

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2
Weld County, Colorado

Financial Statements
and
Independent Auditors' Report
December 31, 2024

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Table of Contents

	<u>Page</u>
Independent Auditors' Report.....	1
Basic Financial Statements	
Government-Wide Financial Statements	
Statement of Net Deficit.....	3
Statement of Activities.....	4
Fund Financial Statements	
Balance Sheet - Governmental Funds.....	5
Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds.....	6
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities.....	7
General Fund - Statement of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual.....	8
Notes to Financial Statements.....	9
Supplemental Information	
Debt Service Fund - Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual.....	20
Capital Projects Fund - Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual.....	21



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

 303-734-4800

 303-795-3356

 www.HaynieCPAs.com

Independent Auditors' Report

To the Board of Directors
Centennial Crossing No. 2 Metropolitan District

Opinion

We have audited the accompanying financial statements of the governmental activities and each major fund, of Centennial Crossing No. 2 Metropolitan District, as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Centennial Crossing No. 2 Metropolitan District as of December 31, 2024, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Centennial Crossing No. 2 Metropolitan District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Centennial Crossing No. 2 Metropolitan District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Centennial Crossing No. 2 Metropolitan District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Centennial Crossing No. 2 Metropolitan District's ability to continue as a going concern for a reasonable period of time.

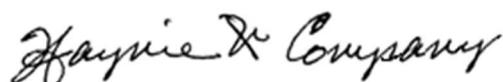
We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Centennial Crossing No. 2 Metropolitan District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information, as listed in the table of contents, is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.



Littleton, Colorado

April 4, 2025

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**Statement of Net Deficit
December 31, 2024**

	<u>Governmental Activities</u>
Assets	
Cash and cash equivalents - restricted	\$ 421,816
Property taxes receivable	710,549
Accounts receivable - specific ownership	<u>2,095</u>
Total assets	<u>1,134,460</u>
Liabilities	
Unpaid interest	7,169
Due within one year	1,945,000
Deferred inflows of resources	
Property taxes	<u>710,549</u>
Total liabilities and deferred inflows of resources	<u>2,662,718</u>
Net deficit	
Restricted for	
Emergency reserve	20,000
Capital projects	271,080
Unrestricted	<u>(1,819,338)</u>
Total net deficit	<u>\$ (1,528,258)</u>

See notes to financial statements.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**Statement of Activities
For the Year Ended December 31, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Deficit
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government					
Government activities					
General government	\$ 4,414	\$ -	\$ -	\$ -	\$ (4,414)
Interest and related costs on long-term debt	<u>122,576</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(122,576)</u>
Total	<u>\$ 126,990</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(126,990)</u>
General revenues					
Property taxes					724,114
Specific ownership taxes					25,686
Other income					10
Interest income					23,226
Transfers from District No. 1					<u>463,660</u>
Total general revenues					<u>1,236,696</u>
Change in net position					1,109,706
Net deficit - beginning of year					<u>(2,637,964)</u>
Net deficit - end of year					<u>\$ (1,528,258)</u>

See notes to financial statements.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**Balance Sheet - Governmental Funds
December 31, 2024**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Government Funds</u>
Assets				
Assets				
Cash and cash equivalents - restricted	\$ -	\$ 150,736	\$ 271,080	\$ 421,816
Property taxes receivable	157,900	552,649	-	710,549
Accounts receivable - specific ownership	<u>466</u>	<u>1,629</u>	<u>-</u>	<u>2,095</u>
Total assets	<u>\$ 158,366</u>	<u>\$ 705,014</u>	<u>\$ 271,080</u>	<u>\$ 1,134,460</u>
Liabilities and Fund Balances				
Deferred inflows of resources				
Property taxes	<u>\$ 157,900</u>	<u>\$ 552,649</u>	<u>\$ -</u>	<u>\$ 710,549</u>
Fund balances				
Restricted				
Emergency reserve	20,000	-	-	20,000
Debt service	-	152,365	-	152,365
Capital projects	-	-	271,080	271,080
Unassigned	<u>(19,534)</u>	<u>-</u>	<u>-</u>	<u>(19,534)</u>
Total fund balances	<u>466</u>	<u>152,365</u>	<u>271,080</u>	<u>423,911</u>
Total deferred inflows of resources and fund balances	<u>\$ 158,366</u>	<u>\$ 705,014</u>	<u>\$ 271,080</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Long-term liabilities, including promissory notes, are not due and payable in the current period and, therefore, are not reported in the funds				
				(1,945,000)
				(7,169)
Net position of governmental activities				<u>\$ (1,528,258)</u>

See notes to financial statements.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**Statement of Revenues, Expenditures, and Changes in
Fund Balances - Governmental Funds
For the Year Ended December 31, 2024**

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Government Funds</u>
Revenues				
Property taxes	\$ 160,914	\$ 563,200	\$ -	\$ 724,114
Specific ownership taxes	5,708	19,978	-	25,686
Other income	2	8	-	10
Interest income	<u>7</u>	<u>23,219</u>	<u>-</u>	<u>23,226</u>
Total revenues	<u>166,631</u>	<u>606,405</u>	<u>-</u>	<u>773,036</u>
Expenditures				
Current				
Fees	2,000	-	-	2,000
Treasurer's fees	2,414	8,450	-	10,864
Debt service				
Bond principal	-	1,220,000	-	1,220,000
Bond interest	<u>-</u>	<u>118,377</u>	<u>-</u>	<u>118,377</u>
Total expenditures	<u>4,414</u>	<u>1,346,827</u>	<u>-</u>	<u>1,351,241</u>
Excess of revenues over (under) expenditures	<u>162,217</u>	<u>(740,422)</u>	<u>-</u>	<u>(578,205)</u>
Other financing (uses) sources				
Interfund transfers	(625,842)	612,383	13,459	-
Transfers from District No. 1	<u>463,660</u>	<u>-</u>	<u>-</u>	<u>463,660</u>
Total other financing (uses) sources	<u>(162,182)</u>	<u>612,383</u>	<u>13,459</u>	<u>463,660</u>
Net change in fund balance - total governmental funds	35	(128,039)	13,459	(114,545)
Fund balances - beginning of year	<u>431</u>	<u>280,404</u>	<u>257,621</u>	<u>538,456</u>
Fund balances - end of year	<u>\$ 466</u>	<u>\$ 152,365</u>	<u>\$ 271,080</u>	<u>\$ 423,911</u>

See notes to financial statements.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**Reconciliation of the Statement of Revenues, Expenditures, and Changes in
Fund Balances of Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2024**

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

Net change in fund balances - total governmental funds \$ (114,545)

The issuance of long-term promissory notes provides current financial resources for governmental funds, while the repayment of the principal of long-term promissory notes consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Promissory notes principal payments	1,220,000
Change in accrued interest	<u>4,251</u>

Changes in net position of governmental activities \$ 1,109,706

See notes to financial statements.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**General Fund - Statement of Revenues, Expenditures, and Changes in
Fund Balance - Budget and Actual
For the Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
Revenues				
Property taxes	\$ 157,018	\$ 157,018	\$ 160,914	\$ 3,896
Specific ownership taxes	7,537	7,537	5,708	(1,829)
Other income	-	-	2	2
Interest income	-	-	7	7
Total revenues	<u>164,555</u>	<u>164,555</u>	<u>166,631</u>	<u>2,076</u>
Expenditures				
Current				
Fees	3,000	3,000	2,000	1,000
Treasurer's fees	<u>2,360</u>	<u>2,360</u>	<u>2,414</u>	<u>(54)</u>
Total expenditures	<u>5,360</u>	<u>5,360</u>	<u>4,414</u>	<u>946</u>
Excess of revenues over expenditures	<u>159,195</u>	<u>159,195</u>	<u>162,217</u>	<u>3,022</u>
Other financing sources				
Interfund transfers	(709,195)	(709,195)	(625,842)	(83,353)
Transfers from District No. 1	<u>550,000</u>	<u>550,000</u>	<u>463,660</u>	<u>86,340</u>
Total other financing sources	<u>(159,195)</u>	<u>(159,195)</u>	<u>(162,182)</u>	<u>(2,987)</u>
Net change in fund balances - total governmental funds	-	-	35	35
Fund balance - beginning of year	<u>-</u>	<u>-</u>	<u>431</u>	<u>431</u>
Fund balance - end of year	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 466</u></u>	<u><u>\$ 466</u></u>

See notes to financial statements.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 1 - Definition of Reporting Entity and Summary of Significant Accounting Policies

Centennial Crossing Metropolitan District No. 2 (the "District") was organized and established as a quasi-municipal corporation and political subdivision of the state of Colorado pursuant to the State of Colorado Special District Act. The District's service area is located in Weld County, Colorado. The District was established to provide for the design, acquisition, construction, installation, and financing of infrastructure, including streets, parks, and recreation facilities. All facilities constructed by the District will be conveyed to other governmental entities for perpetual maintenance.

The District follows the Governmental Accounting Standards Board's ("GASB") accounting pronouncements, which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, the appointment of a voting majority of the organization's governing body, the ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District is one of four associated districts, Centennial Crossing Metropolitan Districts No. 1, No. 3, and No. 8. The District transfers property tax revenue to Centennial Crossing Metropolitan District No. 1 (the "Operating District").

The District is governed by an elected Board of Directors (the "Board"). The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

The District's financial statements are prepared in accordance with generally accepted accounting principles in the United States of America ("U.S. GAAP"). GASB is responsible for establishing U.S. GAAP for state and local governments through its pronouncements. The more significant accounting policies established by U.S. GAAP and used by the District are discussed below.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources; disclosure of contingent assets and liabilities at the date of the financial statements; and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 1 - Definition of Reporting Entity and Summary of Significant Accounting Policies **(continued)**

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

The statement of net position reports all financial and capital resources of the District. The operations are accounted for with a separate set of self-balancing accounts that comprise the District's assets, deferred outflows of resources, liabilities, deferred inflows of resources, net position, and revenues and expenditures, as appropriate.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned, and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Redemption of bonds is recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund. Revenues are derived primarily from property taxes, other taxes, and interest income.

The Debt Service Fund accounts for the resources that are restricted, committed, or assigned for

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 1 - Definition of Reporting Entity and Summary of Significant Accounting Policies **(continued)**

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

principal and interest on long-term general obligation debt of the governmental funds as well as financial resources being accumulated for future debt service.

The Capital Projects Fund is used to account for financial resources that are restricted, committed, or assigned to the acquisition and construction of capital equipment and facilities.

Budgets

In accordance with the State Budget Law, the District's Board holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year-end. The District's Board can modify the budget by line item within the total appropriation without notification. The appropriation can be modified only upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The debt service fund was over expended by \$61,689, which could be a violation of state statute.

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position

Property Taxes

Property taxes are levied by the District's Board. The levy is based on assessed valuations determined by the County Assessor, generally as of January 1 of each year. The levy is normally set by December 15 by certification to the county commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election in February and June. Delinquent taxpayers are notified in August, and, generally, sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The deferred property tax revenue is recorded as revenue in the year it is available or collected. Property taxes have been historically levied by Centennial Crossing Metropolitan Districts No. 2, No. 3, and No. 8 and transferred to District No. 1 to pay operating and debt service costs, held by District No. 2, resulting in a transfer in from District No. 1.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 1 - Definition of Reporting Entity and Summary of Significant Accounting Policies **(continued)**

Assets, Deferred Outflows of Resources, Liabilities, Deferred Inflows of Resources, and Net Position (continued)

Deferred Outflows of Resources and Deferred Inflows of Resources

A deferred inflow of resources is an acquisition of net position by a government that is applicable to a future reporting period, and a deferred outflow of resources is a consumption of net position by a government that is applicable to a future reporting period. Both deferred inflows and outflows of resources are reported in the statement of net position, but are not recognized in the financial statement as revenues and expenses until the period(s) to which they relate.

Deferred property taxes represent property taxes for which an enforceable legal claim to assets exists, but for which the levy pertains to the subsequent year.

The District does not have any items that qualify for reporting as deferred outflows as of December 31, 2024.

Long-Term Liabilities

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the statement of net position.

Fair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents - restricted, property taxes receivable, and accrued interest. The District estimates that the fair value of all financial instruments at December 31, 2024, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Capital Assets

Capital assets are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable, using the straight-line method. Depreciation on property that will remain assets of the District is reported on the statement of activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction-in-progress and are not depreciated.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 1 - Definition of Reporting Entity and Summary of Significant Accounting Policies **(continued)**

Capital Assets (continued)

Upon the completion of the improvements by the District, the assets may be conveyed to the town of Milliken (the "Town") or other governmental entities for ownership and maintenance. The District's costs of the improvements are removed from the District's capital assets upon acceptance by the governmental entity.

The District reported no capital assets in the current year.

Fund Balance - Governmental Funds

The fund balances for the District's governmental funds are displayed in up to five components:

Non-spendable – Amounts that are not in a spendable form or are required to be maintained intact.

Restricted – Amounts that can be spent only for the specific purposes stipulated by external resource providers, constitutionally or through enabling legislation. Restrictions may be changed or lifted only with the consent of resource providers.

- Emergency reserves of \$20,000 have been provided for as required by Article X, Section 20 of the Colorado Constitution (Note 5).
- The restricted fund balance in the Debt Service Fund in the amount of \$152,365 is to be used exclusively for the payment of future general obligation bond principal, interest, and related costs.
- The restricted fund balance in the Capital Projects Fund in the amount of \$271,080 is to be used exclusively for capital expenditures.

Committed – Amounts that can be used only for the specific purposes determined by resolution of the Board. Commitments may be changed or lifted only by issuance of a resolution by the District's Board. There is no committed fund balance for the year ended December 31, 2024.

Assigned – Amounts intended to be used by the District for specific purposes as determined by management. In governmental funds other than the General Fund, assigned fund balance represents the amount that is not restricted or committed. This indicates that resources in other governmental funds are, at a minimum, intended to be used for the purpose of that fund. There is no assigned fund balance for the year ended December 31, 2024.

Unassigned – The residual classification for the General Fund and includes all amounts not contained in the other classifications.

If more than one classification of fund balance/net position is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 1 - Definition of Reporting Entity and Summary of Significant Accounting Policies (continued)

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District reports three categories of net position, as follows:

Restricted net position – Net position is considered restricted if the use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – Consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

Net investment in capital assets – Consists of capital assets net of accumulated depreciation reduced by the amount of outstanding debt issued to finance the purchase or construction of those assets.

Interfund Transfers

Funds are occasionally transferred between funds when the need arises. There were interfund transfers of \$625,842 in 2024.

Note 2 - Cash and Cash Equivalents and Investments - Restricted

The District considers all liquid investments with original maturities of three months or less to be cash equivalents. At December 31, 2024, cash equivalents consisted of deposits with financial institutions.

Through the agreement with the bank, all cash is restricted for future general promissory note obligations, interest, and capital projects.

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (the "PDPA") requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators.

Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

The state commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 2 - Cash and Cash Equivalents and Investments - Restricted (continued)

Investments

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, and certain money market funds.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Investment Valuation

Certain investments are measured at fair value within the fair value established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District's investments are not required to be categorized within the fair value hierarchy. This investments' value is calculated using the net asset value method ("NAV") per share.

Fidelity Government Portfolio Class I Fund

The District was invested in Fidelity Investments Money Market Government Portfolio Class I ("Investment"). The Investment is rated AAAM by Standards & Poor's, with a maturity weighted average of 31 days. The Investment is recorded at fair value, and the District records the Investment using the NAV. The fund is a money market fund with each share maintaining a value of \$1.00. The money market fund invests in high quality instruments issued by the U.S. Government. At December 31, 2024, the District had \$421,816 invested with the trustee.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 3 - Long-Term Promissory Notes

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2024:

	<u>Balance at January 1, 2024</u>	<u>Additions</u>	<u>Retirements</u>	<u>Balance at December 31, 2024</u>	<u>Due Within One Year</u>
Series A 2016 - promissory note payable	\$ 200,000	\$ -	\$ (200,000)	\$ -	\$ -
Series A 2018 - promissory note payable	<u>2,965,000</u>	<u>-</u>	<u>(1,020,000)</u>	<u>1,945,000</u>	<u>1,945,000</u>
	<u>\$ 3,165,000</u>	<u>\$ -</u>	<u>\$ (1,220,000)</u>	<u>\$ 1,945,000</u>	<u>\$ 1,945,000</u>

\$3,160,000 Revenue and Limited Tax Obligation Promissory Note Payable - Series 2018

On November 13, 2018, the District issued \$3,160,000 Revenue and Limited Tax Obligation Promissory Note Payable - Series 2018 ("2018 Note") due on December 1, 2025. The 2018 Note bears interest at the average rate of 4.34%, with interest being payable semi-annually and principal being payable annually on December 1, commencing on December 1, 2019. The District may prepay all or a portion of the 2018 Note without prepayment fees.

The following is a summary of the annual long-term debt principal and interest requirements:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	<u>\$ 1,945,000</u>	<u>\$ 84,413</u>	<u>\$ 2,029,413</u>

\$3,000,000 Revenue and Limited Tax Obligation Promissory Note Payable - Series 2016

On February 23, 2016, the District issued \$3,000,000 Revenue and Limited Tax Obligation Promissory Note Payable - Series 2016 ("2016 Note") due on March 1, 2023. During March 2024, the 2016 Note was paid in full.

Debt Authorization

As of December 31, 2024, in combination with Centennial Crossing Metropolitan Districts No. 2, No. 3, and No. 8, the authorized debt is \$975,000,000, with \$966,365,000 unissued. The District has not budgeted to issue any new debt during 2025.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 4 - Related Party

Certain members of the Board are employees, owners, or otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts have been disclosed to the Board.

Note 5 - Tax, Spending, and Debt Limitations

Article X, Section 20 of the Colorado Constitution, referred to as the Taxpayer's Bill of Rights ("TABOR"), contains tax, spending, revenue, and debt limitations, which apply to the state of Colorado and all local governments. Spending and revenue limits are determined based on the prior fiscal year spending adjusted for allowable increases based upon inflation and local growth. Fiscal year spending is generally defined as expenditures, plus reserve increases with certain exceptions. Revenue in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish emergency reserves. These reserves must be at least 3% of fiscal year spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR; however, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

Note 6 - Risk Management

Except as provided in the Colorado Governmental Immunity Act, as it may be amended, the District may be exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the "Pool") as of December 31, 2024. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members.

The District pays annual premiums to the Pool for liability, property, and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from Pool members. Any excess funds that the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

Notes to Financial Statements

Note 7 - Agreements

District Operating Agreement

On January 16, 2007, a District Operating Agreement was entered into by and among the Operating District and Centennial Crossing Metropolitan District Nos. 2, 3, 4, 5, 6, 7, and 8 (collectively, the "Taxing Districts"). The Operating District and the Taxing Districts were organized to provide essential public improvements and services for the project commonly known as Centennial Crossing located in the Town. The purpose of the agreement is to set forth the rights and obligations of the Taxing Districts to fully fund the Operating District to provide services (as defined in the agreement) on behalf of the Districts. In the agreement, the Operating District is to perform specific services for the Taxing Districts and serve as custodian and repository for the Taxing Districts' records. The Taxing Districts shall pay service costs (as defined in the agreement) of the Operating District by the imposition of taxes against the taxable property located within their boundaries.

On July 14, 2015, the Board deemed it in the best interest of Centennial Crossing Metropolitan Districts No. 4 through No. 7 be dissolved and a petition for dissolution be filed with the District Court of Weld County, Colorado (the "Court"). On January 7, 2016, the Court ordered the dissolution of Districts No. 4 through No. 7, with all future services of Districts No. 4 through No. 7 to be provided by Centennial Crossing Metropolitan District No. 8, pursuant to the Intergovernmental Agreement for Assignment and Assumption of Obligations.

On February 23, 2016, the Districts authorized and executed the Amended and Restated Funding Agreement between and among each of the Districts and the Bank. While the loan is held by District No. 2, District No.1 is the custodian for the collection and distribution of the payments.

Intergovernmental Agreements

On June 5, 2012, an agreement ("IGA") was entered into by the Operating District along with Centennial Crossing Metropolitan District No. 2 through No. 8 (collectively, "Centennial Crossing") and the Thompson Rivers Parks and Recreation District ("TRPRD"). The boundaries of Centennial Crossing are wholly within the existing boundaries of TRPRD and are deemed an overlapping district. The IGA sets forth the limitations, terms, and conditions for Centennial Crossing to finance, construct, operate, and maintain certain public parks and recreation facilities within the boundaries of TRPRD.

SUPPLEMENTAL INFORMATION

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**Debt Service Fund - Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual
For the Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
Revenues				
Property taxes	\$ 549,564	\$ 549,564	\$ 563,200	\$ 13,636
Specific ownership taxes	26,379	26,379	19,978	(6,401)
Other income	-	-	8	8
Interest income	-	-	23,219	23,219
Total revenues	<u>575,943</u>	<u>575,943</u>	<u>606,405</u>	<u>30,462</u>
Expenditures				
Current				
Treasurer's fees	8,205	8,205	8,450	(245)
Debt service				
Bond principal	1,138,252	1,138,252	1,220,000	(81,748)
Bond interest	<u>138,681</u>	<u>138,681</u>	<u>118,377</u>	<u>20,304</u>
Total expenditures	<u>1,285,138</u>	<u>1,285,138</u>	<u>1,346,827</u>	<u>(61,689)</u>
Excess of revenues under expenditures	<u>(709,195)</u>	<u>(709,195)</u>	<u>(740,422)</u>	<u>31,227</u>
Other financing sources				
Interfund transfers	<u>709,195</u>	<u>709,195</u>	<u>612,383</u>	<u>96,812</u>
Total other financing sources	<u>709,195</u>	<u>709,195</u>	<u>612,383</u>	<u>96,812</u>
Net change in fund balance	-	-	(128,039)	128,039
Fund balance - beginning of year	-	-	<u>280,404</u>	<u>280,404</u>
Fund balance - end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 152,365</u>	<u>\$ 152,365</u>

CENTENNIAL CROSSING METROPOLITAN DISTRICT NO. 2

**Capital Projects Fund - Schedule of Revenues, Expenditures, and
Changes in Fund Balance - Budget and Actual
For the Year Ended December 31, 2024**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual Amounts</u>	Variance with Final Budget Positive (Negative)
Revenues				
Other income	\$ -	\$ -	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures				
Construction - general	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of revenues under expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Other financing sources				
Interfund transfers	<u>-</u>	<u>-</u>	<u>13,459</u>	<u>13,459</u>
Net change in fund balance	-	-	13,459	13,459
Fund balance - beginning of year	<u>-</u>	<u>-</u>	<u>257,621</u>	<u>257,621</u>
Fund balance - end of year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 271,080</u>	<u>\$ 271,080</u>