

**COLORADO CENTRE METROPOLITAN
DISTRICT**

FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
With Independent Auditors' Report

Year Ended December 31, 2010

**COLORADO CENTRE METROPOLITAN DISTRICT
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DECEMBER 31, 2010**

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors
Colorado Centre Metropolitan District
Colorado Springs, Colorado

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Colorado Centre Metropolitan District as of and for the year ended December 31, 2010, which collectively comprise Colorado Centre Metropolitan District's basic financial statements as listed in the table of contents. These financial statements are the responsibility of Colorado Centre Metropolitan District's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of Colorado Centre Metropolitan District as of December 31, 2010, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Colorado Centre Metropolitan District's financial statements as a whole. The supplementary schedules are presented for purposes of additional analysis and are not a required part of the financial statements. The supplementary schedules as listed in the table of contents are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Hoelting & Company Inc.

Colorado Springs, Colorado
May 24, 2011

Management Discussion and Analysis for the 2010 Audit of the Colorado Centre Metropolitan District

**By: Alvaro J. Testa, Ph.D., P.E., District Manager
Cindy Monroe, Assistant District Manager**

The management staff of the Colorado Centre Metropolitan District (District) has prepared this discussion to provide a general overview of the financial activities and condition of the District for the fiscal year ending on December 31, 2010. The discussion and analyses are designed to (a) assist the reader in focusing on significant financial issues, (b) provide an overview of the District's financial activity, (c) identify changes in the District's financial position and its ability to address the next and subsequent year challenges, (d) identify any material deviations from the approved budget, and (e) identify individual fund issues or concerns.

The District's financial statements encompass: 1) Government-wide Financial Statements, 2) Fund Financial Statements, and 3) Notes to the Financial Statements. Other supplementary information is included in addition to the basic financial statements themselves.

The Government-wide Financial Statements (pages 1 and 2) were first implemented in the District's audit for the year ending December 31, 2004. The Statement of Net Assets and the Statement of Activities are designed to provide readers with a broad overview of District finances, in a manner similar to a private-sector business. These statements are unique in that they represent the District's financial position for all of the District's governmental (General, Reserve and Debt Service Funds) and proprietary (Water and Wastewater) fund types using the accrual basis of accounting.

The Statement of Net Assets presents information on all District assets and liabilities, with the difference between the two reported as net assets. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The Statement of Activities presents information on all District expenditures and revenues. This statement distinguishes functions of the District that are principally supported by taxes such as general government, public safety, public works, culture/recreation and debt service from other functions that are intended to recover all or a portion of these costs through user fees (such as street lighting and refuse disposal). The Business-type Activities reflect proprietary funds operations (Water and Wastewater), where the fees for services typically cover all of the costs of operation.

Traditional users of government financial statements will find the Fund Financial Statements more familiar. A fund is a grouping of related accounts

that are used to maintain control over resources that have been segregated for specific activities or objectives. The District uses fund accounting to ensure and demonstrate finance-related legal compliance. All of the funds in the District can be divided into three categories, governmental funds, proprietary funds and fiduciary funds.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows, outflows and balances of appropriated resources available for a specific fiscal year. Such information is useful in evaluating a government's near-term financing requirements.

Because the focus of governmental fund financial statements (balance sheet and statement of revenues, expenditures and changes in fund balances) is narrower than that of the government-wide financial statements, it is useful to compare the information presented in both types of statements. By doing so, readers can better understand the long-term impact of the government's near-term financial decisions. The audit report contains reconciliations to facilitate this comparison between governmental funds and governmental activities

The District's Fiduciary Fund, the Agency Fund, is used to account for resources held for the exclusive benefit of the 1992 Series "A - Principal Only" Bondholders. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the programs of the District. Although the fund balance in this fund may go up or down in reaction to market forces, the fact remains that the final maturity yield of these investments is guaranteed and fully collateralizes the Series A - Principal Only bonds of the District which will be paid off on 1/1/ 2027.

The Colorado Centre Metropolitan District is governed by all the State of Colorado rules applicable to a Title 32 Special District and the rules and covenants imposed by a U.S. Bankruptcy Resolution Plan (Chapter 9), District of Colorado, Case No. 89 B 16410 J.

Overview of the Government-wide Financial Statements

The District's Governmental Activities differ from many municipalities in that some of the figures it posts under its liabilities and net assets accounts relate to the District's bankruptcy plan. The District has long term liabilities (due in more than 1 year) of \$30,105,814 which represents accrued but unpaid principal and interest of its 1992 bonds. The fully collateralized principal of the Series A 1992 bonds has a current market value of \$1,625,073. This amount will help reduce the long term debt in 2027 as required by the Series "A" bonds.

The provisions of the bankruptcy plan of the District are such that the District's costs of operation must be satisfied first. Eventually, the debt is forgiven, if funds are not available to cancel the debt as specified in the plan. If the bankruptcy debt components were removed from the financial activities, the District's excellent health becomes apparent. Yet, it is likely that the District's assets will continue to decrease annually because of depreciation expenses which are only partially recovered by the District through its monthly capital improvement service charges.

The Cuchares Ranch area was included into the boundaries of the District in early 2009. The first phase of the development which encompasses 112 units has completed 100% of all its infrastructure components and it has constructed and sold over 50% of the houses in that first phase.

The District has charged an Availability of Service Charges (ASC) to properties within 100' of a District sewer line but for which a tap has not been purchased. This type of charge is allowed by State Statutes to help pay off debt associated with specific project(s) that benefit said parcels. The ASC charges, in this case, will be used specifically to pay for the District's participation in a regional wastewater and sewer interceptor project being undertaken by the Lower Fountain Metropolitan Sewage Disposal District (LFMSDD) on behalf of its participants. The District is a 25% stakeholder on the plant portion of the project and about a 12% stakeholder in the interceptor.

LIABILITIES	FY10	FY 09	% CHANGE
LONG-TERM	\$30,105,814	\$29,140,046	3.3%
OTHER	\$442,614	\$420,309	5.3%
TOTAL	\$30,548,428	\$29,560,355	3.3%

NET ASSETS	FY10	FY 09	% CHANGE
NET OF DEBT	(\$11,096,882)	(\$11,263,018)	-1.5%
RESTRICTED	\$0	\$219,907	-100.0%
UNRESTRICTED	(\$17,044,332)	(\$16,413,134)	3.8%
TOTAL	(\$28,141,214)	(\$27,456,245)	2.5%

BUSINESS-TYPE ACTIVITIES

ASSETS	FY10	FY 09	% CHANGE
CAPITAL	\$12,351,287	\$10,238,491	20.6%
OTHER	\$3,404,155	\$2,736,423	24.4%
DEPRECIATION	(\$3,300,052)	(\$3,121,466)	5.7%
TOTAL	\$12,455,390	\$9,853,448	26.4%

LIABILITIES	FY10	FY 09	% CHANGE
LONG-TERM	\$0	\$100,000	-100.0%
OTHER	\$90,915	\$87,953	3.4%
TOTAL	\$90,915	\$187,953	-51.6%

NET ASSETS	FY10	FY 09	% CHANGE
NET OF DEBT	\$9,051,235	\$7,117,025	27.2%
RESTRICTED	\$0	\$0	0.0%
UNRESTRICTED	\$3,313,240	\$2,548,470	30.0%
TOTAL	\$12,364,475	\$9,665,495	27.9%

The table above depicts a comparison of the financial condition of the District to the prior year. The governmental activities **Capital** assets show an 8.6% increase from the previous year due to park improvements, the purchase of equipment, and the transfer of fire protection assets from the former Fire Protection Service Funds. **Other** governmental assets increased by about 14.5% due mostly to an increase in cash and cash equivalents, accounts receivable and property taxes receivable. **Depreciation** increased by 5.2%, as it would be expected over time and as assets are added to inventory. On the liabilities side of government activities, the **Long-term** debt continues to increase (3.3%) due mostly to the accrued and unpaid interest for the Series B bonds of the District. **Other** liabilities increased by 5.3% from the previous year due mostly to an increase in unearned revenue.

On the business-type activities side of the District, i.e. water and wastewater services, the

COMPARISON OF CURRENT TO PRIOR YEAR			
GOVERNMENTAL ACTIVITIES			
ASSETS	FY10	FY 09	% CHANGE
CAPITAL	\$3,429,975	\$3,159,506	8.6%
OTHER	\$1,082,600	\$945,632	14.5%
DEPRECIATION	(\$2,105,361)	(\$2,001,028)	5.2%
TOTAL	\$2,407,214	\$2,104,110	14.4%

Capital assets have increased 20.6% mostly because of the District's ongoing investment in the LFMSDD's regional wastewater plant and interceptor project for the purpose of acquiring sewage treatment capacity for its customers. This project is now scheduled to be completed by the end of year 2012 and represents the single largest financing challenge for the District, estimated at \$6.1 million. The District will not issue general obligation debt or finance this project but, rather, use user charges and system improvement and contract connection fees to pay for it. The District included the Cuchares Ranch into its service territory and will now serve the area. The connection fees that will be paid by Cuchares will be used to help fund the design and construction of the new wastewater treatment plant and interceptor, as well as a new water treatment plant. Additional Capital assets include the purchase of a new Automatic Meter Reading system and an initial number of replacement water meters for all customers of the District. The District also increased its assets for the water and wastewater funds after the Cuchares Phase I systems were conveyed to the District for ownership and maintenance. **Other** assets reflect an increase of 24.4% due mostly to an increase in cash and cash equivalents from the payment of system improvement fees by the Cuchares Development to the District.

The **long term** liabilities were reduced by 100% due to a reduction on the principal owed for the bridge loan used to fund the LFMSDD project which has now been replaced by a long term \$2M loan with the Colorado Water and Power Authority at 2% APR for 20 years. There's an increase of 3.4% in **other liabilities** due mostly to an increase in customers' deposits

\$4,320 from an El Paso County Fire grant was received, for a total revenue stream of \$416,834. The expenses not covered by specific fees, were paid from general, developer owned and specific ownership taxes of \$432,688, earnings on investment of \$7,785 (government activities only), and miscellaneous income \$7,509, mostly from review and other fees, minus a small loss on the sale of assets of \$819.

The business-type activities generated enough revenue to pay for 100% of their operations. As presented, the business activities of the District had income of \$1,098,052 from service charges and \$2,725,913 from system capital improvement fees paid by and assets conveyed to the District from the Cuchares Ranch development to partially satisfy the requirements of the inclusion agreement and secure services from the District. The operations expenses were \$964,889 for the year. This yields revenue of \$2,859,076, which when combined with the interest earnings and other miscellaneous income totaling \$68,948 and a deduction of \$229,044 due to the transfer of assets from the former Fire Protection Fund to the General Fund, yields a change in net assets of \$2,698,980. This shows a 157.1% increase from the previous year (see the table that follows). The Government activities show a decrease in the change of net assets from the previous year of -19.8% which reflects the transfer to the general fund of the fire protection equipment previously owned under an enterprise fund.

The net effect of the activities of the District is that there's an annual deficit in the governmental activities that does not improve because the Series B bonds continue to accumulate unpaid interest, while the principal remains unpaid also. On the other side, the net assets of the business activities of the District continue to increase.

Overview of the Statement of Activities

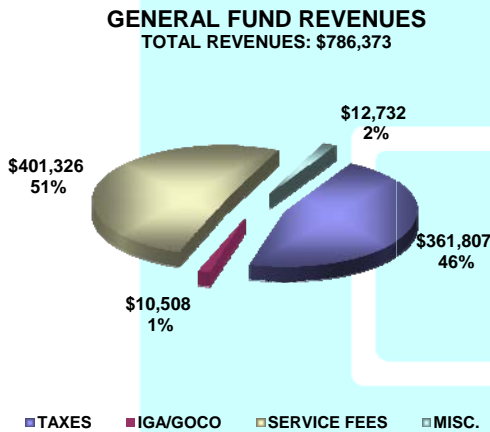
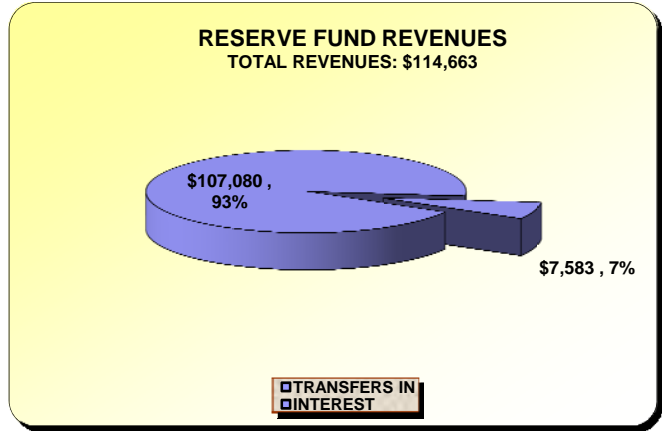
Most of the governmental functions are funded through taxes, fees and excess revenues from governmental activities that generate income, such as the street lights and refuse disposal, and from contributions from the State lottery. Under the "Debt service – interest" \$1,233,091 is an expense which continually accrues because of the District's inability to make a full payment on the series B 1992 bonds. This is the largest single amount of expense/liability that the District's governmental funds (General, Reserve and Debt) experience on an annual basis. All the other expenses of the District, such as General Government (\$56,728), Public Works (\$23,776), Public Safety (\$302,554), Refuse Disposal (\$88,374), Culture and Recreation (Parks) (\$56,283), and Street Lighting (\$17,204), amount to \$544,919 for the 2010 expense year. On the program revenue side, income of \$23,333 from street lights, \$99,281 from refuse disposal, \$278,712 from First Responder fees, \$6,188 from lottery funds, \$5,000 from landscaping fees and

CHANGE IN NET ASSETS

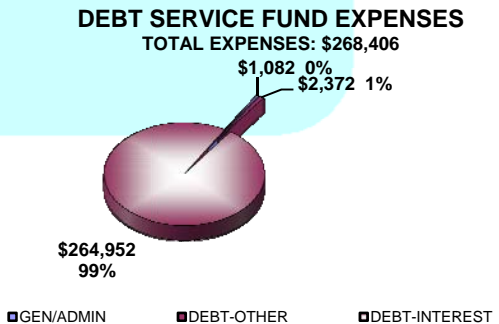
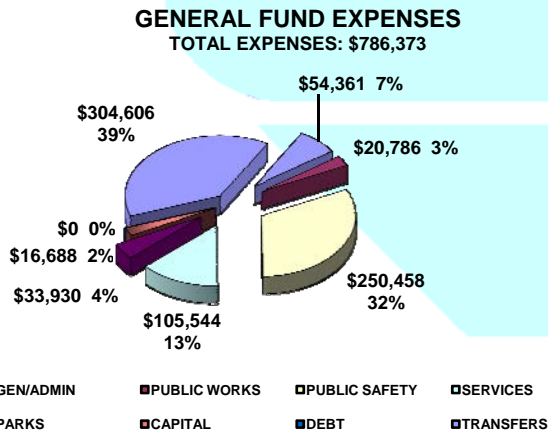
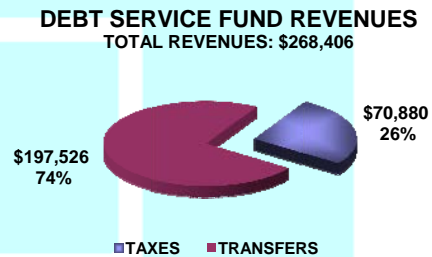
	FY10	FY 09	% CHANGE
GOVERNMENT	(\$684,969)	(\$854,113)	-19.8%
BUSINESS	\$2,698,980	\$1,049,835	157.1%
TOTAL	\$2,014,011	\$195,722	929.0%

Fund Financial Statements

General Fund: The two graphs that follow summarize the general performance of the General Fund. Revenue sources have been grouped as Taxes (general and specific ownership taxes), IGA/GOCO (for lottery and grant funds), Service Fees (street lights and trash service), and Misc. (investments, interest, other fees, transfers in, loan proceeds, and sale of assets, etc.). Similarly, expense categories have been grouped according to function and the summaries are presented in the legend of the Expenses chart. The General Fund performed as budgeted.



Debt Service Fund (Page 5): The Debt Service Fund had income of \$268,406 of which \$70,880 were from Restricted Developer Owned Taxes (100 mills) and \$197,526 were transferred in from the General Fund. These revenues were used to pay \$1,082 to the County for collecting the taxes, \$2,372 to the bankruptcy plan administrator, and \$264,952 to the Series A bondholders.



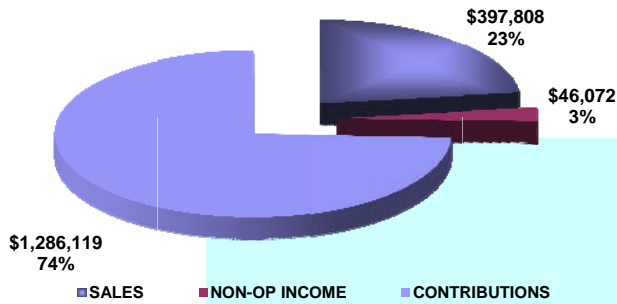
Reserve Fund: The District's reserves increased by \$114,663 during F. Y. 2010 to \$639,986, which is still below the Reserve Fund balance of \$750,000 allowed by the bankruptcy plan of the District for FY 2010. The District did not spend any Reserve Funds in FY 2010.

Water Funds – General and Capital: The following two charts summarize the activities of the fund during the year. Depreciation and Capital expenses are included. The net assets of the funds increased by \$1,254,557 to \$6,531,753 mainly because of capital contributions by the Cuchares development. These funds operated under budget for the year. They started

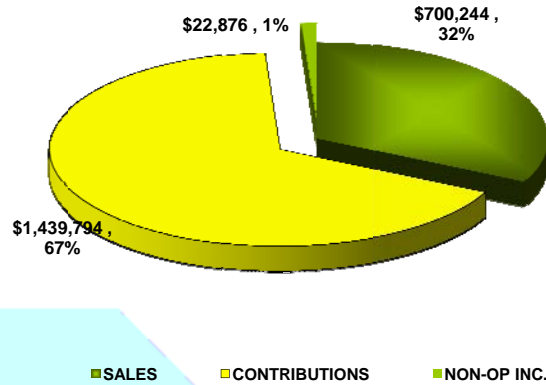
Management Discussion and Analysis For the Colorado Centre Metropolitan District – F.Y. 2010

the year with a total fund balance of \$930,882 and had revenue of \$1,729,999. They ended up the year, after all expenses and transfers, with a fund balance \$1,785,931, not including depreciation, which will carry forward to 2011.

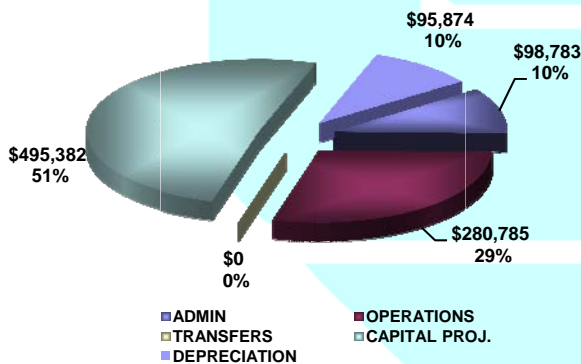
WATER FUND REVENUES
TOTAL REVENUES: \$1,729,999



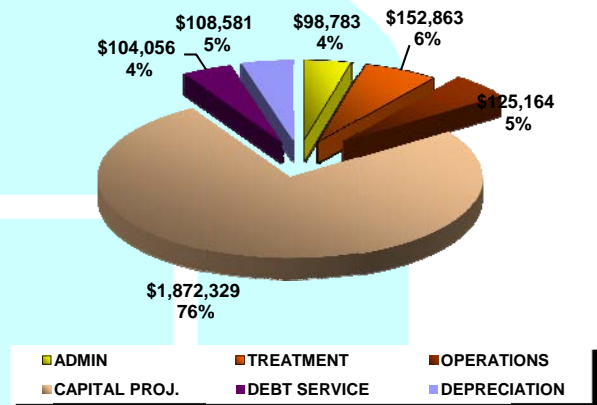
WASTEWATER FUND REVENUES
TOTAL REVENUES: \$2,162,914



WATER FUND EXPENSES
TOTAL EXPENSES: \$970,824



WASTEWATER FUND EXPENSES
TOTAL EXPENSES: \$2,461,776



Fire Protection Service Fund: This fund no longer exists.

Wastewater Fund: The breakdown presented in the charts below summarizes the activities of these funds during the year. Depreciation and capital expenses are included. The net assets of these funds increased by \$1,673,467, to \$5,832,722, mainly because of capital contributions by the Cuchares development. These funds operated under budget for the year. They started the year with a balance of \$1,717,590 and had revenue of \$2,162,914. It ended up the year, after all expenses and transfers, with a fund balance of \$1,527,309, not including depreciation, which will carry forward to 2011.

Agency Fund: This fund contains monies invested by the District to fund the principal of the series A 1992 bonds due in 2027. The current market value of the securities is \$1,625,073 which is higher than reported in 2009. These funds are guaranteed to mature to yield approximately \$2,943,892 at or near the year 2027, when they are required to be paid out to the bondholders.

Closing Remarks

All the funds of the District performed within the anticipated limits established and approved by the Board of Directors.

The District has received approval for a \$2 million loan at 2% APR for 20 years to finance the regional Lower Fountain Metropolitan Sewage Disposal District's sewer treatment plant. The interceptor has been completed and paid for in full already.

The audit and notes to the audit are an integral part of the comments presented herein.

End

BASIC FINANCIAL STATEMENTS

COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF NET ASSETS
DECEMBER 31, 2010

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and cash equivalents	\$ 599,723	\$ 3,215,645	\$ 3,815,368
Accounts receivable, net	57,418	124,400	181,818
Property taxes receivable	422,655	-	422,655
Prepaid expenses	2,754	52,545	55,299
Deposits	50	11,565	11,615
Capital assets	3,429,975	12,351,287	15,781,262
Accumulated depreciation	(2,105,361)	(3,300,052)	(5,405,413)
TOTAL ASSETS	\$ 2,407,214	\$ 12,455,390	\$ 14,862,604
LIABILITIES			
Accounts payable	\$ 3,365	\$ 12,053	\$ 15,418
Compensated absences	3,120	12,610	15,730
Unearned revenue	419,678	-	419,678
Deposits and escrow	16,451	66,252	82,703
Long term liabilities			
Due in more than one year	30,105,814	-	30,105,814
Total Liabilities	30,548,428	90,915	30,639,343
NET ASSETS			
Investment in capital assets, net of related debt	(11,096,882)	9,051,235	(2,045,647)
Unrestricted	(17,044,332)	3,313,240	(13,731,092)
Total Net Assets (Deficit)	(28,141,214)	12,364,475	(15,776,739)
TOTAL LIABILITIES AND NET ASSETS	\$ 2,407,214	\$ 12,455,390	\$ 14,862,604

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

**COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2010**

Functions/Programs	Program Revenue				Net (Expense) Revenue and Changes in Net Assets		
	Expenses	Charges for		Capital Grants and Contributions	Primary Government		
		Services	Operating Grants and Contributions		Governmental Activities	Business-type Activities	Total
Primary government							
Governmental activities							
General government	\$ 56,728	\$ -	\$ -	\$ -	\$ (56,728)		\$ (56,728)
Public safety	302,554	278,712	-	4,320	(19,522)		(19,522)
Public works	23,776	-	-	-	(23,776)		(23,776)
Street lighting	17,204	23,333	-	-	6,129		6,129
Refuse disposal	88,374	99,281	-	-	10,907		10,907
Culture and recreation	56,283	5,000	6,188	-	(45,095)		(45,095)
Debt service - interest	1,233,091	-	-	-	(1,233,091)		(1,233,091)
Total governmental activities	<u>1,778,010</u>	<u>406,326</u>	<u>6,188</u>	<u>4,320</u>	<u>(1,361,176)</u>		<u>(1,361,176)</u>
Business-type activities							
Water	475,442	397,808	-	1,286,119		\$ 1,208,485	1,208,485
Wastewater	489,447	700,244	-	1,439,794		1,650,591	1,650,591
Total business-type activities	<u>964,889</u>	<u>1,098,052</u>	<u>-</u>	<u>2,725,913</u>		<u>2,859,076</u>	<u>2,859,076</u>
Total primary government	<u>\$ 2,742,899</u>	<u>\$ 1,504,378</u>	<u>\$ 6,188</u>	<u>\$ 2,730,233</u>	<u>(1,361,176)</u>	<u>2,859,076</u>	<u>1,497,900</u>
General revenues:							
					432,688	-	432,688
					7,785	29,830	37,615
					(819)	-	(819)
					7,509	39,118	46,627
					229,044	(229,044)	-
					<u>676,207</u>	<u>(160,096)</u>	<u>516,111</u>
					(684,969)	2,698,980	2,014,011
					<u>(27,456,245)</u>	<u>9,665,495</u>	<u>(17,790,750)</u>
					<u>\$ (28,141,214)</u>	<u>\$ 12,364,475</u>	<u>\$ (15,776,739)</u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2010**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Reserve Fund</u>	<u>Total Governmental Funds</u>
ASSETS				
Cash and cash equivalents	\$ 6,294	\$ (43,353)	\$ 636,781	\$ 599,722
Accounts receivable, net	54,214	-	3,204	57,418
Property taxes receivable	340,814	81,841	-	422,655
Due from other funds	-	44,559	-	44,559
Prepaid expenses	2,754	-	-	2,754
Deposits	50	-	-	50
TOTAL ASSETS	<u>\$ 404,126</u>	<u>\$ 83,047</u>	<u>\$ 639,985</u>	<u>\$ 1,127,158</u>
LIABILITIES				
Accounts payable	\$ 2,159	\$ 1,206	\$ -	\$ 3,365
Compensated absences	3,120	-	-	3,120
Due to other funds	44,559	-	-	44,559
Deferred revenue	337,837	81,841	-	419,678
Deposits and escrow	16,451	-	-	16,451
Total Liabilities	<u>404,126</u>	<u>83,047</u>	<u>-</u>	<u>487,173</u>
FUND BALANCE				
Unreserved Undesignated	<u>-</u>	<u>-</u>	<u>639,986</u>	<u>639,986</u>
Total Fund Balance	<u>-</u>	<u>-</u>	<u>639,986</u>	<u>639,986</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 404,126</u>	<u>\$ 83,047</u>	<u>\$ 639,986</u>	<u>\$ 1,127,159</u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT
RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET
TO THE STATEMENT OF NET ASSETS
DECEMBER 31, 2010**

Total fund balance, governmental funds	\$ 639,986
Amounts reported for governmental activities in the Statement of Net Assets are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	1,324,614
Long-term liabilities are not due and payable in the current period and are not included in the fund financial statements, but are included in the governmental activities of the Statement of Net Assets.	<u>(30,105,814)</u>
Net Assets of Governmental Activities in the Statement of Net Assets	<u><u>\$ (28,141,214)</u></u>

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

COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2010

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Reserve Fund</u>	<u>Total Governmental Funds</u>
REVENUE				
Property taxes	\$ 324,703	\$ 70,880	\$ -	\$ 395,583
Specific ownership taxes	37,104	-	-	37,104
Intergovernmental	6,188	-	-	6,188
Lighting usage	23,333	-	-	23,333
Refuse disposal fees	99,281	-	-	99,281
First responder fees	278,712	-	-	278,712
Grants	4,320	-	-	4,320
Investment earnings	203	-	7,583	7,786
Miscellaneous	12,529	-	-	12,529
Total Revenue	<u>786,373</u>	<u>70,880</u>	<u>7,583</u>	<u>864,836</u>
EXPENDITURES				
General and administrative	54,361	1,082	-	55,443
Public safety	250,458	-	-	250,458
Public works	20,786	-	-	20,786
Street lights	17,170	-	-	17,170
Refuse disposal	88,374	-	-	88,374
Culture and recreation	33,930	-	-	33,930
Capital outlay	16,688	-	-	16,688
Debt service - other	-	2,372	-	2,372
Debt service - interest	-	264,952	-	264,952
Total Expenditures	<u>481,767</u>	<u>268,406</u>	<u>-</u>	<u>750,173</u>
Excess (deficit) of revenues over expenditures	304,606	(197,526)	7,583	114,663
OTHER FINANCING SOURCES (USES)				
Transfers in	-	197,526	107,080	304,606
Transfers out	<u>(304,606)</u>	<u>-</u>	<u>-</u>	<u>(304,606)</u>
Net change in fund balances	-	-	114,663	114,663
Fund balance, beginning	<u>-</u>	<u>-</u>	<u>525,323</u>	<u>525,323</u>
FUND BALANCE, ENDING	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 639,986</u></u>	<u><u>\$ 639,986</u></u>

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

**COLORADO CENTRE METROPOLITAN DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2010**

Net change in fund balances - total governmental funds:	\$ 114,663
 Amounts reported for Governmental Activities in the Statement of Activities are different because:	
Governmental funds report outlays for capital assets as expenditures because such outlays use current financial resources. In contrast, in the Statement of Activities the cost of capital assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlays in the current period.	(62,069)
Interest on long-term debt is recognized as an expenditure in the governmental funds when it is due. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.	(965,768)
Some items reported in the statement of activities do not provide or use current financial resources and are not reported in governmental funds.	<u>228,205</u>
Change in net assets of governmental activities	<u><u>\$ (684,969)</u></u>

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

COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF NET ASSETS
PROPRIETARY FUNDS
DECEMBER 31, 2010

	<u>Water Fund</u>	<u>Wastewater Fund</u>	<u>Fire Protection Service Fund</u>	<u>Total</u>
ASSETS				
Current Assets				
Cash and cash equivalents	\$ 1,740,641	\$ 1,475,004	\$ -	\$ 3,215,645
Accounts receivable, net	34,007	90,393	-	124,400
Prepaid expenses	52,528	17	-	52,545
Due from other funds	-	4,023	-	4,023
Total Current Assets	<u>1,827,176</u>	<u>1,569,437</u>	<u>-</u>	<u>3,396,613</u>
Non-current Assets				
Deposits	11,465	100	-	11,565
Capital assets				
Property, plant and equipment	6,237,217	6,114,070	-	12,351,287
Less: accumulated depreciation	<u>(1,491,395)</u>	<u>(1,808,657)</u>	<u>-</u>	<u>(3,300,052)</u>
Total Non-current Assets	<u>4,757,287</u>	<u>4,305,513</u>	<u>-</u>	<u>9,062,800</u>
TOTAL ASSETS	<u><u>\$ 6,584,463</u></u>	<u><u>\$ 5,874,950</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 12,459,413</u></u>
LIABILITIES AND NET ASSETS				
Current Liabilities				
Accounts payable	\$ 8,814	\$ 3,239	\$ -	\$ 12,053
Compensated absences	6,305	6,305	-	12,610
Customer deposits	33,568	32,684	-	66,252
Due to other funds	<u>4,023</u>	<u>-</u>	<u>-</u>	<u>4,023</u>
Total Liabilities	<u>52,710</u>	<u>42,228</u>	<u>-</u>	<u>94,938</u>
NET ASSETS				
Invested in capital assets, net of related debt	4,745,822	4,305,413	-	9,051,235
Unrestricted	<u>1,785,931</u>	<u>1,527,309</u>	<u>-</u>	<u>3,313,240</u>
Total Net Assets	<u>6,531,753</u>	<u>5,832,722</u>	<u>-</u>	<u>12,364,475</u>
TOTAL LIABILITIES AND NET ASSETS	<u><u>\$ 6,584,463</u></u>	<u><u>\$ 5,874,950</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 12,459,413</u></u>

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

COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2010

	Water Fund	Wastewater Fund	Fire Protection Service Fund	Total
OPERATING REVENUE				
Water sales and service charges	\$ 397,808	\$ -	\$ -	\$ 397,808
Sewer sales and service charges	-	700,244	-	700,244
Total Operating Revenue	397,808	700,244	-	1,098,052
OPERATING EXPENSES				
Water expenses	280,785	-	-	280,785
Sewer expenses				
Treatment	-	152,863	-	152,863
Collection and transmission	-	125,164	-	125,164
General and administrative expenses	98,783	98,783	-	197,566
Debt service - interest	-	4,056	-	4,056
Depreciation	95,874	108,581	-	204,455
Total Operating Expenses	475,442	489,447	-	964,889
Operating Income (Loss)	(77,634)	210,797	-	133,163
NON-OPERATING REVENUE				
Interest income	13,525	16,305	-	29,830
Other income	32,547	6,571	-	39,118
Total Non-Operating Revenue	46,072	22,876	-	68,948
Income before transfers and contributions	(31,562)	233,673	-	202,111
Transfer out	-	-	(229,044)	(229,044)
Capital contributions	1,286,119	1,439,794	-	2,725,913
Change in net assets	1,254,557	1,673,467	(229,044)	2,698,980
Net assets, beginning	5,277,196	4,159,255	229,044	9,665,495
NET ASSETS, ENDING	<u>\$ 6,531,753</u>	<u>\$ 5,832,722</u>	<u>\$ -</u>	<u>\$ 12,364,475</u>

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

COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2010

	Water Fund	Wastewater Fund	Fire Protection Service Fund	Combined Totals (Memorandum Only)
Cash flows from operating activities:				
Cash received from customers	\$ 399,070	\$ 691,043	\$ -	\$ 1,090,113
Cash payments to suppliers for goods and services	(335,314)	(320,985)	-	(656,299)
Cash payments to employees	(82,774)	(82,774)	-	(165,548)
Cash flows from other income	32,547	6,571	-	39,118
Net Cash Provided (Used) by Operating Activities	<u>13,529</u>	<u>293,855</u>	<u>-</u>	<u>307,384</u>
Cash flows from non-capital financing activities:				
Principal payments on long-term debt	-	(100,000)	-	(100,000)
Net Cash Provided (Used) by Non-capital Financing Activities	<u>-</u>	<u>(100,000)</u>	<u>-</u>	<u>(100,000)</u>
Cash flows from capital and related financing activities:				
Capital contributions	967,546	885,500	-	1,853,046
Capital expenditures	(176,808)	(1,302,888)	-	(1,479,696)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>790,738</u>	<u>(417,388)</u>	<u>-</u>	<u>373,350</u>
Cash flows from investing activities:				
Investment income	13,525	16,305	-	29,830
Net Cash Provided (Used) by Investing Activities	<u>13,525</u>	<u>16,305</u>	<u>-</u>	<u>29,830</u>
Net increase (decrease) in cash	817,792	(207,228)	-	610,564
Cash, beginning of year	922,849	1,682,232	-	2,605,081
CASH, END OF YEAR	<u><u>\$ 1,740,641</u></u>	<u><u>\$ 1,475,004</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 3,215,645</u></u>

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

COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2010

	Water Fund	Wastewater Fund	Fire Protection Service Fund	Combined Totals (Memorandum Only)
Reconciliation of operating income to cash provided (used) by operating activities:				
Operating income (loss)	\$ (77,634)	\$ 210,797	\$ -	\$ 133,163
Adjustments to reconcile operating income to net cash provided (used) by operating activities:				
Depreciation	95,874	108,581	-	204,455
Other income	32,547	6,571	-	39,118
Changes in assets				
(Increase) decrease in:				
Accounts receivable	(778)	(11,242)	-	(12,020)
Prepaid expenses	(46,410)	-	-	(46,410)
Deposits	1,263	-	-	1,263
Change in liabilities				
Increase (decrease) in:				
Accounts payable	4,976	(24,543)	-	(19,567)
Customer deposits	2,040	2,040	-	4,080
Compensated absences	1,651	1,651	-	3,302
Total Adjustments	91,163	83,058	-	174,221
Net Cash Provided by Operating Activities	\$ 13,529	\$ 293,855	\$ -	\$ 307,384
Non-cash investing, capital and financing activities:				
Transfer of capital assets to other funds	\$ -	\$ -	\$ (229,044)	\$ (229,044)
Non-cash capital contributions	\$ 318,573	\$ 554,294	\$ -	\$ 872,867

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

**COLORADO CENTRE METROPOLITAN DISTRICT
STATEMENT OF FIDUCIARY NET ASSETS
AGENCY FUND
DECEMBER 31, 2010**

ASSETS

Restricted investments \$ 1,625,073

TOTAL ASSETS \$ 1,625,073

LIABILITIES

Due to bondholders \$ 1,625,073

TOTAL LIABILITIES 1,625,073

TOTAL NET ASSETS -

TOTAL LIABILITIES AND NET ASSETS \$ 1,625,073

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

NOTES TO FINANCIAL STATEMENTS

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Colorado Centre Metropolitan District (the “District”) is a quasi-municipal political subdivision of the State of Colorado organized to develop and provide certain services to Colorado Centre. Colorado Centre is a planned 4,000 acre mixed use real estate development located in El Paso County, Colorado. The District has purchased water rights, and has constructed a water distribution system, a sanitary and storm sewer collection system, roadways, signs and other improvements.

The accounting policies of the District conform to generally accepted accounting policies as applicable to governments. The following is a summary of the more significant policies:

The District’s financial statements are prepared in accordance with generally accepted accounting principles (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Governments are also required to follow the pronouncements of the Financial Accounting Standard Board (FASB) issued through November 30, 1989 (when applicable) that do not conflict with or contradict GASB pronouncements. Although the District has the option to apply FASB pronouncements issued after that date to its business-type activities and enterprise fund, the District has chosen not to do so. The more significant accounting policies established in GAAP and used by the District are discussed below.

A. REPORTING ENTITY

The District has no component units for which either discrete or blended presentation is required. The inclusion or exclusion of component units is based on a determination of the elected official’s financial accountability to their constituents, and whether the financial reporting entity follows the same accountability. Further, the financial statements of the reporting entity should enable the reader to distinguish between the primary government (including its blended component units, which are, in substance, part of the primary government) and discretely presented component units. The criteria used for determining whether an entity should be included, either blended or discretely presented, includes but is not limited to: fiscal dependency, imposition of will, legal standing and the primary recipient of services.

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

The government-wide financial statements (i.e. the statement of net assets and the statement of activities) report information on all of the non-fiduciary activities of the government. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between *governmental* and *business-type* activities of the District. Governmental activities are normally supported by taxes and intergovernmental revenues. Business-type activities are financed to a significant extent by fees and charges.

The statement of activities demonstrates the degree to which 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. Indirect expense allocations that have been made in the funds have been reversed for the statement of activities. *Program revenues* include 1) fees and 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. Revenues that are not classified as program revenues, including all taxes, are reported as *general revenues*.

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. 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*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flow. On an accrual basis, property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue in the fiscal year in which all eligibility requirements imposed by the provider have been met.

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 period or soon enough thereafter to pay liabilities of the current fiscal period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under capital leases are reported as other financing sources.

The District considers property taxes as available if they are collected within 30 days after year-end. Property taxes are recognized as revenue in the fiscal period for which they are levied, providing the available criteria are met.

Those revenues susceptible to accrual are property taxes, interest revenue and charges for services. Specific ownership taxes collected and held by the county at year-end on behalf of the District are also recognized as revenue.

Entitlements and shared revenues are recorded at the time of receipt or earlier if the accrual criteria are met. Expenditure-driven grants recognize revenue when the qualifying expenditures have been incurred and all other grant requirements have been met.

The accounts of the District are organized and operated on the basis of funds. A fund is an independent fiscal accounting entity with a self-balancing set of accounts. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance-related legal and contractual provisions. The minimum number of funds maintained is consistent with legal and managerial requirements.

The District reports the following major governmental funds:

The *General Fund* is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

*C. MEASUREMENT FOCUS, BASIS OF ACCOUNTING AND FINANCIAL STATEMENT PRESENTATION
(CONTINUED)*

The *Reserve Fund* is used to account for the proceeds of specific revenue sources, which require separate accounting due to legal or regulatory provisions or administrative actions. It is used to account for monies retained by the District for the purpose of making necessary repairs and improvements to the District's facilities or to provide for the payment of any other expenses of the District to the extent funds are not otherwise available.

The *Debt Service Fund* is used to account for the accumulation of resources for the payment of long term liabilities. Property tax revenues received for the payment of the District's long term liabilities are received by the fund, and principal and interest payments are expensed in the fund.

The District reports the following major proprietary funds:

An *Enterprise Fund* is used to account for those operations financed and operated in a manner similar to private business or where the board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability. The District has three enterprise funds—the Water Fund, Wastewater Fund, and Fire Service Fund. The intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

Additionally, the government reports the following fund type:

Fiduciary Funds account for assets held by the government in a trustee capacity or as an agent on behalf of others. The District has one fiduciary fund—the *Agency Fund* is custodial in nature and does not present results of operations or a measurement focus. Agency funds are accounted for using the accrual basis of accounting.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

Amounts reported as *program revenues* include 1) charges to customers for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as *general revenues* rather than as programs revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise funds are charges for services. Operating expenses for enterprise funds include cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. ASSET, LIABILITIES, AND NET ASSETS OR EQUITY

CASH AND INVESTMENTS

Cash and cash equivalents include cash on hand and in the bank and short-term investments with original maturities of three months or less from the date of acquisition. Investments are stated at fair value.

RECEIVABLES

All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible

DUE TO AND FROM OTHER FUNDS

Interfund receivables and payables arise from interfund transactions and are recorded by all funds affected in the period in which transactions are executed. In the fund financial statements, these receivables and payables are classified as “due from other funds” or “due to other funds”. In the government-wide financial statements, all internal balances have been substantially eliminated.

RESTRICTED CASH AND INVESTMENTS

The use of certain cash and investments of the District is restricted. These cash and investment items are classified as restricted assets on the balance sheet because they are maintained in separate accounts and their use is limited by debt agreements.

CAPITAL ASSETS

Capital assets, which include property, plant, equipment and all infrastructure assets (e.g. street lights, drainage, signs and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. All purchased capital assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated capital assets are valued at their estimated fair market value on the date received. Major outlays for capital assets and improvements are capitalized as projects are constructed.

If proprietary fund assets are constructed, interest is capitalized on the assets acquired with tax-exempt debt. The amount of interest to be capitalized is calculated by offsetting interest expense incurred from the date of the borrowing until completion of the project with interest earned on invested proceeds over the same period.

The costs of normal maintenance and repairs that do not add to the value of the asset, or materially extend asset lives, are not capitalized. Improvements are capitalized and are depreciated over the remaining useful lives of the related capital assets, as applicable.

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. ASSET, LIABILITIES, AND NET ASSETS OR EQUITY (CONTINUED)

CAPITAL ASSETS (CONTINUED)

Property, plant, and equipment, including infrastructure, of the government are depreciated using the straight-line method over the following estimated useful lives:

Signage	20 years
Drainage	20 years
Vehicles	5-10 years
Furniture, fixtures and equipment	5-20 years
Fire station	40 years
Park improvements	10-20 years
Street lights	20 years
Water distribution system	20-40 years
Wastewater collection system	40 years

When depreciable property is acquired, depreciation is included in expense for the year of acquisition for the number of months during the year the asset was in service. When depreciable property is retired or otherwise disposed of, depreciation is included in expense for the number of months in service during the year of retirement and the related costs and accumulated depreciation are removed from the accounts with any gain or loss reflected in the statement of revenue, expenses and changes in fund net assets.

COMPENSATED ABSENCES

Accumulated unpaid vacation pay has been recorded as a liability in the financial statements. The unpaid sick pay is not material and therefore has not been recorded in the financial statements.

LONG TERM LIABILITIES

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net assets.

FUND EQUITY

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for a specific future use. Designated fund balances represent tentative plans for future use of financial resources.

STATEMENT OF CASH FLOWS

For purposes of the Statement of Cash Flows, the District's cash and cash equivalents are considered to be cash on hand, demand deposits, government pools, and short-term investments with original maturities of three months or less from the date of acquisition, including restricted cash and cash equivalents. Funds held in escrow are excluded from the District's definition of cash and cash equivalents.

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. ASSET, LIABILITIES, AND NET ASSETS OR EQUITY (CONTINUED)

ESTIMATES

The preparation of financial statements in conformity with generally accepted accounting principles in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS

Explanation of certain differences between the governmental funds balance sheet and the government-wide statement of net assets:

The governmental funds balance sheet includes a reconciliation between *fund balance—total governmental funds* and *net assets—governmental activities* as reported in the government-wide statement of net assets. One element of that reconciliation explains that “Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds”. The details of this difference are as follows:

Capital assets	\$	3,429,975
Accumulated depreciation		<u>(2,105,361)</u>
Net adjustment to <i>fund balance—total governmental funds</i> to arrive at <i>net assets—governmental activities</i>	\$	<u>1,324,614</u>

Explanation of certain differences between the governmental funds statement of revenues, expenditures and changes in fund balances and the government-wide statement of activities:

The governmental funds statement of revenues, expenditures, and changes in fund balances includes a reconciliation between *net changes in fund balances—total governmental funds* and *changes in net assets of governmental activities* as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense”. The details of this difference are as follows:

Capital outlays	\$	16,688
Depreciation		<u>(78,757)</u>
Net adjustment to <i>net change in fund balances—total governmental funds</i> to arrive at <i>change in net assets of governmental activities</i>	\$	<u>(62,069)</u>

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

**NOTE 2 – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS
(CONTINUED)**

Another element of the reconciliation states that “Interest on long-term debt is recognized as an expenditure in the governmental funds when it is due. In the statement of activities, however, interest expense is recognized as the interest accrues, regardless of when it is due”. The details of this difference are as follows:

Interest expense	\$ (1,230,718)
Interest paid	<u>264,950</u>
Net adjustment to <i>net change in fund balances—total governmental fund to arrive at change in net assets of governmental activities</i>	<u>\$ (965,768)</u>

Another element of the reconciliation states that “Some items reported in the statement of activities do not provide or use current financial resources and are not reported in governmental funds”. The details of this difference are as follows:

Capital assets transferred in from other funds	\$ 229,044
Loss on sale of asset	<u>(839)</u>
Net adjustment to <i>net change in fund balances—total governmental fund to arrive at change in net assets of governmental activities</i>	<u>\$ 228,205</u>

NOTE 3—STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

BUDGET INFORMATION

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- 1) In the fall, the District Manager submits to the Board of Directors, a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- 2) Public hearings are conducted by the District to obtain taxpayer comments.
- 3) Prior to December 15, the budget is legally approved.
- 4) Any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- 5) Formal budgetary integration is employed as a management control device during the year for the governmental and proprietary funds.
- 6) The budgets for the General, Reserve, and Debt Service Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).
- 7) The budgets for the Water and Wastewater Funds are prepared on a basis of accounting other than generally accepted accounting principles, which is normal for proprietary funds. The primary differences are that bond proceeds are treated as a budget source, capital expenditures and principal payments are treated as a budget use.
- 8) Budgeted amounts are as originally adopted or amended.
- 9) All annual appropriations lapse at the end of the year.

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 4 - CASH AND INVESTMENTS

The District's deposits and investments consist of the following at December 31, 2010:

	Unrestricted Cash and Cash <u>Equivalents</u>	Restricted Cash and Cash <u>Equivalents</u>	Restricted <u>Investments</u>	<u>Total</u>
Deposits	\$ 399,611	\$ 224,412	\$ -	\$ 624,023
Money Market Funds	3,185,151	-	-	3,185,151
ColoTrust	6,194	-	499	6,693
U.S. Agencies	<u>-</u>	<u>-</u>	<u>1,624,574</u>	<u>1,624,574</u>
Investments	<u>3,191,345</u>	<u>-</u>	<u>1,625,073</u>	<u>4,816,418</u>
Total	<u>\$ 3,590,956</u>	<u>\$ 224,412</u>	<u>\$ 1,625,073</u>	<u>\$ 5,440,441</u>

Reconciliation of cash and cash equivalents and investments to the government-wide financial statements at December 31, 2010:

	Unrestricted Cash and Cash <u>Equivalents</u>	Restricted Cash and Cash <u>Equivalents</u>	Restricted <u>Investments</u>	<u>Total</u>
<u>Primary Government</u>				
Governmental activities	\$ 375,311	\$ 224,412	\$ -	\$ 599,723
Business-type activities	3,215,645	-	-	3,215,645
Fiduciary activities	<u>-</u>	<u>-</u>	<u>1,625,073</u>	<u>1,625,073</u>
Total	<u>\$ 3,590,956</u>	<u>\$ 224,412</u>	<u>\$ 1,625,073</u>	<u>\$ 5,440,441</u>

DEPOSITS

Colorado State Statutes govern the entity's deposit of cash. The Public Deposit Protection Acts for banks and savings and loans require the state regulators to certify eligible depositories for public deposits. The acts require the eligible depositories with public deposits in excess of the federal insurance levels to create a single institution collateral pool of defined eligible assets. Eligible collateral includes obligations of the United States, obligations of the State of Colorado or local Colorado governments and obligations secured by first lien mortgages on real property located in the State. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the assets in the pool must be at least equal to 102% of the uninsured deposits.

At December 31, 2010, the carrying amount of the District's deposits was \$624,023 and the bank balances were \$663,560. Of the bank balances \$353,302 was covered by federal depository insurance and \$310,258 falls under the provisions of the Colorado Public Deposit Protection Act of 1975, which are collateralized in single institution pools.

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 4 - CASH AND INVESTMENTS (CONTINUED)

INVESTMENTS

The District is authorized by Colorado State Statutes to invest in the following:

- ◆ Bonds and other interest bearing obligations of the United States government.
- ◆ Bonds and other interest bearing obligations which are guaranteed by the United States government.
- ◆ Bonds which are a direct obligation of the State of Colorado, or any city, county or school district therein.
- ◆ Notes or bonds issued pursuant to the “National Housing Act”.
- ◆ Repurchase agreements.
- ◆ Local government investment pools.

As of December 31, 2010 the District had the following investments and maturities:

<u>Investment Type</u>	Fair <u>Value</u>	<u>Investment Maturities</u>	
		<u>Less Than 90 Days</u>	<u>16 to 21 Years</u>
Money Market Funds	\$ 3,185,151	\$ 3,185,151	\$ -
COLOTRUST	6,693	6,693	-
U.S. Agencies	<u>1,624,574</u>	<u>-</u>	<u>1,624,574</u>
 Total	 <u>\$ 4,816,418</u>	 <u>\$ 3,191,844</u>	 <u>\$ 1,624,574</u>

The District’s investments are subject to interest rate risk and credit risk as described below:

Interest Rate Risk. State law limits investments with a maximum maturity date of no more than five years from the date of purchase. The District does not have an investment policy that would further limit its investment choices, except for investments in the Agency Fund. The Bankruptcy agreement (See Note 11) requires the District to purchase federal securities with a maturity date as near as possible to January 1, 2027.

Credit Risk. State law limits investments to those described above. The District does not have an investment policy that would further limit its investment choices. As of December 31, 2010 all of the District’s investments were rated AAA by Moody’s.

COLOTRUST is an investment vehicle established for local government entities in Colorado pursuant to Part 7 of Article 75 of Title 24 of the Colorado Revised Statutes, to pool surplus funds for investment purposes. This investment vehicle operates similarly to money market funds and each share is equal in value to \$1.00. The fair value of the position in the pool is the same as the value of the pool shares.

The designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian’s internal records identify the investments owned by COLOTRUST. Investments of COLOTRUST consist of U.S. Treasury bills, notes and note strips, and repurchase agreements collateralized by U.S. Treasury Notes. However, the District does not categorize investments with COLOTRUST because they are not evidenced by securities that exist in physical or book entry form.

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 5 - ACCOUNTS RECEIVABLE

Accounts receivable at December 31, 2010 consisted of the following:

	<u>General</u>	<u>Reserve</u>	<u>Water</u>	<u>Wastewater</u>	<u>Total</u>
Account receivable – user fees	\$ 42,378	\$ -	\$ 27,337	\$ 84,110	\$ 153,825
Accounts receivable – other	<u>11,836</u>	<u>3,204</u>	<u>6,670</u>	<u>6,283</u>	<u>27,993</u>
Totals	<u>\$ 54,214</u>	<u>\$ 3,204</u>	<u>\$ 34,007</u>	<u>\$ 90,393</u>	<u>\$ 181,818</u>

NOTE 6 - INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Due to/from other funds

All interfund receivables and payables are created in conjunction with the District’s pooled cash accounts. Balances are routinely cleared as a matter of practice. The composition of interfund balances at December 31, 2010 is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
Debt Service Fund	General Fund	\$ 44,559
Wastewater Fund	Water Fund	\$ 4,023

Interfund transfers

The following transfers were made in 2010 to fund debt service and reserve requirements in the Debt Service Fund and Reserve Fund, respectively.

<u>Transfer in</u>	<u>Transfer out</u>	
Debt Service Fund	General Fund	\$ 197,526
Reserve Fund	General Fund	\$ 107,080

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 7 - PROPERTY TAXES

Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied on January 1 and are payable in two installments on February 28 and June 15, or in one installment due April 30. El Paso County bills and collects property taxes for the District. District property tax revenues are accounted for in the General and Debt Service Funds. Property tax revenues are recognized as a receivable and deferred revenue when levied and as a revenue when due for collection in the following year. The combined tax rate for the year ended December 31, 2010 was 25.000 mills. The District's assessed valuation for collection year 2010 was \$13,194,840. In addition to the above, there was a tax of 100 mills on "Developer Owned Property". The assessed valuation of "Developer Owned Property" for collection year 2010 was \$708,280. The maximum mill levy is set at 20 mills for all taxable property in the District, as discussed in Section 406 of the Bankruptcy Plan. However, the maximum mill levy can be increased as necessary to raise an equivalent amount of tax revenues as that in certification year 1990. In addition to the maximum mill levy of 20 mills set by the Bankruptcy Plan, the District also levied, after receiving the approval of voters on November 1, 2005, 3.00 mills for fire protection and 2.00 mills for parks.

NOTE 8 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2010 was as follows:

	<u>Balance</u> <u>12/31/09</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>12/31/10</u>
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 226,329	\$ 8,620	\$ -	\$ 234,949
Capital assets, being depreciated:				
Signage	93,274	-	-	93,274
Drainage	1,309,959	-	-	1,309,959
Vehicles	530,129	-	-	530,129
Furniture, fixtures and equipment	49,372	33,929	(1,132)	82,169
Fire station	647,751	229,052	-	876,803
Parks	302,007	-	-	302,007
Street lights	<u>685</u>	<u>-</u>	<u>-</u>	<u>685</u>
Total capital assets being depreciated	2,933,177	262,981	(1,132)	3,195,026
Less accumulated depreciation	<u>(2,001,028)</u>	<u>(104,626)</u>	<u>293</u>	<u>(2,105,361)</u>
Total capital assets depreciated, net	<u>932,149</u>	<u>158,355</u>	<u>(839)</u>	<u>1,089,665</u>
Total capital assets, net	<u>\$ 1,158,478</u>	<u>\$ 166,975</u>	<u>\$ (839)</u>	<u>\$ 1,324,614</u>

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 8 – CAPITAL ASSETS (CONTINUED)

	<u>Balance</u> <u>12/31/09</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>12/31/10</u>
Business-type activities:				
Capital assets, not being depreciated:				
Water augmentation plan	\$ 1,240,077	\$ -	\$ -	\$ 1,240,077
Water shares	1,490,198	111,350	-	1,601,548
Lower Fountain Metropolitan Sewage Regional Plant & Interceptor	<u>1,054,022</u>	<u>1,230,352</u>	<u>-</u>	<u>2,284,374</u>
Total capital assets, not being depreciated	<u>3,784,297</u>	<u>1,341,702</u>	<u>-</u>	<u>5,125,999</u>
Capital assets, being depreciated:				
Water tank	301,848	-	-	301,848
Water wells	287,137	-	-	287,137
Water distribution system	2,319,803	376,921	-	2,696,724
Wastewater collection system	3,131,477	633,131	-	3,764,608
Fire Station	229,067	-	(229,067)	-
Equipment	<u>184,862</u>	<u>15,955</u>	<u>(25,846)</u>	<u>174,971</u>
Total capital assets being depreciated	6,454,194	1,026,007	(254,913)	7,225,288
Less accumulated depreciation	<u>(3,121,466)</u>	<u>(204,455)</u>	<u>25,869</u>	<u>(3,300,052)</u>
Total capital assets, being depreciated, net	<u>3,332,728</u>	<u>821,552</u>	<u>(229,044)</u>	<u>3,925,236</u>
Total capital assets, net	<u>\$ 7,117,025</u>	<u>\$ 2,163,254</u>	<u>\$ (229,044)</u>	<u>\$ 9,051,235</u>

Depreciation expense was charged to functions/programs of the District as follows:

Governmental activities:	
General government	\$ 1,285
Public safety	52,096
Public works	2,990
Street lighting	34
Culture and recreation	<u>22,352</u>
Total depreciation expense—governmental activities	<u>\$ 78,757</u>
Business-type activities:	
Water	\$ 95,874
Wastewater	<u>108,581</u>
Total depreciation expense—business-type activities	<u>\$ 204,455</u>

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 9 - DEFERRED COMPENSATION PLAN

The District offers its employees a deferred compensation plan created in accordance with Internal Revenue Code §457. The plan, available to all government employees, permits them to defer a portion of their salary until future years. Participation in the plan is optional. The District matches the employee's contributions up to 5% of the employee's base salary. The District's contributions during 2010 were \$9,230. The employees contributed \$28,784 to the plan in 2010.

NOTE 10 - DEFINED BENEFIT PENSION PLAN

Plan Description. The Colorado Centre Metropolitan District contributes to the Statewide Defined Benefit Plan, a cost-sharing multiple-employer defined benefit pension plan administered by the Colorado Fire and Police Pension Association. The Statewide Defined Benefit Plan provides retirement benefits for members and beneficiaries. Death and disability coverage is provided for members through the Statewide Death and Disability Plan which is also administered by the Colorado Fire and Police Pension Association. This is a non-contributory plan. All full-time, paid firefighters of the Colorado Centre Metropolitan District are members of the Statewide Defined Benefit Plan and the Statewide Death and Disability Plan. Title 31, Article 30 of the Colorado Revised Statutes (CRS), as amended, assigns the authority to establish benefit provisions to the state legislature. FPPA issues a publicly available annual financial report that includes financial statements and required supplementary information for both the Statewide Defined Benefit Plan and the Statewide Death and Disability Plan. That report may be obtained by writing to FPPA of Colorado, 5290 DTC Parkway, Suite 100, Englewood, Colorado 80111 or by calling FPPA at 770-3772 in the Denver metro area, or 1-800-332-FPPA (3772) from outside the metro area.

Basis of accounting for the Statewide Defined Benefit Plan. The financial statements of the Statewide Defined Benefit Plan are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Benefits and refunds are recognized when due and are payable in accordance with the terms of the plan. The Statewide Defined Benefit Plan investments are presented at fair value except for short-term investments which are recorded at cost, which approximates fair value.

Funding Policy. Plan members and the Colorado Centre Metropolitan District are required to contribute at a rate set by statute. The contribution requirements of plan members and the Colorado Centre Metropolitan District are established under Title 31, Article 30, Part 10 of the CRS, as amended. The contribution rate for members is 8.0% of covered salary and for Colorado Centre Metropolitan District it is 8.0% of covered salary. The Colorado Centre Metropolitan District contributions to the Statewide Defined Benefit Plan for the years ending December 31, 2010, 2009, and 2008 were \$1,234, \$523, and \$14,812, respectively, equal to their required contributions for the year.

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 11 - LONG-TERM LIABILITIES

LONG-TERM DEBT

1992 Bond Issue - Limited Tax and Special Revenue Bonds

As the result of a bankruptcy ruling in 1992, the District issued bonds in the principal amount of \$12,665,000 (New Bond). Holders of District bonds issued in 1985, 1986 and 1987 received these bonds in an aggregate principal amount equal to 50% of the principal amount of bonds held.

The District issued the bonds in two series, Series A and Series B. \$3,000,000 in principal amount were Series A bonds and \$9,665,000 in principal amount were Series B bonds. Of the bonds, each bondholder received 23.7% as Series A bonds and 76.3% as Series B bonds, which included Boettcher's contribution, which has now expired. The Series A bonds were issued as fully registered principal only bonds (Series A P/Os) and as registered interest only bonds (Series A I/Os) representing the interest payments due on the Series A P/Os each payment date.

Section 1143 of the bankruptcy law specifically applicable to Chapter 9 bankruptcy proceedings requires that if a plan provides for the exchange of securities, the surrender of the old securities must occur no later than five years after the date of the entry of the order of confirmation (June 21, 1992 for the District). If the holder of the securities does not present them within that time period, the holder is not permitted to participate in the distribution of the new securities under the plan. Therefore, as of June 21, 1998, the holders of untendered 1985, 1986 & 1987 bonds were no longer permitted to participate in the 1992 Series A and B bonds. An adjustment was made to decrease principal, accrued interest and interest due as of and for the year ended December 31, 1997, as follows:

Series A, Principal	\$ 56,108
Series B, Principal	<u>187,396</u>
 Total Adjustment	 <u>\$ 243,504</u>

THE 1992 BONDS ARE NOT GENERAL OBLIGATIONS OF THE DISTRICT BUT ARE LIMITED TAX AND SPECIAL REVENUE BONDS, THE REPAYMENT OF WHICH IS LIMITED AS SET FORTH IN THE BANKRUPTCY PLAN AND AS SUMMARIZED BELOW.

For the purpose of paying the interest on and principal of the bonds as the same become due and payable, respectively, and payment for District operations, maintenance and deposits to the Reserve Fund, the District shall certify a maximum mill levy, as set forth in the bankruptcy plan, to the Board of County Commissioners of El Paso County, Colorado. For each of the certification years beginning 1990 to and including 1995 a maximum of 22 mills could be certified on all of the taxable property in the District. For 1996 and subsequent years, as long as any bond is outstanding, a maximum of 20 mills can be certified on all of the taxable property in the District with the following exception. In the event that the assessed valuation within the District for any certification year is less than the assessed valuation for certification year 1990, the District shall increase the maximum mill levy imposed on property to generate property tax revenue equivalent to the amount of property tax calculated using the 1990 assessed valuation multiplied times the maximum mill levy of 20 mills.

The Series A P/Os and Series B bonds were dated as of January 1, 1992. The Series A P/Os are scheduled to mature on January 1, 2027, and bear interest at 9%, which is represented by the Series A I/Os. The Series B bonds bear interest from the most recent date to which interest has been paid or, if no interest has been paid, from January 1, 1992, payable on each payment date to January 1, 2032. The Series B bonds mature on January 1, 2032 and accrue interest at 10.19%.

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 11 - LONG-TERM LIABILITIES (CONTINUED)

Principal and interest will be payable on the bonds only to the extent of funds in the General Fund. Interest not paid in the year in which it accrues is not forgiven but rather is accrued. Unpaid bond principal plus accrued interest will not exceed a cumulative liability to the District of \$65 million.

To the extent permitted by law, the District will also certify a 100 mill levy applicable to all “Developer Owned Property”. “Developer Owned Property” is defined in the resolution as the vacant, unimproved or not yet built property within the District owned by a developer.

The District has agreed to impose a minimum tap fee of \$3,500 for residential taps and has pledged all tap fees received by the District to the payment of the principal and interest on the bonds.

If by January 1, 2032 the District does not contain 1,500 single-family residences within its boundary, the District shall have no further obligation to make additional payments of principal or interest on any New Bonds, except to the extent of amounts on deposit in the debt service account or from pledged funds which it has received prior to January 1, 2032 and its obligations under the Resolution will terminate and the New Bonds will be deemed fully paid and discharged. After January 1, 2042 the District shall have no further obligation to make any additional payments of principal or interest on any New Bonds, except to the extent of amounts on deposit in the debt service account or from pledged funds which it has received prior to January 1, 2042 and its obligation under the bankruptcy ruling shall terminate and the New Bonds shall be deemed fully paid and discharged.

Amounts deposited, by the District, in the debt service account within the General fund will be applied on each payment date as follows:

Payment of Series A I/Os (interest only) - first payment is applied against any amount of accrued and unpaid interest.

Escrow for Series A P/Os (principal only) - second payment is used to purchase federal securities with a maturity date as near as possible to January 1, 2027 which shall be held as a separate account and used only to pay Series A P/Os. When the funds to be generated from such federal securities, as they become due, are sufficient to pay (assuming no reinvestment of funds) in full all Series A P/Os, when they become due, no further purchases shall be made.

The District has set aside amounts for the payment of the principal of the Series A bonds in the Agency Fund.

Payment of Series B Interest - the balance of any funds held on any payment date shall be used to pay accrued and unpaid interest (including as of such payment date) or the Series B bonds in the order of maturity of such payment and shall include partial payment of interest due if the funds available are insufficient to pay all accrued interest.

Prepayment - the prepayment or payment of principal of the Series B bonds.

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 11 - LONG-TERM LIABILITIES (CONTINUED)

Summary of bond debt service requirements to maturity:
Governmental activities -

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>	<u>Interest</u>
<i>Series A:</i>				
2011	\$ 0	\$ 0	\$ 0	\$ 264,950
2012	0	0	0	264,950
2013	0	0	0	264,950
2014	0	0	0	264,950
2015	0	0	0	264,950
2016-2020	0	0	0	1,324,750
2021-2025	0	0	0	1,324,750
2026-2027	<u>2,943,892</u>	<u>0</u>	<u>2,943,892</u>	<u>397,425</u>
Totals	<u>\$ 2,943,892</u>	<u>\$ 0</u>	<u>\$ 2,943,892</u>	<u>\$ 4,371,675</u>

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>	<u>Interest</u>
<i>Series B:</i>				
2011	\$ 0	\$ 0	\$ 0	\$ 965,768
2012	0	0	0	965,768
2013	0	0	0	965,768
2014	0	0	0	965,768
2015	0	0	0	965,768
2016-2020	0	0	0	4,828,840
2021-2025	0	0	0	4,828,840
2026-2030	0	0	0	4,828,840
2031-2032	<u>9,477,604</u>	<u>17,684,318</u>	<u>27,161,922</u>	<u>1,931,536</u>
Totals	<u>\$ 9,477,604</u>	<u>\$ 17,684,318</u>	<u>\$ 27,161,922</u>	<u>\$ 21,246,896</u>

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>	<u>Interest</u>
<i>TOTAL SERIES A AND B:</i>				
2011	\$ 0	\$ 0	\$ 0	\$ 1,230,718
2012	0	0	0	1,230,718
2013	0	0	0	1,230,718
2014	0	0	0	1,230,718
2015	0	0	0	1,230,718
2016-2020	0	0	0	6,153,590
2021-2025	0	0	0	6,153,590
2026-2030	2,943,892	0	2,943,892	5,226,265
2031-2032	<u>9,477,604</u>	<u>17,684,318</u>	<u>27,161,922</u>	<u>1,931,536</u>
Totals	<u>\$ 12,421,496</u>	<u>\$ 17,684,318</u>	<u>\$ 30,105,814</u>	<u>\$ 25,618,571</u>

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 11 - LONG-TERM LIABILITIES (CONTINUED)

*Summary of changes in long-term debt:
Governmental activities -*

	<u>Principal</u>	<u>Unpaid Interest</u>	<u>Total</u>
<i>Series A:</i>			
Balance, December 31, 2009	\$ 2,943,892	\$ 0	\$ 2,943,892
Add Interest due July 1, 2010 and January 1, 2010	0	264,950	264,950
Less Paid to bondholders in 2010	<u>0</u>	<u>(264,950)</u>	<u>(264,950)</u>
Balance, December 31, 2010	<u>\$ 2,943,892</u>	<u>\$ 0</u>	<u>\$ 2,943,892</u>
<i>Series B:</i>			
Balance, December 31, 2009	\$ 9,477,604	\$ 16,718,550	\$ 26,196,154
Add Interest due 2010	0	965,768	965,768
Less Payment in 2010	<u>0</u>	<u>0</u>	<u>0</u>
Balance, December 31, 2010	<u>\$ 9,477,604</u>	<u>\$ 17,684,318</u>	<u>\$ 27,161,922</u>
<i>Total (Series A and B):</i>			
Balance, December 31, 2009	\$ 12,421,496	\$ 16,718,550	\$ 29,140,046
Add Interest due July 1, 2010 and January 1, 2010	0	1,230,718	1,230,718
Less Payments in 2010	<u>0</u>	<u>(264,950)</u>	<u>(264,950)</u>
Balance, December 31, 2010	<u>\$ 12,421,496</u>	<u>\$ 17,684,318</u>	<u>\$ 30,105,814</u>

LOANS PAYABLE

The District entered into a loan on December 31, 2009 in the amount of \$100,000. The interest rate on the loan was 4.0%. Full payment of principal and interest was due and was paid on December 31, 2010.

**COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010**

NOTE 11 - LONG-TERM LIABILITIES (CONTINUED)

CHANGES IN LONG-TERM LIABILITIES

The following is a summary of long-term debt transactions of the District for the year ended December 31, 2010:

	<u>Balance 12/31/09</u>	<u>Debt Issued And Additions</u>	<u>Reductions</u>	<u>Balance 12/31/10</u>	<u>Due Within One year</u>
<i>Governmental activities:</i>					
Long-term debt:					
Limited tax and special revenue bonds	\$ 12,421,496	\$ -	\$ -	\$ 12,421,496	\$ -
Unpaid interest	<u>16,718,550</u>	<u>1,230,718</u>	<u>(264,950)</u>	<u>17,684,318</u>	<u>-</u>
Total governmental activity					
Long-term liabilities	<u>\$ 29,140,046</u>	<u>\$ 1,230,718</u>	<u>\$ (264,950)</u>	<u>\$ 30,105,814</u>	<u>\$ -</u>
<i>Business-type activities:</i>					
Loans					
	<u>\$ 100,000</u>	<u>\$ -</u>	<u>\$ (100,000)</u>	<u>\$ -</u>	<u>\$ -</u>
Total business-type activity					
Long-term liabilities	<u>\$ 100,000</u>	<u>\$ -</u>	<u>\$ (100,000)</u>	<u>\$ -</u>	<u>\$ -</u>

NOTE 12 – NET ASSETS

The District has net assets consisting of three components—Invested in capital assets, net of related debt; Restricted; and Unrestricted.

Invested in capital assets, net of related debt consists of capital assets net of accumulated depreciation reduced by outstanding debt that is attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2010, the District had a deficit invested in capital assets, net of related debt as follows:

Invested in Capital Assets, Net of Related Debt:

Capital assets, net of depreciation	\$ 10,375,849
Long-term liabilities:	
Due within one year	-
Due in more than one year	<u>(12,421,496)</u>

Total Invested in Capital Assets, Net of Related Debt \$ (2,045,647)

Restricted assets include net assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments; or imposed by law through constitutional provisions or enabling legislation. As of December 31, 2010, the District had no restricted net assets.

Unrestricted net assets consist of net assets that do not meet the definition of invested in capital assets, net of related debt, or restricted net assets. The District utilizes unrestricted net assets before using restricted net assets. As of December 31, 2010, the District had a deficit unrestricted net assets of (\$13,731,092).

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 13- COMMITMENTS AND CONTINGENCIES

Water Tank Lease - The District leases certain land on which a water tank is located. Rental expense totaled \$8,500 during the year ended December 31, 2010. A 25 year extension of the lease was agreed to on September 20, 2009. The annual rental rate, as per the agreement, is 10% of the appraised value of the land. A land appraisal is required every five years to determine the rental rate for the next five years. The land appraisal was performed during 2009 to determine the current rental rate.

Water Distribution and Wastewater Collection, Treatment and Disposal Agreement - On August 11, 2009, the District entered into an intergovernmental agreement with the City of Colorado Springs (City) to provide water and wastewater service to the LJCC Basin, a defined area within the City's service area. Under the agreement, the District will charge a one-time Interim Connection System Improvement Fee of 40% of the then current value of CCMD's standard System Improvement Fee for each water and wastewater connection. The District will also charge a one-time CCMD Interim Capacity Fee of \$2,000 per wastewater connection. The agreement will continue at the convenience of the City unless the service exceeds a defined limit, at which point the agreement will terminate based on the earlier occurrence of five years from the effective date of the agreement or one year after the total wastewater flow exceeds a defined limit.

Sewage Disposal Agreement - On February 11, 2009, the District entered into a Sewage Treatment and Disposal Agreement with the Lower Fountain Metropolitan Sewage Disposal District (LFMSDD) and certain other entities. The agreement provides for the construction and operation of a wastewater treatment plant to be used by the District and such entities. Pursuant to the agreement, the construction of the plant is to be funded through contributions by each of the parties to the agreement. The District will own 25% of the total capacity within the water treatment plant and will contribute such percentage to its construction. Of the total estimated costs of \$22,821,631 of the project, \$4,159,548 had been paid as of May 11, 2011. Of the District's total estimated costs of \$5,705,408 of the project, \$1,039,887 had been paid as of May 11, 2011.

NOTE 14 - RISK MANAGEMENT

The District is exposed to various risks of losses related to torts; theft of, damage to and destruction of assets; errors and omissions; injuries to employees; and natural disasters.

The District carries commercial insurance for these risks of loss, including worker's compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage during the last three fiscal years.

COLORADO CENTRE METROPOLITAN DISTRICT
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2010

NOTE 15 - AMENDMENT TO COLORADO CONSTITUTION

Colorado voters passed an amendment to the *State Constitution*, Article X, Section 20, which has several limitations, including revenue raising, spending abilities and other specific requirements of state and local governments. The Amendment is complex and subject to judicial interpretation. However, the District is also under an order by the United States Bankruptcy Court for the District of Colorado which governs the District's taxing requirements and it is the belief of the District that the mandates of the bankruptcy plan take precedence over the requirements of Amendment 1. The District believes it is in compliance with the requirements of the amendment to the extent that it applies. However, the District has made certain interpretations in the amendment's language in order to determine its compliance. It is the opinion of the District that they do not have any revenues subject to Tabor. The Water, Wastewater, and Fire Service Funds are considered to be enterprises and the revenues in the governmental funds are governed by the bankruptcy plan. As a result, the District has not set up an emergency reserve.

NOTE 16 – TABOR ELECTION

On November 1, 2005 the voters of the District approved that taxes may be increased starting in 2006 by \$34,800 through a three mill levy increase to pay for costs related to contracting for fire protection services with the City of Colorado Springs or any other entity, administrative services, and to create a reserve fund to pay for fire services with any of the remaining three mills.

On November 1, 2005 the voters of the District approved that taxes may be increased starting in 2006 by \$23,200 through a two mill levy increase for parks and open space.

On November 1, 2005 the voters of the District also approved that for tax year 2005, collection year 2006, and each subsequent year thereafter, to retain and spend District revenues from the mill levy increases requested in the above two ballot questions for fire protection services and park improvements and maintenance, in excess of the spending, revenue raising, or other limits in Article X, Section 20 of the Colorado Constitution, using such revenues as authorized for fire protection, park facilities and other purposes described under the Special District Act, Section 32-1-101 et seq., and other provisions of the Colorado Revised Statutes pertaining to the District's powers, duties and responsibilities, as the same are amended from time to time, and as otherwise necessary for the prudent management, operation and maintenance of the District's facilities.

NOTE 17 – SUBSEQUENT EVENTS

On March 4, 2011 the District was approved for a \$2,000,000 loan from the Colorado Water Resources and Power Development Authority. The loan is for a term of 20 years at an interest rate of 2%.

REQUIRED SUPPLEMENTARY INFORMATION

**COLORADO CENTRE METROPOLITAN DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2010**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUE				
Property taxes	\$ 329,871	\$ 329,871	\$ 324,703	\$ (5,168)
Specific ownership taxes	42,000	42,000	37,104	(4,896)
Intergovernmental	6,600	6,600	6,188	(412)
Lighting usage	20,354	20,354	23,333	2,979
Refuse disposal fees	98,250	98,250	99,281	1,031
First responder fees	269,208	269,208	278,712	9,504
Grants	-	-	4,320	4,320
Interest	-	-	203	203
Miscellaneous	338,600	338,600	12,529	(326,071)
TOTAL REVENUE	<u>1,104,883</u>	<u>1,104,883</u>	<u>786,373</u>	<u>(318,510)</u>
EXPENDITURES				
General and administrative	56,903	56,903	54,361	2,542
Public safety	308,760	308,760	250,458	58,302
Public works	34,800	34,800	20,786	14,014
Street lights	15,900	15,900	17,170	(1,270)
Refuse disposal	85,380	85,380	88,374	(2,994)
Culture and recreation	54,000	54,000	33,930	20,070
Capital outlay	95,000	95,000	16,688	78,312
Miscellaneous	1,334	1,334	-	1,334
Transfers out	452,806	452,806	304,606	148,200
TOTAL EXPENDITURES	<u>1,104,883</u>	<u>1,104,883</u>	<u>786,373</u>	<u>318,510</u>
Net change in fund balances	-	-	-	-
Fund balance, beginning	-	-	-	-
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT
RESERVE FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2010**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUE				
Interest	\$ 14,400	\$ 14,400	\$ 7,583	\$ (6,817)
Transfers in	246,106	246,106	107,080	(139,026)
TOTAL REVENUE	<u>260,506</u>	<u>260,506</u>	<u>114,663</u>	<u>(145,843)</u>
EXPENDITURES				
Miscellaneous	750,000	750,000	-	750,000
TOTAL EXPENDITURES	<u>750,000</u>	<u>750,000</u>	<u>-</u>	<u>750,000</u>
Net change in fund balances	(489,494)	(489,494)	114,663	604,157
Fund balance, beginning	489,494	489,494	525,323	35,829
FUND BALANCE, ENDING	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 639,986</u></u>	<u><u>\$ 639,986</u></u>

See the accompanying independent auditors' report.

SUPPLEMENTAL INFORMATION

**COLORADO CENTRE METROPOLITAN DISTRICT
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL
FOR THE YEAR ENDED DECEMBER 31, 2010**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUE				
Developer taxes	\$ 70,828	\$ 70,828	\$ 70,880	\$ 52
Transfers in	206,700	206,700	197,526	(9,174)
TOTAL REVENUE	<u>277,528</u>	<u>277,528</u>	<u>268,406</u>	<u>(9,122)</u>
EXPENDITURES				
General and administrative	1,056	1,056	1,082	(26)
Debt service - administrative	5,000	5,000	2,372	2,628
Debt service - interest	264,954	264,954	264,952	2
Miscellaneous	6,518	6,518	-	6,518
TOTAL EXPENDITURES	<u>277,528</u>	<u>277,528</u>	<u>268,406</u>	<u>9,122</u>
Net change in fund balances	-	-	-	-
Fund balance, beginning	-	-	-	-
FUND BALANCE, ENDING	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See the accompanying independent auditors' report.

COLORADO CENTRE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
WATER FUND
FOR THE YEAR ENDED DECEMBER 31, 2010

	<u>Actual</u>	<u>Budget</u>	Variance Favorable (Unfavorable)
REVENUES			
Water sales and service charges	\$ 397,808	\$ 380,332	\$ 17,476
Water capital contributions	1,286,119	1,232,000	54,119
Interest income	13,525	-	13,525
Other income	32,547	36,400	(3,853)
Beginning fund balance	<u>930,882</u>	<u>917,041</u>	<u>13,841</u>
TOTAL REVENUES	<u>2,660,881</u>	<u>2,565,773</u>	<u>95,108</u>
EXPENSES			
General and administrative expenses	98,783	104,268	5,485
Source of supply and distribution	280,785	228,000	(52,785)
Capital outlay	495,382	2,125,000	1,629,618
Miscellaneous	-	2,112	2,112
Transfer out	<u>-</u>	<u>35,000</u>	<u>35,000</u>
TOTAL EXPENSES	<u>874,950</u>	<u>2,494,380</u>	<u>1,619,430</u>
EXCESS OF REVENUES OVER EXPENSES	1,785,931	<u>\$ 71,393</u>	<u>\$ 1,714,538</u>
Add:			
Capital expenditures	495,382		
Less:			
Depreciation	(95,874)		
Beginning fund balance	<u>(930,882)</u>		
NET CHANGE IN FUND BALANCE	<u>\$ 1,254,557</u>		
Ending fund balance is calculated as follows:			
Current assets	\$ 1,827,176		
Deposits	11,465		
Current liabilities	<u>(52,710)</u>		
	<u>\$ 1,785,931</u>		

See the accompanying independent auditors' report.

COLORADO CENTRE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
WASTEWATER FUND
FOR THE YEAR ENDED DECEMBER 31, 2010

	<u>Actual</u>	<u>Budget</u>	Variance Favorable (Unfavorable)
REVENUES			
Sewer sales and service charges	\$ 700,244	\$ 669,570	\$ 30,674
Sewer capital contributions	1,439,794	1,232,000	207,794
Interest income	16,305	-	16,305
Other income	6,571	36,400	(29,829)
Transfer in	-	35,000	(35,000)
Beginning fund balance	<u>1,717,590</u>	<u>1,942,728</u>	<u>(225,138)</u>
TOTAL REVENUES	<u>3,880,504</u>	<u>3,915,698</u>	<u>(35,194)</u>
EXPENSES			
General and administrative expenses	98,783	104,268	5,485
Treatment expenditures	152,863	174,000	21,137
Collection and transmission	125,164	154,600	29,436
Capital outlay	1,872,329	3,050,000	1,177,671
Debt service - interest	4,056	9,000	4,944
Debt service - principal	100,000	-	(100,000)
Miscellaneous	-	758	758
TOTAL EXPENSES	<u>2,353,195</u>	<u>3,492,626</u>	<u>1,139,431</u>
EXCESS OF REVENUES OVER EXPENSES	<u>1,527,309</u>	<u>\$ 423,072</u>	<u>\$ 1,104,237</u>
Add:			
Capital expenditures	1,872,329		
Principal payments on long-term debt	100,000		
Less:			
Depreciation	(108,581)		
Beginning fund balance	<u>(1,717,590)</u>		
NET CHANGE IN FUND BALANCE	<u>\$ 1,673,467</u>		
Ending fund balance is calculated as follows:			
Current assets	\$ 1,569,437		
Deposits	100		
Current liabilities	<u>(42,228)</u>		
	<u>\$ 1,527,309</u>		

See the accompanying independent auditors' report.

**COLORADO CENTRE METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN FUND NET ASSETS
BUDGET AND ACTUAL (NON-GAAP BUDGETARY BASIS)
FIRE PROTECTION SERVICE FUND
FOR THE YEAR ENDED DECEMBER 31, 2010**

	Actual	Budget	Variance Favorable (Unfavorable)
REVENUES			
Beginning fund balance	\$ -	\$ -	\$ -
TOTAL REVENUES	-	-	-
EXPENSES			
Expenses	-	-	-
TOTAL EXPENSES	-	-	-
EXCESS OF REVENUES OVER EXPENSES	-	\$ -	\$ -
Less:			
Transfer of fixed assets	(229,044)		
NET CHANGE IN FUND BALANCE	\$ (229,044)		
Ending fund balance is calculated as follows:			
Current assets	\$ -		
Current liabilities	-		
	\$ -		

See the accompanying independent auditors' report.