

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2
LARIMER COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2023

STATE OF COLORADO)
)
 COUNTY OF LARIMER)ss.
)
 THE LAKES AT CENTERRA)
 METROPOLITAN)
 DISTRICT NO. 2)

The Board of Directors of The Lakes at Centerra Metropolitan District No. 2, Larimer County, Colorado, held a meeting via Microsoft Teams Thursday, October 27, 2022 at 12:00 P.M.

The following members of the Board of Directors were present: (Via Teleconference)

- Gary Dreith, President
- Ralph Mathes, Vice President
- James Laferriere, Secretary/Treasurer
- Josh Kane, Asst. Secretary
- Todd Carnes, Asst. Secretary

Also in Attendance: Alan Pogue; Icenogle Seaver Pogue, P.C. (Via Videoconference)
 Brendan Campbell, Irene Buenavista, Andrew Kunkel, Jennifer Ondracek, Kirsten Starman, Dillon Gamber, Nic Ortiz, and Bryan Newby; Pinnacle Consulting Group, Inc. (Via Videoconference)
 Jim Niemczyk, Jeff Breidenbach, Tim DePeder, Kim Perry, Abby Kirkbride, Samantha Salazar, and Griffin Barlow; McWhinney (Via Videoconference)
 Karl Sutton; Members of the Public (Via Videoconference)

Mr. Pogue stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2023 budget. Director Dreith opened the public hearing on the District's proposed 2023 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Laferriere moved to adopt the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2, LARIMER COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2023, AND ENDING ON THE LAST DAY OF DECEMBER 2023,

WHEREAS, the Board of Directors of the Lakes at Centerra Metropolitan District No. 2 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on October 7, 2022 in The Loveland Reporter-Herald, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on October 27, 2022, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2 OF LARIMER COUNTY, COLORADO:

Section 1. 2023 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2023 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2023. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of The Lakes at Centerra Metropolitan District No. 2 for calendar year 2023.

Section 4. 2023 Levy of Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the budget from property taxes for the 2023 Budget year is \$1,124,682.63. That the 2022 valuation for assessment, as certified by the Larimer County Assessor, is \$14,155,498.

A. Levy for General Operating Fund. That for the purposes of meeting all general operating expense of the District during the 2023 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

B. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all general obligation bonds and interest approved at elections of the District during the 2023 budget year, there is hereby levied a tax of 62.427 mills upon each dollar of the 2022 total valuation of assessment of all taxable property within the District.

C. Levy for Contractual Obligations. That for the purposes of meeting all contractual obligations expense of the District during the 2023 budget year, there is hereby levied a tax of 17.025 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2022.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification to County Commissioners. The District's manager is hereby authorized and directed to immediately certify to the County Commissioners of Larimer County, Colorado, the 79.452 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of Page Left Blank Intentionally.]

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Larimer County, Colorado.

On behalf of the The Lakes at Centerra Metropolitan District No. 2 (taxing entity)^A

the Board of Directors (governing body)^B

of the The Lakes at Centerra Metropolitan District No. 2 (local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 14,155,498 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 14,155,498 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

Submitted: 12/14/2022 for budget/fiscal year 2023 (not later than Dec. 15) (mm/dd/yyyy) (yyyy)

Table with 3 columns: PURPOSE (see end notes for definitions and examples), LEVY², and REVENUE². Rows include General Operating Expenses, Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction, General Obligation Bonds and Interest, Contractual Obligations, Capital Expenditures, Refunds/Abatements, and Other. Total: 79.452 mills, \$ 1,124,682.63

Contact person: (print) Brendan Campbell Daytime phone: (970) 669-3611 Signed: [Signature] Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 866-2156.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution. ² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's final certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.) Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

- | | | |
|----|-------------------|---|
| 1. | Purpose of Issue: | Repay The Lakes at Centerra Metropolitan District No. 2's Series 2022C & 2022D General Obligation Bond issue to fund infrastructure improvements. |
| | Series: | 2022C & 2022D |
| | Date of Issue: | 04/26/2022 |
| | Coupon Rate: | 7.50% |
| | Maturity Date: | 12/15/2052 |
| | Levy: | 62.427 |
| | Revenue: | \$883,685.27 |
| | | |
| 2. | Purpose of Issue: | _____ |
| | Series: | _____ |
| | Date of Issue: | _____ |
| | Coupon Rate: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

CONTRACTS^K:

- | | | |
|----|----------------------|---|
| 3. | Purpose of Contract: | To fund the operations and maintenance of The Lakes at Centerra Metropolitan District's infrastructure improvements |
| | Title: | Amended and Restated District Facilities Services Agreement |
| | Date: | 7/11/2013 |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | 17.025 |
| | Revenue: | \$240,997.35 |
| | | |
| 4. | Purpose of Contract: | _____ |
| | Title: | _____ |
| | Date: | _____ |
| | Principal Amount: | _____ |
| | Maturity Date: | _____ |
| | Levy: | _____ |
| | Revenue: | _____ |

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director Laferriere, Secretary and Treasurer of the District, and made a part of the public records of The Lakes at Centerra Metropolitan District No. 2.

The foregoing Resolution was seconded by Director Mathes.

[Remainder of Page Left Blank Intentionally.]

ADOPTED AND APPROVED this 27th day of October 2022.

DocuSigned by:
Gary Dreith

President

STATE OF COLORADO)
)
COUNTY OF LARIMER)ss.
)
THE LAKES AT CENTERRA)
METROPOLITAN)
DISTRICT NO. 2)

I, James Laferriere, Secretary and Treasurer to the Board of Directors of The Lakes at Centerra Metropolitan District No. 2, Larimer County, Colorado, do hereby certify that the foregoing pages constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held via Microsoft Teams on Thursday, October 27, 2022, at 12:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2023; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2023 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 27th day of October, 2022.

DocuSigned by:
James Laferriere
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Management Budget Report

BOARD OF DIRECTORS
THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2

We have presented the accompanying forecasted budget of revenues, expenditures and fund balances for the year ending December 31, 2023 including the comparative information of the forecasted estimate for the year ending December 31, 2022 and the actual historic information for the year 2021.

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 forecast and, accordingly, do not express an opinion or provide any assurance about whether the forecast is 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 forecast, they might influence the user's conclusions about the results of operations for the forecasted periods.

A handwritten signature in blue ink, appearing to be "BS" followed by several horizontal strokes.

Pinnacle Consulting Group, Inc.
January 31, 2023

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
GENERAL FUND				
	(a)	(b)	(c)	(f)
	2021	2022	2022	2023
	Audited	Adopted	Projected	Adopted
	Actual	Budget	Actual	Budget
Revenues				
Property Taxes	\$ 220,722	\$ 225,537	\$ 225,537	\$ 240,997
Specific Ownership Taxes	16,780	16,915	16,915	18,075
Interest & Other Income	141	5,000	100	5,000
Total Revenues	\$ 237,643	\$ 247,452	\$ 242,552	\$ 264,072
Expenditures				
Payment for Services to District #1	\$ 233,226	\$ 237,941	\$ 238,041	\$ 254,252
Treasurer's Fees	4,418	4,511	4,511	4,820
Contingency	-	5,000	-	5,000
Total Operating Expenditures	\$ 237,643	\$ 247,452	\$ 242,552	\$ 264,072
Revenues Over/(Under) Expenditures	\$ -	\$ -	\$ -	\$ -
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ -
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -
Mill Levy				
Operating	16.656	16.716	16.716	17.025
Debt Service	61.074	61.293	61.293	62.427
Total Mill Levy	77.730	78.009	78.009	79.452
Assessed Value	\$ 13,252,378	\$ 13,492,295	\$ 13,492,295	\$ 14,155,498
Property Tax Revenue				
Operating	220,732	225,537	225,537	240,997
Debt Service	809,376	826,983	826,983	883,685
Total Property Tax Revenue	\$ 1,030,107	\$ 1,052,520	\$ 1,052,520	\$ 1,124,683

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2				
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS				
DEBT SERVICE FUND				
	(a)	(b)	(c)	(f)
	2021	2022	2022	2023
	Audited	Amended	Projected	Adopted
Revenues	Actual	Budget	Actual	Budget
Property Taxes	\$ 809,340	\$ 826,983	\$ 826,983	\$ 883,685
Specific Ownership Taxes	61,530	62,024	62,024	66,276
Service Fees: District No. 3	312,323	494,228	494,228	716,279
Interest & Other Income	1,584	7,000	7,000	10,000
Total Revenues	\$ 1,184,776	\$ 1,390,235	\$ 1,390,235	\$ 1,676,241
Expenditures				
Bond Interest	\$ 1,502,350	\$ 1,502,350	\$ 1,502,350	\$ 1,502,350
Bond Principal	-	-	-	175,000
Trustee Fees	6,000	6,000	6,000	6,000
Treasurer's Fees	16,199	16,540	16,540	17,674
Contingency	-	10,000	10,000	10,000
Total Expenditures	\$ 1,524,549	\$ 1,534,890	\$ 1,534,890	\$ 1,711,024
Revenues over/(under) Expenditures	\$ (339,773)	\$ (144,655)	\$ (144,655)	\$ (34,783)
Other Sources/(Uses) of Funds:				
Bond Proceeds	\$ -	\$ 16,316,276	\$ 16,316,276	\$ -
Loan Issuance Costs	-	(512,563)	(551,685)	-
Transfer to District No. 1	(45)	(16,316,276)	(16,316,276)	-
Developer Contributions	-	528,486	528,486	-
Net Other Sources/(Uses) of Funds	\$ (45)	\$ 15,923	\$ (23,199)	\$ -
Rev Over/(Under) Exp after Other	\$ (339,817)	\$ (128,732)	\$ (167,854)	\$ (34,783)
Beginning Fund Balance	\$ 2,745,600	\$ 2,405,783	\$ 2,405,783	\$ 2,277,051
Ending Fund Balance	\$ 2,405,783	\$ 2,277,051	\$ 2,237,929	\$ 2,242,268
Components of Ending Fund Balance				
Reserve Requirement	\$ 2,390,713	\$ 2,277,051	\$ 2,237,929	\$ 2,242,268
Surplus	15,070	-	-	-
Total	\$ 2,405,783	\$ 2,277,051	\$ 2,237,929	\$ 2,242,268

THE LAKES AT CENTERRA METROPOLITAN DISTRICT NO. 2 2023 BUDGET MESSAGE

The Lakes at Centerra Metropolitan District No. 2 is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was formed in November 2007. The District was established for approximately 226 acres located south of East 37th Street, east of Boyd Lake Avenue and north of Lost Creek Drive in the City of Loveland, Colorado. Along with its companion Districts No. 1 (“Service District”) and No. 3 (“Finance District”), this Finance District was organized to provide financing for public facilities within the service area including sanitation, water, streets, traffic and safety controls, park and recreation, transportation, television relay and translation, mosquito and pest control, and security and covenant enforcement services.

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

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

In preparing the 2023 budget, the following goals are foremost for the District:

- To collect appropriate property taxes for distribution to the Service District in order to provide the level of services desired by the property owners of the District in the most economic manner possible.

General Fund

Revenue

The District anticipates collecting \$240,997 in property taxes, based on an assessed valuation of \$14,155,498 and a mill levy of 17.025 mills. Additionally, the District anticipates revenues of \$18,075 in specific ownership taxes and \$5,000 in interest and other revenues, for a total of \$264,072 in revenue.

Expenses

General and administrative expenses budgeted in the amount of \$264,072 are comprised of payment for services to The Lakes at Centerra Metropolitan District No. 1, treasurer fees and contingency.

Fund Balance/Reserves

The District transfers all general fund revenue to the Lakes at Centerra Metropolitan District No. 1 as provided for in an intergovernmental agreement between the Lakes at Centerra Metropolitan District Nos. 1-3. Therefore, no emergency reserve has been provided for in the Lakes at Centerra Metropolitan District No. 2. The emergency reserve is held by the Lakes at Centerra Metropolitan District No. 1.

Debt Service Fund

Revenue

The District anticipates collecting \$883,685 in property taxes, based on an assessed valuation of \$14,155,498 and a mill levy of 62.427 mills. Additionally, the District anticipates revenues of \$66,276 in specific ownership taxes, \$716,279 of service fees receivable from District 3 and \$10,000 in interest and other revenues, totaling \$1,646,105 in revenue.

Expenses

The District will incur a total of \$1,711,024 of debt service expenses for bond interest payments of \$1,502,350, bond principal payments of \$175,000 and other fees including custodial, bank and treasurer fees of \$33,674. The District anticipates use of debt reserves to make 2023 debt service payments.

Fund Balance/Reserves

The District anticipates an ending fund balance for the debt service fund of \$2,173,010.

CERTIFICATION OF VALUATION BY LARIMER COUNTY ASSESSOR

Name of Jurisdiction: 183 - THE LAKES AT CENTERRA METRO DISTRICT NO. 2

IN LARIMER COUNTY ON 11/17/2022

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN LARIMER COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$13,492,295
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$14,155,498
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$14,155,498
5. NEW CONSTRUCTION: **	\$181,261
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$45.86

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN LARIMER COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$192,268,000
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †	\$2,607,600
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

† Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
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NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.