	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

6-4 Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:

	Balance - beginning of the year*	Additions	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Leased Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

* Must agree to prior year-end balance
 - Generally capital asset additions should be reported at capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

* YES NO Please use this space to provide any explanations or comments:

- 7-1 Does the entity have an "old hire" firefighters' pension plan? YES NO
- 7-2 Does the entity have a volunteer firefighters' pension plan? YES NO

If yes: Who administers the plan? YES NO

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
TOTAL	\$ -

What is the monthly benefit paid for 20 years of service per retiree as of Jan 1? \$ -

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box				YES	NO	N/A	Please use this space to provide any explanations or comments:
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

If yes: Please indicate the amount appropriated for each fund separately for the year reported

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 142,344
Debt Service Fund	\$ 513,597
	\$ -
	\$ -

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box				YES	NO	Please use this space to provide any explanations or comments:
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? <small>Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

PART 10 - GENERAL INFORMATION

Please answer the following question by marking in the appropriate box				YES	NO	Please use this space to provide any explanations or comments:
10-1	Is this application for a newly formed governmental entity? If yes: Date of formation: <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10-2	Has the entity changed its name in the past or current year? If Yes: NEW name <input type="text"/> PRIOR name <input type="text"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
10-4	Please indicate what services the entity provides: <input type="text" value="Sanitation, water, non-pot, streets, traffic/safety, parks/rec, transportation, TV relay/translator, mosquito/pest control, security/covenant."/>	<input type="checkbox"/>	<input type="checkbox"/>			
10-5	Does the entity have an agreement with another government to provide services? If yes: List the name of the other governmental entity and the services provided: <input type="text" value="All services are provided by The Lakes at Centerra Metropolitan District No. 1."/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10-6	Does the entity have a certified mill levy? If yes: Please provide the number of <u>mills</u> levied for the year reported (do not enter \$ amounts):	<input checked="" type="checkbox"/>	<input type="checkbox"/>			

Bond Redemption mills	59.510
General/Other mills	16.230
Total mills	75.740

Please use this space to provide any additional explanations or comments not previously included:

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds		Notes
Unrestricted Cash & Investments	\$ -	Unrestricted Fund Balan	\$ -	Total Tax Revenue	\$ 641,621	
Current Liabilities	\$ 3,086	Total Fund Balance	\$ -	Revenue Paying Debt Service	\$ -	
Deferred Inflow	\$ 867,458	PY Fund Balance	\$ -	Total Revenue	\$ 642,098	
		Total Revenue	\$ 137,592	Total Debt Service Principal	\$ -	
		Total Expenditures	\$ 137,592	Total Debt Service Interest	\$ -	
		Interfund In	\$ -			
		Interfund Out	\$ -	Enterprise Funds		
Governmental		Proprietary		Net Position	\$ -	
Total Cash & Investments	\$ -	Current Assets	\$ -	PY Net Position	\$ -	
Transfers In	\$ -	Deferred Outflow	\$ -	Government-Wide		
Transfers Out	\$ -	Current Liabilities	\$ -	Total Outstanding Debt	\$ -	
Property Tax	\$ 598,785	Deferred Inflow	\$ -	Authorized but Unissued	\$ 558,724	
Debt Service Principal	\$ -	Cash & Investments	\$ -	Year Authorized	\$ 11/6/2007	
Total Expenditures	\$ 642,097	Principal Expense	\$ -			
Total Developer Advances	\$ -					
Total Developer Repayments	\$ -					

PART 12 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box

YES NO

12-1 If you plan to submit this form electronically, have you read the new Electronic Signature Policy?

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign. Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenue and expenditures of \$750,000 or less must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Print the names of ALL members of the governing body below.

A MAJORITY of the members of the governing body must complete and sign in the column below.

	Full Name	I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit.
1	Kim Perry	DocuSigned by: Kim Perry, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: Kim Perry Date: 3/10/2023 10:50:36 MST My term Expires: May 2025 B786C9D42F3647F...
2	Tim DePeder	DocuSigned by: Tim DePeder, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: Tim DePeder Date: 3/13/2023 11:17:23 MDT My term Expires: May 2023 5E547B7DD87F45B...
3	Josh Kane	DocuSigned by: Josh Kane, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: Josh Kane Date: 3/10/2023 11:44:39 MST My term Expires: May 2025 FCDCTE37AA642A...
4	Karl Sutton	DocuSigned by: Karl Sutton, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: Karl Sutton Date: 3/10/2023 10:46:39 MST My term Expires: May 2025 C70AB399FB7140C...
5	Abby Kirkbride	DocuSigned by: Abby Kirkbride, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: Abby Kirkbride Date: 3/10/2023 11:07:55 MST My term Expires: May 2023 D8B2263FD73349F...
6		I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: _____ Date: _____ My term Expires: _____
7		I, _____, attest that I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed: _____ Date: _____ My term Expires: _____