

**KINSTON METROPOLITAN DISTRICT NOS. 1-10**

[www.kinston-metro-district.com](http://www.kinston-metro-district.com)

NOTICE OF REGULAR MEETING AND AGENDA

<u>Board of Directors</u>	<u>Office</u>	<u>Term Expiration</u>
Abby Kirkbride	President	May 2023
Tim DePeder	Vice President	May 2025
Josh Kane	Treasurer & Assistant Secretary	May 2025
Kim Perry	Secretary	May 2025
Brad Lenz	Assistant Secretary & Assistant Treasurer	May 2023

**DATE: March 9, 2023 (Thursday)**

**TIME: 1:00 P.M.**

**PLACE: MS Teams**

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

<https://tinyurl.com/mr2d98mm> (This link can be copied into your web browser)

**Call In: +1 720-721-3140; Conference ID: 230 336 235#**

**I. ADMINISTRATIVE ITEMS**

- A. Call to Order.
- B. Declaration of Quorum/Director Qualifications/Disclosure of any potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1-2)**
- D. Public Comment on Non-Agenda Items. Comments are limited to three (3) minutes per speaker.

**II. CONSENT AGENDA**

- A. Approval of Minutes – December 5, 2022, Special Meeting Minutes and December 8, 2022, Regular Meeting Minutes. **(Pages 3-11)**
- B. Ratification of Payables. **(Pages 12-31)**
- C. Ratification of Contract Modifications. **(Pages 32-37)**
- D. Review and Consider Unaudited Financial Statements for the period ending December 31, 2022. **(Pages 38-52)**

**III. CAPITAL INFRASTRUCTURE ITEMS**

- A. District Capital Infrastructure Report and District Project Manager Update. **(Pages 53-58)**
- B. Capital Fund Summary. **(To be Distributed Under Separate Cover)**

**IV. FINANCIAL ITEMS**

- A. Finance Manager's Report.
- B. Review and Consider Approval of 2022 Audit Exemptions for District Nos. 2-4 and District Nos. 6-10. **(Pages 59-114)**
- C. O&M Fees Update.
- D. Bond Update.

**V. LEGAL ITEMS**

- A. Ratification of Resolution Imposing Operations and Maintenance Fees. **(Pages 115-129)**

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March 9, 2023  
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**VI. DISTRICT MANAGER ITEMS**

A. District Manager's Report. **(Pages 130-134)**

**VII. ITEMS FROM DIRECTORS**

**VIII. OTHER MATTERS**

**IX. EXECUTIVE SESSION** – Pursuant to § 24-6-402(4)(b), C.R.S. for the purpose of receiving legal advice on specific legal questions.

**X. ADJOURNMENT**

**\*\*\*The next Regular Meeting is April 13, 2023\*\*\***

## RECORD OF PROCEEDINGS

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### MINUTES OF THE COORDINATED SPECIAL MEETING OF KINSTON METROPOLITAN DISTRICT NOS. 1-10

HELD  
December 05, 2022

The Boards of Directors of Kinston Metropolitan District Nos. 1-10 held a coordinated special meeting, open to the public, via MS Teams, at 3:00 p.m., Monday, December 05, 2022.

#### ATTENDANCE

##### Directors in Attendance:

Abby Kirkbride, President  
Tim DePeder, Vice President  
Josh Kane, Treasurer & Assistant Secretary  
Kim Perry, Secretary  
Brad Lenz, Assistant Secretary & Assistant Treasurer

##### Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.  
Jeff Breidenbach and Jim Niemczyk; McWhinney  
Brendan Campbell, Jason Woolard, Doug Campbell, Irene Buenavista,  
Dillon Gamber, and Sarah Bromley; Pinnacle Consulting Group, Inc.

#### CALL MEETING TO ORDER

The meeting was called to order at 3:02 p.m. by Mrs. Bromley, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

#### COMBINED MEETING

The Districts are meeting in a combined Board meeting. Unless otherwise noted, the matters set forth below shall be deemed to be the actions of the Kinston Metropolitan District No. 1, with concurrence by the Kinston Metropolitan Districts 2, 3, 4, 5, 6, 7, 8, 9 and 10.

#### CONFLICT OF INTEREST DISCLOSURE

Alan Pogue, legal counsel, stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State's Office, disclosing potential conflicts as all Board Members are employees of McWhinney Real Estate Services, Inc., which is associated with the primary landowners and developer within the Districts. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the meeting, following which each Board Member present confirmed the contents of the written disclosures previously made stating the fact and summary nature of any

## RECORD OF PROCEEDINGS

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matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

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APPROVAL OF  
AGENDA

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

**RESOLVED** to approve the agenda, as presented.

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PUBLIC COMMENT

There were no members of the public present.

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FINANCIAL ITEMS

District Operation and Maintenance Fees: Mr. Campbell reviewed with the Boards the District Revenues and Expenditures Estimated Forecast 2022-2050, and the Annual Cost by Community. The Boards requested an update to the number of units represented from 2676 to 2916, and to include the District clubhouse and pool in future reports. Director Kane requested that the Annual Cost by Community report be reworked to include more details as they relate to fees.

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ITEMS FROM  
DIRECTORS

There were no items from Directors.

\_\_\_\_\_

OTHER  
MATTERS

There were no other matters brought before the Boards.

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ADJOURNMENT

There being no further business to come before the Boards and upon motion and second, the meeting was adjourned at 3:58 p.m.

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The foregoing constitutes a true and correct copy  
of the minutes of the above-referenced meeting.

Respectfully Submitted,

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Bryan Newby, Secretary for the Meeting

**RECORD OF PROCEEDINGS**

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MINUTES OF THE COORDINATED  
REGULAR MEETING OF  
KINSTON METROPOLITAN DISTRICT NOS. 1-10

HELD  
December 08, 2022

The Boards of Directors of Kinston Metropolitan District Nos. 1-10 held a coordinated regular meeting, open to the public, via MS Teams, at 12:00 p.m., Thursday, December 08, 2022.

ATTENDANCE

Directors in Attendance:  
Abby Kirkbride, President  
Tim DePeder, Vice President  
Josh Kane, Treasurer & Assistant Secretary  
Kim Perry, Secretary  
Brad Lenz, Assistant Secretary & Assistant Treasurer

Also in Attendance:  
Alan Pogue and Deborah Early; Icenogle Seaver Pogue, P.C.  
Christina Rotella, Samantha Romero, Lindsey Mercier, and Jeff Breidenbach; McWhinney  
Brendan Campbell, Irene Buenavista, Casey Milligan, Dillon Gamber, Sarah Bromley, Wendy McFarland, and Bryan Newby; Pinnacle Consulting Group, Inc.

CALL MEETING  
TO ORDER

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The meeting was called to order at 12:01 p.m. by Director Kirkbride, noting that a quorum was present. The Directors in attendance confirmed their qualifications to serve.

COMBINED  
MEETING

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The Districts are meeting in a combined Board meeting. Unless otherwise noted, the matters set forth below shall be deemed to be the actions of the Kinston Metropolitan District No. 1, with concurrence by the Kinston Metropolitan Districts 2, 3, 4, 5, 6, 7, 8, 9 and 10.

CONFLICT OF  
INTEREST  
DISCLOSURE

\_\_\_\_\_

Alan Pogue, legal counsel, stated that notices of potential conflicts of interest for all Board Members were filed with the Colorado Secretary of State’s Office, disclosing potential conflicts as all Board Members are employees of McWhinney Real Estate Services, Inc., which is associated with the primary landowners and developer within the Districts. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by the Board Members might be required prior to taking official action at a meeting. The Boards reviewed the agenda for the

**RECORD OF PROCEEDINGS**

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

APPROVAL OF AGENDA

The Boards reviewed the agenda. Upon motion duly made by Director DePeder, seconded by Director Lenz and, upon vote, it was unanimously

**RESOLVED** to approve the agenda, as presented.

PUBLIC COMMENT

There were no members of the public present.

CONSENT AGENDA ITEMS

The Boards considered the following consent agenda items:

- A. Approval of November 10, 2022, Regular Board Meeting Minutes.
- B. Ratification of Contract Modifications.
- C. 2023 Annual Administrative Matters Resolution.
- D. 2023 Election Resolution.
- E. 2023 Meeting Resolution.

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

**RESOLVED** to ratify and approve the items above, as presented.

CAPITAL INFRASTRUCTURE ITEMS

District Capital Infrastructure Report: Mr. Milligan reviewed the District Capital Infrastructure Report with the Boards and answered questions.

District Project Manager Update: Mr. Milligan and Mr. Breidenbach presented the District Project Manager update with the Boards and answered questions.

Capital Fund Summary and Capital Needs Assessment: Mr. Milligan and Mr. Breidenbach reviewed the Capital Fund Summary and Capital Needs Assessment with the Boards and answered questions.

FINANCIAL ITEMS

Finance Manager’s Report: Ms. Buenavista presented the Finance Manager’s Report to the Boards and answered questions.

**RECORD OF PROCEEDINGS**

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2022 Amended Budget Hearing: Director Kirkbride opened the 2022 Amended Budget Hearing to the public. Ms. Bromley reported that notice of the hearing had been published on November 30, 2022, in accordance with state budget law. No written objections or public comments were received prior to the public hearing. The Boards reviewed the 2022 amended budgets, which detailed estimated revenues and expenditures.

District No. 5:  
Debt Service Fund Expenditures: \$645,106  
Capital Projects Fund Expenditures: \$2,759,696

There being no public input, the public hearing portion of the budget was closed. Upon motion duly made by Director Kane, seconded by Director DePeder, and upon vote, it was unanimously

**RESOLVED** to approve the Resolution to Amend the 2022 Budgets for Kinston Metropolitan District Nos. 1-10.

2023 Budget Hearing: Director Kirkbride opened the 2023 Budget Hearing to the public. Ms. Bromley reported that notice of the hearing had been published on November 30, 2022, in accordance with state budget law. No written objections or public comments were received prior to the public hearing. The Boards reviewed the 2023 budgets, which detailed estimated revenues and expenditures.

District No. 1:  
Mill levy is 0.000 mills.  
General Fund Expenditures: \$490,546  
Capital Projects Fund Expenditures: \$9,212,292

District No. 2:  
Mill levy is 77.000 mills.  
General Fund Expenditures: \$14,721

District No. 3:  
Mill levy is 77.000 mills.  
General Fund Expenditures: \$153

District No. 4:  
Mill levy is 77.000 mills.  
General Fund Expenditures: \$207

District No. 5:  
Mill levy is 77.000 mills.

## RECORD OF PROCEEDINGS

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General Fund Expenditures: \$153  
 Capital Projects Fund Expenditures: \$0

District No. 6:  
 Mill levy is 25.000 mills.  
 General Fund Expenditures: \$100

District No. 7:  
 Mill levy is 25.000 mills.  
 General Fund Expenditures: \$100

District No. 8:  
 Mill levy is 25.000 mills.  
 General Fund Expenditures: \$100

District No. 9:  
 Mill levy is 25.000 mills.  
 General Fund Expenditures: \$112

District No. 10:  
 Mill levy is 33.000 mills.  
 General Fund Expenditures: \$105

There being no public input, the public hearing portion of the budget was closed. After further review and discussion, upon motion duly made by Director Kane, seconded by Director DePeder and, upon vote, it was unanimously

**RESOLVED** to approve the Resolution to Adopt the 2023 budgets for Kinston Metropolitan Districts Nos. 1-10, set the mill levies, appropriate budgeted funds upon final certification of value being received by the County of Larimer on or before December 15, 2022 and approve all other documents related to the 2023 budgets. The District Manager is authorized to make minor modifications that may be necessary following receipt of final assessed values.

The Adams Group for District 1 and 2 Auditor: Ms. Buenavista discussed engaging The Adams Group to perform the 2022 audit for District No. 1 and No. 2 with the Boards and answered questions. Upon motion duly made by Director Kane, seconded by Director DePeder, and upon vote, it was unanimously

**RESOLVED** to engage The Adams Group to perform the 2022 audit for District No. 1 and No. 2.



## RECORD OF PROCEEDINGS

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MRES for Financial Services Related to Bond Issuances: Mr. Pogue presented the MRES for Financial Services Related to Bond Issuances to the Boards and answered questions. Upon motion duly made by Director Lenz, seconded by Director Perry and, upon vote, it was unanimously

**RESOLVED** to approve the MRES for Financial Services Related to Bond Issuances.

### LEGAL ITEMS

Third Amendment to 2020 Funding and Reimbursement Agreement with Centerra East Development, Inc. (“CED”) and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Operating Advances: Mr. Pogue presented the Third Amendment to 2020 Funding and Reimbursement Agreement with Centerra East Development, Inc. (“CED”) and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Operating Advances to the Boards and answered questions. Upon motion duly made by Director Kane, seconded by Director Perry and, upon vote, it was unanimously

**RESOLVED** to approve the Third Amendment to 2020 Funding and Reimbursement Agreement with Centerra East Development, Inc. (“CED”) and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Operating Advances, as presented.

Fourth Amendment to Improvement Acquisition, Advance, and Reimbursement Agreement with CED and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Capital Advances: Mr. Pogue presented the Fourth Amendment to Improvement Acquisition, Advance and Reimbursement Agreement with CED and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Capital Advances to the Boards and answered questions. Upon motion duly made by Director Kane, seconded by Director Perry and, upon vote, it was unanimously

**RESOLVED** to approve the Fourth Amendment to Improvement Acquisition, Advance, and Reimbursement Agreement with CED and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note to CED for Capital Advances, as presented.

Maintenance Cost Sharing Agreement with Kinston Community Association: Mr. Pogue presented the Maintenance Cost Sharing Agreement with Kinston Community Association to the Boards and

## RECORD OF PROCEEDINGS

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answered questions. Upon motion duly made by Director Kane, seconded by Director Perry and, upon vote, it was unanimously

**RESOLVED** to approve the Maintenance Cost Sharing Agreement with Kinston Community Association, as presented.

Resolution Imposing Operations and Maintenance Fees: Mr. Pogue presented the Resolution Imposing Operations and Maintenance Fees to the Boards and answered questions. Upon motion duly made by Director Kane, seconded by Director Kirkbride and, upon vote, it was unanimously

**RESOLVED** to approve the Resolution Imposing Operations and Maintenance Fees, subject to drafting from legal counsel.

DISTRICT MANAGER  
ITEMS

Manager's Report: Ms. Bromley presented the Manager's Report to the Boards and answered questions.

Authorization to Execute 2023 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2023 Budget: Mr. Gamber discussed with the Boards the 2023 Work Orders with Approved Operations and Maintenance Service Contractors and answered questions. Upon motion duly made by Director Kane, seconded by Director Lenz, and upon vote, it was unanimously

**RESOLVED** to authorize the Execution of the 2023 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2023 Budget.

2023 Master Service Agreements with Operations and Maintenance Service Contractors: Ms. Bromley discussed with the Boards the 2023 Master Service Agreements with Operations and Maintenance Service Contractors and answered questions.

ITEMS FROM  
DIRECTORS

Director DePeder expressed the need to prepare teams to initiate bond issuance procedures in January 2023.

OTHER  
MATTERS

There were no other matters brought before the Boards.

## RECORD OF PROCEEDINGS

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### ADJOURNMENT

There being no further business to come before the Boards and upon motion by Director Kirkbride, the meeting was adjourned at 1:23 p.m.

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The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Respectfully Submitted,

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Bryan Newby, Secretary for the Meeting

**Kinston Metropolitan District No. 1**  
**Check Detail**  
November 4, 2022 through March 2, 2023

	Type	Num	Date	Name	Item	Account	Paid Amount
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>11/30/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-060308 10.22	10/31/2022			1-51400 · Utilities	31.64
TOTAL							<u>31.64</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>11/30/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-054470 10.22	10/31/2022			1-51400 · Utilities	184.26
TOTAL							<u>184.26</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>11/30/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-056668 10.22	10/31/2022			1-51400 · Utilities	527.86
TOTAL							<u>527.86</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>11/30/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-059154 10.22	10/31/2022			1-51400 · Utilities	22.84
TOTAL							<u>22.84</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>12/28/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-05914 11.22	11/30/2022			1-51400 · Utilities	28.43
TOTAL							<u>28.43</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>12/28/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-056674 11.22	11/30/2022			1-51400 · Utilities	28.48
TOTAL							<u>28.48</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>12/28/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-060308 11.22	11/30/2022			1-51400 · Utilities	31.75
TOTAL							<u>31.75</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>12/28/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-054470 11.22	11/30/2022			1-51400 · Utilities	592.05
TOTAL							<u>592.05</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>12/28/2022</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-056668	11/30/2022			1-51400 · Utilities	322.41
TOTAL							<u>322.41</u>
	<b>Liability Check</b>	<b>ACH</b>	<b>01/30/2023</b>	<b>United States Treasury</b>		<b>1-11000 · Cash - Checking</b>	
						24000 · Payroll Liabilities	248.00
						24000 · Payroll Liabilities	248.00
						24000 · Payroll Liabilities	58.00
						24000 · Payroll Liabilities	58.00
TOTAL							<u>612.00</u>
	<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>01/31/2023</b>	<b>City of Loveland</b>		<b>1-11000 · Cash - Checking</b>	
	Bill	0185312-056674 12.22	12/31/2022			1-51400 · Utilities	61.58
TOTAL							<u>61.58</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
November 4, 2022 through March 2, 2023

	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	ACH	01/31/2023	City of Loveland		1-11000 · Cash - Checking	
	Bill	0185312-060308 12.22	12/31/2022			1-51400 · Utilities	31.66
TOTAL							<u>31.66</u>
	Bill Pmt -Check	ACH	01/31/2023	City of Loveland		1-11000 · Cash - Checking	
	Bill	0185312-059154 12.22	12/31/2022			1-51400 · Utilities	61.58
TOTAL							<u>61.58</u>
	Bill Pmt -Check	ACH	01/31/2023	City of Loveland		1-11000 · Cash - Checking	
	Bill	0185312-054470 12.22	11/30/2022			1-51400 · Utilities	634.42
TOTAL							<u>634.42</u>
	Bill Pmt -Check	ACH	01/31/2023	City of Loveland		1-11000 · Cash - Checking	
	Bill	01853125-05666812.22	12/31/2022			1-51400 · Utilities	73.07
TOTAL							<u>73.07</u>
	Bill Pmt -Check	ACH	01/31/2023	City of Loveland		1-11000 · Cash - Checking	
	Bill	0185312-054470 01.23	01/13/2023			1-51400 · Utilities	634.42
TOTAL							<u>634.42</u>
	Bill Pmt -Check	ACH	02/07/2023	Bill.com		1-11000 · Cash - Checking	
	Bill	23028247499	01/05/2023			1-51120 · Office, Dues & Other	142.70
TOTAL							<u>142.70</u>
	Bill Pmt -Check	Bill.com	12/07/2022	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	350331	09/30/2022			3-56002 · Project Management	26,038.44
TOTAL							<u>26,038.44</u>
	Bill Pmt -Check	Bill.com	12/07/2022	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 19	09/30/2022			3-55101 · Project-Direct	253,196.59
TOTAL							<u>253,196.59</u>
	Bill Pmt -Check	Bill.com	12/07/2022	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	350329	09/30/2022			3-55802 · Project Management	9,901.61
TOTAL							<u>9,901.61</u>
	Bill Pmt -Check	Bill.com	12/07/2022	Bath Landscape		1072 · Bill.com Money Out Clearing	
	Bill	SINV - 000614	09/30/2022			3-55101 · Project-Direct	187,428.35
TOTAL							<u>187,428.35</u>
	Bill Pmt -Check	Bill.com	12/07/2022	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	345677	08/31/2022			3-55705 · Permits, Fees and Other	132.50
TOTAL							<u>132.50</u>



**Kinston Metropolitan District No. 1**  
**Check Detail**  
November 4, 2022 through March 2, 2023

	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	12/23/2022	Norris Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	01-76113	09/30/2022			3-55604 · Engineering	300.00
TOTAL							300.00
	Bill Pmt -Check	Bill.com	12/23/2022	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23461	10/31/2022			3-55603 · Project Administration	3,220.00
TOTAL							3,220.00
	Bill Pmt -Check	Bill.com	12/23/2022	CMS Environmental Solutions, LLC		1072 · Bill.com Money Out Clearing	
	Bill	142019	10/31/2022			3-55101 · Project-Direct	395.00
TOTAL							395.00
	Bill Pmt -Check	Bill.com	12/23/2022	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	64989	09/30/2022			3-56004 · Engineering	45,321.64
TOTAL							45,321.64
	Bill Pmt -Check	Bill.com	12/23/2022	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23463	10/31/2022			3-55803 · Project Administration	2,590.00
TOTAL							2,590.00
	Bill Pmt -Check	Bill.com	12/23/2022	Norris Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	01-76541	09/30/2022			3-57004 · Engineering	8,330.65
TOTAL							8,330.65
	Bill Pmt -Check	Bill.com	12/23/2022	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23462	10/31/2022			3-55203 · Project Administration	2,555.00
TOTAL							2,555.00
	Bill Pmt -Check	Bill.com	12/23/2022	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	317401	03/31/2022			3-55705 · Permits, Fees and Other	344.50
TOTAL							344.50
	Bill Pmt -Check	Bill.com	12/23/2022	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 4	10/31/2022			3-55201 · Project-Direct	507,002.03
TOTAL							507,002.03
	Bill Pmt -Check	Bill.com	12/23/2022	Rock and Co		1072 · Bill.com Money Out Clearing	
	Bill	22105-6	10/31/2022			3-55101 · Project-Direct	125,287.96
TOTAL							125,287.96
	Bill Pmt -Check	Bill.com	12/23/2022	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	64990	10/31/2022			3-55704 · Engineering	6,754.20
TOTAL							6,754.20





**Kinston Metropolitan District No. 1**  
**Check Detail**  
November 4, 2022 through March 2, 2023

	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	12/23/2022	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23464	10/31/2022		3-56103 · Project Administration		1,610.00
TOTAL							<u>1,610.00</u>
	Bill Pmt -Check	Bill.com	12/23/2022	ATEC		1072 · Bill.com Money Out Clearing	
	Bill	1034	10/31/2022		3-55201 · Project-Direct		1,090.75
TOTAL							<u>1,090.75</u>
	Bill Pmt -Check	Bill.com	12/23/2022	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23460	10/31/2022		3-55703 · Project Administration		4,165.00
TOTAL							<u>4,165.00</u>
	Bill Pmt -Check	Bill.com	12/23/2022	Icenogle Seaver Pogue, P.C.		1072 · Bill.com Money Out Clearing	
	Bill	22484	10/31/2022		1-51110 · Legal Services		2,615.00
TOTAL							<u>2,615.00</u>
	Bill Pmt -Check	Bill.com	12/23/2022	Kumar & Associates		1072 · Bill.com Money Out Clearing	
	Bill	216329	10/31/2022		3-55104 · Engineering		2,850.00
TOTAL							<u>2,850.00</u>
	Bill Pmt -Check	Bill.com	12/23/2022	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 10	10/31/2022		3-55601 · Project-Direct		98,651.25
TOTAL							<u>98,651.25</u>
	Bill Pmt -Check	Bill.com	12/23/2022	Da Vinci Sign Systems Inc		1072 · Bill.com Money Out Clearing	
	Bill	P16489	10/31/2022		3-55101 · Project-Direct		5,435.24
TOTAL							<u>5,435.24</u>
	Bill Pmt -Check	Bill.com	12/23/2022	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65068	09/30/2022		3-56104 · Engineering		11,438.93
TOTAL							<u>11,438.93</u>
	Bill Pmt -Check	Bill.com	12/23/2022	Prairie Mountain Media, LLC		1072 · Bill.com Money Out Clearing	
	Bill	1932650	10/31/2022		1-51120 · Office, Dues & Other		42.63
TOTAL							<u>42.63</u>
	Bill Pmt -Check	Bill.com	12/23/2022	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	64988	09/30/2022		3-55204 · Engineering		301.95
TOTAL							<u>301.95</u>
	Bill Pmt -Check	Bill.com	12/23/2022	King Surveyors LLC		1072 · Bill.com Money Out Clearing	
	Bill	418108	09/30/2022		3-55204 · Engineering		3,118.00
TOTAL							<u>3,118.00</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
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	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	12/23/2022	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	332281	10/31/2022		1-51400 · Utilities		3,728.79
TOTAL							3,728.79
	Bill Pmt -Check	Bill.com	12/23/2022	Bath Landscape		1072 · Bill.com Money Out Clearing	
	Bill	SINV-000707	10/31/2022		3-55101 · Project-Direct		166,863.45
TOTAL							166,863.45
	Bill Pmt -Check	Bill.com	12/23/2022	Norris Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	01-76671	10/31/2022		3-55604 · Engineering		450.00
TOTAL							450.00
	Bill Pmt -Check	Bill.com	12/23/2022	Norris Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	01-76061	09/30/2022		3-55804 · Engineering		282.50
TOTAL							282.50
	Bill Pmt -Check	Bill.com	12/23/2022	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	64986	09/30/2022		3-55104 · Engineering		1,897.65
TOTAL							1,897.65
	Bill Pmt -Check	Bill.com	12/23/2022	Da Vinci Sign Systems Inc		1072 · Bill.com Money Out Clearing	
	Bill	P16497	10/31/2022		3-55101 · Project-Direct		12,578.00
TOTAL							12,578.00
	Bill Pmt -Check	Bill.com	12/23/2022	Soilogic Inc.		1072 · Bill.com Money Out Clearing	
	Bill	118766	10/31/2022		3-55604 · Engineering		3,655.00
TOTAL							3,655.00
	Bill Pmt -Check	Bill.com	12/23/2022	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 20	10/31/2022		1-24040 · Retainage Payable		189,547.71
TOTAL							189,547.71
	Bill Pmt -Check	Bill.com	12/23/2022	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	64991	09/30/2022		3-56104 · Engineering		7,900.00
TOTAL							7,900.00
	Bill Pmt -Check	Bill.com	12/23/2022	Waterwise Land & Waterscapes Inc		1072 · Bill.com Money Out Clearing	
	Bill	App 4	10/31/2022		3-55101 · Project-Direct		36,499.00
TOTAL							36,499.00
	Bill Pmt -Check	Bill.com	12/28/2022	Environmental Designs, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	159748	11/30/2022		1-55030 · Sewer & Storm Infrastructure		765.00
TOTAL							765.00

**Kinston Metropolitan District No. 1**  
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Type	Num	Date	Name	Item	Account	Paid Amount
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>12/28/2022</b>	<b>Pinnacle Consulting Group, Inc.</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	23528	10/31/2022		1-51040 · District Management		4,690.81
				1-51080 · Facilities Management		1,299.99
				1-51000 · Accounting		5,124.15
				1-51120 · Office, Dues & Other		13.13
TOTAL						<u>11,128.08</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>12/28/2022</b>	<b>Pinnacle Consulting Group, Inc.</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	23678	11/30/2022		1-51040 · District Management		4,690.88
				1-51080 · Facilities Management		1,300.02
				1-51000 · Accounting		5,124.20
				1-51120 · Office, Dues & Other		85.58
TOTAL						<u>11,200.68</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>12/28/2022</b>	<b>Icenogle Seaver Pogue, P.C.</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	22717	11/30/2022		1-51050 · Election Costs		5.10
				1-51110 · Legal Services		2,090.87
TOTAL						<u>2,095.97</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>12/28/2022</b>	<b>Coyote Ridge Construction LLC</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	App 4	10/31/2022		3-55801 · Project-Direct		204,985.30
TOTAL						<u>204,985.30</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>12/28/2022</b>	<b>Prairie Mountain Media, LLC</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	0000331352	11/30/2022		1-51120 · Office, Dues & Other		96.50
TOTAL						<u>96.50</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>12/28/2022</b>	<b>Pinnacle Consulting Group, Inc.</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	23466	10/31/2022		3-55303 · Project Administration		1,295.00
TOTAL						<u>1,295.00</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>12/28/2022</b>	<b>Pinnacle Consulting Group, Inc.</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	23465	10/31/2022		3-55103 · Project Administration		6,265.00
TOTAL						<u>6,265.00</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>01/11/2023</b>	<b>DTJ Design, Inc.</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	65157	11/30/2022		3-56104 · Engineering		14,800.00
TOTAL						<u>14,800.00</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>01/11/2023</b>	<b>CWC Consulting Group Inc</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	3074	11/30/2022		3-55804 · Engineering		1,542.00
TOTAL						<u>1,542.00</u>
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>01/11/2023</b>	<b>DTJ Design, Inc.</b>		<b>1072 · Bill.com Money Out Clearing</b>	
Bill	65156	11/30/2022		3-56104 · Engineering		10,119.25
TOTAL						<u>10,119.25</u>

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	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	01/11/2023	CWC Consulting Group Inc		1072 · Bill.com Money Out Clearing	
	Bill	3077	11/30/2022		3-55704 · Engineering		885.00
TOTAL							885.00
	Bill Pmt -Check	Bill.com	01/11/2023	CDPHE		1072 · Bill.com Money Out Clearing	
	Bill	WC231123848	11/30/2022		3-55805 · Permits, Fees and Other		135.00
TOTAL							135.00
	Bill Pmt -Check	Bill.com	01/11/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	357864	11/30/2022		3-51170 · Project Infrastructure		365.00
TOTAL							365.00
	Bill Pmt -Check	Bill.com	01/11/2023	Merrick		1072 · Bill.com Money Out Clearing	
	Bill	217314	09/30/2022		3-51060 · Engineering		7,074.00
TOTAL							7,074.00
	Bill Pmt -Check	Bill.com	01/11/2023	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 5	11/30/2022		3-55801 · Project-Direct		87,092.13
TOTAL							87,092.13
	Bill Pmt -Check	Bill.com	01/11/2023	Prairie Mountain Media, LLC		1072 · Bill.com Money Out Clearing	
	Bill	0000328001	10/31/2022		3-55705 · Permits, Fees and Other		96.50
TOTAL							96.50
	Bill Pmt -Check	Bill.com	01/11/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	360183	11/30/2022		3-51170 · Project Infrastructure		1,460.50
TOTAL							1,460.50
	Bill Pmt -Check	Bill.com	01/11/2023	Bath Landscape		1072 · Bill.com Money Out Clearing	
	Bill	SINV-000739	11/30/2022		3-55301 · Project-Direct		1,686.08
TOTAL							1,686.08
	Bill Pmt -Check	Bill.com	01/11/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23612	11/30/2022		3-55803 · Project Administration		1,960.00
TOTAL							1,960.00
	Bill Pmt -Check	Bill.com	01/11/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	360173	11/30/2022		3-55702 · Project Management		10,836.44
TOTAL							10,836.44
	Bill Pmt -Check	Bill.com	01/11/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	360174	11/30/2022		3-55802 · Project Management		9,901.61
TOTAL							9,901.61

**Kinston Metropolitan District No. 1**  
**Check Detail**  
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	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	01/11/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23608	11/30/2022			3-51040 · District Management, Capital	2,450.00
TOTAL							<u>2,450.00</u>
	Bill Pmt -Check	Bill.com	01/11/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	357856	11/30/2022			3-55702 · Project Management	10,836.44
TOTAL							<u>10,836.44</u>
	Bill Pmt -Check	Bill.com	01/11/2023	Merrick		1072 · Bill.com Money Out Clearing	
	Bill	219201	11/30/2022			3-51060 · Engineering	7,921.25
TOTAL							<u>7,921.25</u>
	Bill Pmt -Check	Bill.com	01/11/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23613	11/30/2022			3-56103 · Project Administration	910.00
TOTAL							<u>910.00</u>
	Bill Pmt -Check	Bill.com	01/11/2023	CMS Environmental Solutions, LLC		1072 · Bill.com Money Out Clearing	
	Bill	143198	11/30/2022			3-55801 · Project-Direct	1,550.00
TOTAL							<u>1,550.00</u>
	Bill Pmt -Check	Bill.com	01/11/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23609	11/30/2022			3-55703 · Project Administration	1,435.00
TOTAL							<u>1,435.00</u>
	Bill Pmt -Check	Bill.com	01/11/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65222	10/31/2022			3-55704 · Engineering	121.50
TOTAL							<u>121.50</u>
	Bill Pmt -Check	Bill.com	01/11/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	357857	11/30/2022			3-55802 · Project Management	9,901.61
TOTAL							<u>9,901.61</u>
	Bill Pmt -Check	Bill.com	01/11/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65155	10/31/2022			3-55704 · Engineering	3,378.70
TOTAL							<u>3,378.70</u>
	Bill Pmt -Check	Bill.com	01/23/2023	CMS Environmental Solutions, LLC		1072 · Bill.com Money Out Clearing	
	Bill	143167	11/30/2022			3-55601 · Project-Direct	3,457.50
TOTAL							<u>3,457.50</u>
	Bill Pmt -Check	Bill.com	01/23/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	360176	11/30/2022			3-56002 · Project Management	26,038.44
TOTAL							<u>26,038.44</u>



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	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	01/23/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65230	11/30/2022		3-56004 · Engineering		41,154.07
TOTAL							<u>41,154.07</u>
	Bill Pmt -Check	Bill.com	01/23/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	357858	11/30/2022		3-57002 · Project Management		29,562.70
TOTAL							<u>29,562.70</u>
	Bill Pmt -Check	Bill.com	01/23/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	357855	11/30/2022		3-55202 · Project Management		2,860.20
TOTAL							<u>2,860.20</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23615	11/30/2022		3-57003 · Project Administration		945.00
TOTAL							<u>945.00</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Waterwise Land & Waterscapes Inc		1072 · Bill.com Money Out Clearing	
	Bill	05-722-3293	11/30/2022		3-55101 · Project-Direct		49,577.53
TOTAL							<u>49,577.53</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Ridgetop Engineering & Consulting		1072 · Bill.com Money Out Clearing	
	Bill	3548	11/30/2022		3-55104 · Engineering		10,015.00
TOTAL							<u>10,015.00</u>
	Bill Pmt -Check	Bill.com	01/23/2023	CWC Consulting Group Inc		1072 · Bill.com Money Out Clearing	
	Bill	3073	11/30/2022		3-57004 · Engineering		9,567.90
TOTAL							<u>9,567.90</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 10	10/31/2022		3-55601 · Project-Direct		419,487.52
TOTAL							<u>419,487.52</u>
	Bill Pmt -Check	Bill.com	01/23/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65169	11/30/2022		3-56004 · Engineering		676.25
TOTAL							<u>676.25</u>
	Bill Pmt -Check	Bill.com	01/23/2023	SWPPP Colorado, LLC		1072 · Bill.com Money Out Clearing	
	Bill	64654	08/31/2022		3-55101 · Project-Direct		247.20
TOTAL							<u>247.20</u>
	Bill Pmt -Check	Bill.com	01/23/2023	CWC Consulting Group Inc		1072 · Bill.com Money Out Clearing	
	Bill	3076	11/23/2022		3-55604 · Engineering		1,400.00
TOTAL							<u>1,400.00</u>

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	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	01/23/2023	Kumar & Associates		1072 · Bill.com Money Out Clearing	
	Bill	211350	02/28/2022			3-55104 · Engineering	1,120.00
TOTAL							<u>1,120.00</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Kellar Engineering		1072 · Bill.com Money Out Clearing	
	Bill	KE-842	11/30/2022			3-56004 · Engineering	5,000.00
TOTAL							<u>5,000.00</u>
	Bill Pmt -Check	Bill.com	01/23/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	357859	11/30/2022			3-56002 · Project Management	26,038.44
TOTAL							<u>26,038.44</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Felsburg Holt & Ullevig, Inc		1072 · Bill.com Money Out Clearing	
	Bill	35343	09/30/2022			3-57004 · Engineering	750.00
TOTAL							<u>750.00</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Bath Landscape		1072 · Bill.com Money Out Clearing	
	Bill	SINV-000743	11/30/2022			3-55101 · Project-Direct	82,561.65
TOTAL							<u>82,561.65</u>
	Bill Pmt -Check	Bill.com	01/23/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65153	11/30/2022			3-55904 · Engineering	8,200.00
TOTAL							<u>8,200.00</u>
	Bill Pmt -Check	Bill.com	01/23/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	360172	11/30/2022			3-55202 · Project Management	2,860.20
TOTAL							<u>2,860.20</u>
	Bill Pmt -Check	Bill.com	01/23/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65154	11/30/2022			3-55204 · Engineering	424.00
TOTAL							<u>424.00</u>
	Bill Pmt -Check	Bill.com	01/23/2023	McWhinney Real Estate Services, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	360175	11/30/2022			3-55800 · Kinston Millennium East 16th	29,562.70
TOTAL							<u>29,562.70</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 5	11/30/2022			3-55201 · Project-Direct	206,970.37
TOTAL							<u>206,970.37</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 11	11/30/2022			3-55101 · Project-Direct	24,406.07
TOTAL							<u>24,406.07</u>



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	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	01/23/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65152	11/30/2022			3-55104 · Engineering	2,378.01
TOTAL							<u>2,378.01</u>
	Bill Pmt -Check	Bill.com	01/23/2023	King Surveyors LLC		1072 · Bill.com Money Out Clearing	
	Bill	418331	11/30/2022			3-55204 · Engineering	7,548.75
TOTAL							<u>7,548.75</u>
	Bill Pmt -Check	Bill.com	01/23/2023	SWPPP Colorado, LLC		1072 · Bill.com Money Out Clearing	
	Bill	6462	08/30/2022			3-55101 · Project-Direct	757.05
TOTAL							<u>757.05</u>
	Bill Pmt -Check	Bill.com	01/23/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23610	11/30/2022			3-55603 · Project Administration	1,890.00
TOTAL							<u>1,890.00</u>
	Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
	Bill	2023 Kinston 2	12/31/2022			1-12000 · Prepaid Expense	247.08
TOTAL							<u>247.08</u>
	Bill Pmt -Check	Bill.com	01/27/2023	Icenogle Seaver Pogue, P.C.		1072 · Bill.com Money Out Clearing	
	Bill	22863	12/31/2022			1-51050 · Election Costs	42.40
						1-51110 · Legal Services	4,899.12
TOTAL							<u>4,941.52</u>
	Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
	Bill	2023 Kinston 7	12/31/2022			1-12000 · Prepaid Expense	225.15
TOTAL							<u>225.15</u>
	Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
	Bill	2023 Kinston 5	12/31/2022			1-12000 · Prepaid Expense	634.47
TOTAL							<u>634.47</u>
	Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
	Bill	2023 Kinston 8	12/31/2022			1-12000 · Prepaid Expense	225.15
TOTAL							<u>225.15</u>
	Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
	Bill	2023 Kinston 9	12/31/2022			1-12000 · Prepaid Expense	225.17
TOTAL							<u>225.17</u>
	Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
	Bill	Kinston 2023 10	12/31/2022			1-12000 · Prepaid Expense	225.16
TOTAL							<u>225.16</u>

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Type	Num	Date	Name	Item	Account	Paid Amount
Bill Pmt -Check	Bill.com	01/27/2023	Environmental Designs, Inc.		1072 · Bill.com Money Out Clearing	
Bill	160914	12/31/2022			1-55030 · Sewer & Storm Infrastructure	305.00
TOTAL						305.00
Bill Pmt -Check	Bill.com	01/27/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
Bill	23869	12/31/2022			1-51040 · District Management	4,690.81
					1-51080 · Facilities Management	1,299.99
					1-51000 · Accounting	5,124.15
					1-51120 · Office, Dues & Other	85.01
TOTAL						11,199.96
Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
Bill	2023 Kinton 6	12/31/2022			1-12000 · Prepaid Expense	225.15
TOTAL						225.15
Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
Bill	2023 Kinston 1	12/31/2022			1-12000 · Prepaid Expense	1,237.50
TOTAL						1,237.50
Bill Pmt -Check	Bill.com	01/27/2023	Environmental Designs, Inc.		1072 · Bill.com Money Out Clearing	
Bill	160276	11/30/2022			1-55030 · Sewer & Storm Infrastructure	738.75
TOTAL						738.75
Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
Bill	2023 Kinston 3	12/31/2022			1-12000 · Prepaid Expense	225.23
TOTAL						225.23
Bill Pmt -Check	Bill.com	01/27/2023	Special District Association		1072 · Bill.com Money Out Clearing	
Bill	2023 Kinston 4	12/31/2022			1-12000 · Prepaid Expense	225.31
TOTAL						225.31
Bill Pmt -Check	Bill.com	02/08/2023	Ridgetop Engineering & Consulting		1072 · Bill.com Money Out Clearing	
Bill	3598	12/31/2022			3-55104 · Engineering	4,962.50
TOTAL						4,962.50
Bill Pmt -Check	Bill.com	02/08/2023	CWC Consulting Group Inc		1072 · Bill.com Money Out Clearing	
Bill	3089	12/31/2022			3-55104 · Engineering	2,812.00
TOTAL						2,812.00
Bill Pmt -Check	Bill.com	02/08/2023	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
Bill	App 6	12/31/2022			3-55201 · Project-Direct	48,369.53
TOTAL						48,369.53
Bill Pmt -Check	Bill.com	02/08/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
Bill	23784	12/31/2022			3-56103 · Project Administration	525.00
TOTAL						525.00

**Kinston Metropolitan District No. 1**  
**Check Detail**  
November 4, 2022 through March 2, 2023

	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	02/08/2023	King Surveyors LLC		1072 · Bill.com Money Out Clearing	
	Bill	418483	12/31/2022			3-55204 · Engineering	266.00
TOTAL							<u>266.00</u>
	Bill Pmt -Check	Bill.com	02/08/2023	Bath Landscape		1072 · Bill.com Money Out Clearing	
	Bill	SINV-000835	12/31/2022			3-55301 · Project-Direct	1,686.08
TOTAL							<u>1,686.08</u>
	Bill Pmt -Check	Bill.com	02/08/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23788	12/31/2022			3-55303 · Project Administration	2,205.00
TOTAL							<u>2,205.00</u>
	Bill Pmt -Check	Bill.com	02/08/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65459	12/31/2022			3-56004 · Engineering	2,000.00
TOTAL							<u>2,000.00</u>
	Bill Pmt -Check	Bill.com	02/08/2023	CWC Consulting Group Inc		1072 · Bill.com Money Out Clearing	
	Bill	3092	12/31/2022			3-55604 · Engineering	1,427.50
TOTAL							<u>1,427.50</u>
	Bill Pmt -Check	Bill.com	02/08/2023	DTJ Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	65460	12/31/2022			3-56104 · Engineering	2,000.00
TOTAL							<u>2,000.00</u>
	Bill Pmt -Check	Bill.com	02/08/2023	Waterwise Land & Waterscapes Inc		1072 · Bill.com Money Out Clearing	
	Bill	App 6	12/31/2022			3-55101 · Project-Direct	9,699.86
TOTAL							<u>9,699.86</u>
	Bill Pmt -Check	Bill.com	02/08/2023	Norris Design, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	01-77797	11/30/2022			3-57004 · Engineering	5,945.00
TOTAL							<u>5,945.00</u>
	Bill Pmt -Check	Bill.com	02/08/2023	Kumar & Associates		1072 · Bill.com Money Out Clearing	
	Bill	217653	12/31/2022			3-55204 · Engineering	420.00
TOTAL							<u>420.00</u>
	Bill Pmt -Check	Bill.com	02/08/2023	Soilogic Inc.		1072 · Bill.com Money Out Clearing	
	Bill	11893	12/31/2022			3-55604 · Engineering	3,235.00
TOTAL							<u>3,235.00</u>
	Bill Pmt -Check	Bill.com	02/08/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23779	12/31/2022			3-51040 · District Management, Capital	2,660.00
TOTAL							<u>2,660.00</u>



**Kinston Metropolitan District No. 1**  
**Check Detail**  
November 4, 2022 through March 2, 2023

	Type	Num	Date	Name	Item	Account	Paid Amount
	Bill Pmt -Check	Bill.com	02/08/2023	Rock and Co		1072 · Bill.com Money Out Clearing	
	Bill	App 8	12/31/2022			3-55101 · Project-Direct	4,047.72
TOTAL							4,047.72
	Bill Pmt -Check	Bill.com	02/08/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23787	01/20/2023			3-55103 · Project Administration	2,625.00
TOTAL							2,625.00
	Bill Pmt -Check	Bill.com	02/08/2023	King Surveyors LLC		1072 · Bill.com Money Out Clearing	
	Bill	418477	12/31/2022			3-55804 · Engineering	5,024.75
TOTAL							5,024.75
	Bill Pmt -Check	Bill.com	02/08/2023	Pinnacle Consulting Group, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	23785	12/31/2022			3-56003 · Project Administration	420.00
TOTAL							420.00
	Bill Pmt -Check	Bill.com	02/17/2023	CMS Environmental Solutions, LLC		1072 · Bill.com Money Out Clearing	
	Bill	141672	09/30/2022			3-55801 · Project-Direct	195.00
TOTAL							195.00
	Bill Pmt -Check	Bill.com	02/17/2023	GE Construction, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	3951	12/31/2022			3-55101 · Project-Direct	3,905.00
TOTAL							3,905.00
	Bill Pmt -Check	Bill.com	02/17/2023	Kumar & Associates		1072 · Bill.com Money Out Clearing	
	Bill	215781	09/30/2022			3-55104 · Engineering	1,863.50
TOTAL							1,863.50
	Bill Pmt -Check	Bill.com	02/17/2023	Coyote Ridge Construction LLC		1072 · Bill.com Money Out Clearing	
	Bill	App 12	12/31/2022			1-24040 · Retainage Payable	84,337.03
TOTAL							84,337.03
	Bill Pmt -Check	Bill.com	02/17/2023	Symmetry Builders, Inc.		1072 · Bill.com Money Out Clearing	
	Bill	App 14	12/31/2022			1-24040 · Retainage Payable	55,612.54
TOTAL							55,612.54
	Bill Pmt -Check	Bill.com	02/17/2023	Kumar & Associates		1072 · Bill.com Money Out Clearing	
	Bill	217834	01/04/2022			3-55104 · Engineering	327.95
TOTAL							327.95
	Bill Pmt -Check	Bill.com	02/17/2023	CWC Consulting Group Inc		1072 · Bill.com Money Out Clearing	
	Bill	3090	12/31/2022			3-55804 · Engineering	1,670.50
TOTAL							1,670.50



**Kinston Metropolitan District No. 1**  
**Check Detail**  
November 4, 2022 through March 2, 2023

Type	Num	Date	Name	Item	Account	Paid Amount
Paycheck	DD ACH	12/30/2022	Bradley D Lenz		1-11000 · Cash - Checking	
					1-51030 · Directors' Fees	800.00
					66000 · Payroll Expenses	49.60
					24000 · Payroll Liabilities	-49.60
					24000 · Payroll Liabilities	-49.60
					66000 · Payroll Expenses	11.60
					24000 · Payroll Liabilities	-11.60
					24000 · Payroll Liabilities	-11.60
					2110 · Direct Deposit Liabilities	-738.80
TOTAL						0.00
Paycheck	DD ACH	12/30/2022	Josh Kane		1-11000 · Cash - Checking	0.00
					1-51030 · Directors' Fees	800.00
					66000 · Payroll Expenses	49.60
					24000 · Payroll Liabilities	-49.60
					24000 · Payroll Liabilities	-49.60
					66000 · Payroll Expenses	11.60
					24000 · Payroll Liabilities	-11.60
					24000 · Payroll Liabilities	-11.60
					2110 · Direct Deposit Liabilities	-738.80
TOTAL						0.00
Paycheck	DD ACH	12/30/2022	Kim Perry		1-11000 · Cash - Checking	0.00
					1-51030 · Directors' Fees	800.00
					66000 · Payroll Expenses	49.60
					24000 · Payroll Liabilities	-49.60
					24000 · Payroll Liabilities	-49.60
					66000 · Payroll Expenses	11.60
					24000 · Payroll Liabilities	-11.60
					24000 · Payroll Liabilities	-11.60
					2110 · Direct Deposit Liabilities	-738.80
TOTAL						0.00
Paycheck	DD ACH	12/30/2022	Timothy G DePeder		1-11000 · Cash - Checking	0.00
					1-51030 · Directors' Fees	800.00
					66000 · Payroll Expenses	49.60
					24000 · Payroll Liabilities	-49.60
					24000 · Payroll Liabilities	-49.60
					66000 · Payroll Expenses	11.60
					24000 · Payroll Liabilities	-11.60
					24000 · Payroll Liabilities	-11.60
					2110 · Direct Deposit Liabilities	-738.80
TOTAL						0.00
					<b>Total</b>	<b>\$ 4,819,511.76</b>

# Contract Modifications for Board Ratification

## Kinston Metropolitan District No. 1

### Kinston - General Capital (KIN-CAP)

<i>Contractor:</i> <b>Merrick &amp; Company</b>	<i>Modification Date:</i> <b>1 /1 /2023</b>	<i>Modification Amount:</i> <b>\$50,000.00</b>	<i>Contract #:</i> <b>Cnt-00910</b>
<i>Modification Description:</i> <b>Work Order #2023-01</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>12/20/2022</b>	
<i>Modification Scope:</i> <b>2023 Miscellaneous Campus Engineer Hourly Services</b>		<i>Contractor Signed Date:</i> <b>12/21/2022</b>	

### Kinston Millennium East 13th (KIN-ME13)

<i>Contractor:</i> <b>CWC Consulting Group, Inc.</b>	<i>Modification Date:</i> <b>10/15/2022</b>	<i>Modification Amount:</i> <b>\$30,065.00</b>	<i>Contract #:</i> <b>Cnt-00942</b>
<i>Modification Description:</i> <b>CO 1 to WO 2021-01</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>11/30/2022</b>	
<i>Modification Scope:</i> <b>Public Bid Process and Engineering Construction Observation Services</b>		<i>Contractor Signed Date:</i> <b>12/21/2022</b>	

### Kinston Millennium East 14th (KIN-ME14)

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>10/25/2022</b>	<i>Modification Amount:</i> <b>\$12,144.00</b>	<i>Contract #:</i> <b>Cnt-01151</b>
<i>Modification Description:</i> <b>Change Order #8</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>12/2 /2022</b>	
<i>Modification Scope:</i> <b>Clean Culvert Under Centerra Parkway</b>		<i>Contractor Signed Date:</i> <b>12/2 /2022</b>	

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>10/27/2022</b>	<i>Modification Amount:</i> <b>\$76,484.37</b>	<i>Contract #:</i> <b>Cnt-01151</b>
<i>Modification Description:</i> <b>Change Order #9</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>12/2 /2022</b>	
<i>Modification Scope:</i> <b>Asphalt Pricing Increase for Revised Pavement Section and Material Price Increases</b>		<i>Contractor Signed Date:</i> <b>12/2 /2022</b>	

<i>Contractor:</i> <b>CWC Consulting Group, Inc.</b>	<i>Modification Date:</i> <b>10/15/2022</b>	<i>Modification Amount:</i> <b>\$19,125.00</b>	<i>Contract #:</i> <b>Cnt-00942</b>
<i>Modification Description:</i> <b>CO 1 to WO 2021-02</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>11/30/2022</b>	
<i>Modification Scope:</i> <b>Public Bid Process and Engineering Construction Observation Services</b>		<i>Contractor Signed Date:</i> <b>12/21/2022</b>	



# Kinston Metropolitan District No. 1

<i>Contractor:</i> <b>GE Construction, Inc.</b>	<i>Modification Date:</i> <b>12/2 /2022</b>	<i>Modification Amount:</i> <b>\$51,685.00</b>	<i>Contract #:</i> <b>Cnt-01092</b>
<i>Modification Description:</i> <b>WO 2022-03</b>	<i>Payment Method:</i> <b>Lump Sum</b>		<i>District Signed Date:</i> <b>1 /12/2023</b>
<i>Modification Scope:</i> <b>Dry Utility and Irrigation Sleeving Services.</b>			<i>Contractor Signed Date:</i> <b>1 /13/2023</b>

## Kinston Millennium East 15th (KIN-ME15)

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>11/18/2022</b>	<i>Modification Amount:</i> <b>\$4,767.36</b>	<i>Contract #:</i> <b>Cnt-01177</b>
<i>Modification Description:</i> <b>Change Order #4</b>	<i>Payment Method:</i> <b>Unit Price</b>		<i>District Signed Date:</i> <b>12/2 /2022</b>
<i>Modification Scope:</i> <b>Erosion Control Maintenance Cleanup After State Storm Water Inspection</b>			<i>Contractor Signed Date:</i> <b>12/2 /2022</b>

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>11/18/2022</b>	<i>Modification Amount:</i> <b>\$952.50</b>	<i>Contract #:</i> <b>Cnt-01177</b>
<i>Modification Description:</i> <b>Change Order #5</b>	<i>Payment Method:</i> <b>Unit Price</b>		<i>District Signed Date:</i> <b>12/2 /2022</b>
<i>Modification Scope:</i> <b>Erosion Control Maintenance Cleanup</b>			<i>Contractor Signed Date:</i> <b>12/2 /2022</b>

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>11/18/2022</b>	<i>Modification Amount:</i> <b>\$797.46</b>	<i>Contract #:</i> <b>Cnt-01177</b>
<i>Modification Description:</i> <b>Change Order #6</b>	<i>Payment Method:</i> <b>Unit Price</b>		<i>District Signed Date:</i> <b>12/2 /2022</b>
<i>Modification Scope:</i> <b>Grade Temporary Parking Lot at the Hub</b>			<i>Contractor Signed Date:</i> <b>12/2 /2022</b>

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>11/16/2022</b>	<i>Modification Amount:</i> <b>\$11,556.40</b>	<i>Contract #:</i> <b>Cnt-01177</b>
<i>Modification Description:</i> <b>Change Order #7</b>	<i>Payment Method:</i> <b>Unit Price</b>		<i>District Signed Date:</i> <b>12/2 /2022</b>
<i>Modification Scope:</i> <b>Storm Water Maintenance Prior to State Inspection and Replace Silt Fence Along Centerra Parkway</b>			<i>Contractor Signed Date:</i> <b>12/2 /2022</b>

# Kinston Metropolitan District No. 1

<b>Contractor:</b> Coyote Ridge Construction, LLC	<b>Modification Date:</b> 11/16/2022	<b>Modification Amount:</b> \$11,805.09	<b>Contract #:</b> Cnt-01177
<b>Modification Description:</b> Change Order #8	<b>Payment Method:</b> Unit Price		<b>District Signed Date:</b> 12/2 /2022
<b>Modification Scope:</b> Rock Excavation During Installation of Sanitary Sewer			<b>Contractor Signed Date:</b> 12/2 /2022

<b>Contractor:</b> CWC Consulting Group, Inc.	<b>Modification Date:</b> 10/15/2022	<b>Modification Amount:</b> \$29,000.00	<b>Contract #:</b> Cnt-00942
<b>Modification Description:</b> CO 1 to WO 2021-03	<b>Payment Method:</b> Time & Materials		<b>District Signed Date:</b> 11/30/2022
<b>Modification Scope:</b> Public Bid Process and Engineering Construction Observation Services			<b>Contractor Signed Date:</b> 12/21/2022

<b>Contractor:</b> GE Construction, Inc.	<b>Modification Date:</b> 1 /2 /2023	<b>Modification Amount:</b> \$56,500.00	<b>Contract #:</b> Cnt-01092
<b>Modification Description:</b> WO 2023-01	<b>Payment Method:</b> Lump Sum		<b>District Signed Date:</b> 1 /12/2023
<b>Modification Scope:</b> Dry Utility Sleeving and Irrigation Sleeving Services			<b>Contractor Signed Date:</b> 1 /13/2023

## Kinston Millennium East 16th (KIN-ME16)

<b>Contractor:</b> CWC Consulting Group, Inc.	<b>Modification Date:</b> 10/15/2022	<b>Modification Amount:</b> \$24,465.00	<b>Contract #:</b> Cnt-00942
<b>Modification Description:</b> CO 1 to WO 2022-01	<b>Payment Method:</b> Time & Materials		<b>District Signed Date:</b> 11/30/2022
<b>Modification Scope:</b> Public Bid Process and Engineering Construction Observation Services			<b>Contractor Signed Date:</b> 12/21/2022

<b>Contractor:</b> Kumar & Associates, Inc.	<b>Modification Date:</b> 1 /3 /2023	<b>Modification Amount:</b> \$34,368.00	<b>Contract #:</b> Cnt-01005
<b>Modification Description:</b> WO 2023-01	<b>Payment Method:</b> Time & Materials		<b>District Signed Date:</b> 1 /12/2023
<b>Modification Scope:</b> Final Pavement Design, Construction Materials Testing, and Observation Services.			<b>Contractor Signed Date:</b> 1 /13/2023

# Kinston Metropolitan District No. 1

## Kinston Millennium East 17th (KIN-ME17)

<i>Contractor:</i> <b>DTJ Design, Inc.</b>	<i>Modification Date:</i> <b>10/6 /2022</b>	<i>Modification Amount:</i> <b>\$98,600.00</b>	<i>Contract #:</i> <b>Cnt-00941</b>
<i>Modification Description:</i> <b>Work Order # 2022-06</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>12/15/2022</b>	
<i>Modification Scope:</i> <b>Landscape Architectural Design, Bid Assistance and Construction Administration Services for Extension of Kinston Parkway Streetscape.</b>			<i>Contractor Signed Date:</i> <b>1 /12/2023</b>

## Kinston Millennium East 19th (KIN-ME19)

<i>Contractor:</i> <b>MSK Consulting</b>	<i>Modification Date:</i> <b>11/29/2022</b>	<i>Modification Amount:</i> <b>\$2,500.00</b>	<i>Contract #:</i> <b>Cnt-01088</b>
<i>Modification Description:</i> <b>CO2 to WO 2022-01</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>11/30/2022</b>	
<i>Modification Scope:</i> <b>Design Alternative Alignments for Future 12" Waterline and Update Future Water and Wastewater Exhibits</b>			<i>Contractor Signed Date:</i>

## Kinston O&M (KIN-OM)

<i>Contractor:</i> <b>Environmental Designs, Inc.</b>	<i>Modification Date:</i> <b>10/1 /2022</b>	<i>Modification Amount:</i> <b>\$5,000.00</b>	<i>Contract #:</i> <b>Cnt-01225</b>
<i>Modification Description:</i> <b>WO 2022-01</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>11/20/2022</b>	
<i>Modification Scope:</i> <b>Snow Removal Services - October 2022-December 2022</b>			<i>Contractor Signed Date:</i> <b>11/30/2022</b>

<i>Contractor:</i> <b>SWPPP Colorado, LLC</b>	<i>Modification Date:</i> <b>1 /1 /2023</b>	<i>Modification Amount:</i> <b>\$1,000.00</b>	<i>Contract #:</i> <b>Cnt-01007</b>
<i>Modification Description:</i> <b>WO 2023-01</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>1 /16/2023</b>	
<i>Modification Scope:</i> <b>Storm Structure Maintenance Services</b>			<i>Contractor Signed Date:</i> <b>1 /16/2023</b>

# Kinston Metropolitan District No. 1

## Kinston-Residential Phase 1B (KIN-PH1B)

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>11/18/2022</b>	<i>Modification Amount:</i> <b>(\$57,060.85)</b>	<i>Contract #:</i> <b>Cnt-01085</b>
<i>Modification Description:</i> <b>Change Order #7</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>12/2 /2022</b>	
<i>Modification Scope:</i> <b>Credit for Contract Items not Performed</b>			<i>Contractor Signed Date:</i> <b>12/2 /2022</b>

## Kinston Phase 1 Landscaping (KIN-PH1-LAND)

<i>Contractor:</i> <b>Waterwise Land and Waterscapes, Inc.</b>	<i>Modification Date:</i> <b>10/24/2022</b>	<i>Modification Amount:</i> <b>\$26,992.81</b>	<i>Contract #:</i> <b>Cnt-01100</b>
<i>Modification Description:</i> <b>Change Order #2</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>11/30/2022</b>	
<i>Modification Scope:</i> <b>Kinston ME10th Material Price Increase Due to Delayed Start and Revisions to Scope of Work</b>			<i>Contractor Signed Date:</i> <b>1 /12/2023</b>

## Kinston Residential Phase 1 Public Infrastructure (KIN-RESPH1-PI)

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>11/18/2022</b>	<i>Modification Amount:</i> <b>(\$20,943.00)</b>	<i>Contract #:</i> <b>Cnt-01057</b>
<i>Modification Description:</i> <b>Change Order #16</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>12/2 /2022</b>	
<i>Modification Scope:</i> <b>Credit Contract Items Not Performed</b>			<i>Contractor Signed Date:</i> <b>12/2 /2022</b>

<i>Contractor:</i> <b>GE Construction, Inc.</b>	<i>Modification Date:</i> <b>11/21/2022</b>	<i>Modification Amount:</i> <b>\$3,905.00</b>	<i>Contract #:</i> <b>Cnt-01092</b>
<i>Modification Description:</i> <b>Work Order #2022-02</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>12/15/2022</b>	
<i>Modification Scope:</i> <b>Irrigation Bores on Centerra Parkway Adjacent to Railroad Crossing</b>			<i>Contractor Signed Date:</i> <b>12/20/2022</b>

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# Kinston Metropolitan District No. 1

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## Kinston Welcome Center Park (KIN-WCP)

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<i>Contractor:</i> <b>DTJ Design, Inc.</b>	<i>Modification Date:</i> <b>11/22/2022</b>	<i>Modification Amount:</i> <b>\$9,900.00</b>	<i>Contract #:</i> <b>Cnt-00941</b>
<i>Modification Description:</i> <b>CO 2 to WO 2020-03</b>	<i>Payment Method:</i> <b>Time &amp; Materials</b>	<i>District Signed Date:</i> <b>1 /12/2023</b>	
<i>Modification Scope:</i> <b>Additional Landscape Architecture Hourly Services During Construction and Reduction of Reimbursable Allowance.</b>			<i>Contractor Signed Date:</i> <b>1 /13/2023</b>

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## Management Financial Statements

BOARD OF DIRECTORS  
KINSTON METROPOLITAN DISTRICT NOS. 1-10

We have prepared the accompanying management financial statements for the periods ending as of December 31, 2021 and December 31, 2022. We have also prepared the accompanying 2023 adopted budgets of revenues, expenditures and funds available prepared on the modified accrual basis.

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

A handwritten signature in blue ink, appearing to be "B. [unclear]", is written over a faint, light blue circular watermark or seal.

Pinnacle Consulting Group, Inc.  
March 6, 2023

KINSTON METROPOLITAN DISTRICT NO. 1 & 5						
BALANCE SHEET						
	No. 1	No. 5	Total	No. 1	No. 5	Total
	Audited	Audited	Audited	Unaudited	Unaudited	Unaudited
	Actual	Actual	Actual	Actual	Actual	Actual
	12/31/2021	12/31/2021	12/31/2021	12/31/2022	12/31/2022	12/31/2022
<b>Assets</b>						
<b>Current Assets</b>						
Checking	\$ 3,962,638	\$ -	\$ 3,962,638	\$ 198,327	\$ -	\$ 198,327
Colostrust	552	-	552	3,606	-	3,606
Bond Funds	-	2,350,851	2,350,851	-	1,747,976	1,747,976
Capital Project Funds	-	2,827,056	2,827,056	-	10,409	10,409
Phase 1 Public Escrow	1,409,830	-	1,409,830	-	-	-
Bridgewater Escrow	-	-	-	1,130,462	-	1,130,462
Due from District No. 1	-	112	112	-	2,334	2,334
Due from District No. 5	-	-	-	19,589	-	19,589
Property Tax Receivable	-	1,031	1,031	-	-	-
Developer Advance Receivable	-	-	-	1,625,559	-	1,625,559
Prepaid Expense	27,072	-	27,072	29,249	-	29,249
Construction Deposits	260,353	-	260,353	333,458	-	333,458
Service Fee Receivable	1	-	1	3	-	3
<b>Total Current Assets</b>	<b>\$ 5,660,446</b>	<b>\$ 5,179,050</b>	<b>\$ 10,839,496</b>	<b>\$ 3,340,254</b>	<b>\$ 1,760,719</b>	<b>\$ 5,100,973</b>
<b>Long-Term Assets</b>						
Construction in Progress	\$ 13,035,704	\$ -	\$ 13,035,704	\$ 27,587,872	\$ -	\$ 27,587,872
<b>Total Long-Term Assets</b>	<b>\$ 13,035,704</b>	<b>\$ -</b>	<b>\$ 13,035,704</b>	<b>\$ 27,587,872</b>	<b>\$ -</b>	<b>\$ 27,587,872</b>
<b>Total Assets</b>	<b>\$ 18,696,150</b>	<b>\$ 5,179,050</b>	<b>\$ 23,875,200</b>	<b>\$ 30,928,126</b>	<b>\$ 1,760,719</b>	<b>\$ 32,688,845</b>
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accounts Payable	\$ 1,917,558	\$ 68,490	\$ 1,986,048	\$ 2,227,274	\$ -	\$ 2,227,274
Payroll Liabilities	337	-	337	612	-	612
Retainage Payable	421,800	-	421,800	583,809	-	583,809
Due to District 1	-	-	-	-	19,589	19,589
Due to District 5	112	-	112	2,334	-	2,334
Service Fee Payable to District 1	-	-	-	-	-	-
Deferred Property Taxes	-	1,031	1,031	-	-	-
<b>Total Current Liabilities</b>	<b>\$ 2,339,807</b>	<b>\$ 69,521</b>	<b>\$ 2,409,328</b>	<b>\$ 2,814,030</b>	<b>\$ 19,589</b>	<b>\$ 2,833,619</b>
<b>Long-Term Liabilities</b>						
Bonds Payable	\$ -	\$ 23,900,000	\$ 23,900,000	\$ -	\$ 23,900,000	\$ 23,900,000
Bond Discount	-	(355,792)	(355,792)	-	-	-
Operating Advance Payable	450,621	-	450,621	783,964	-	783,964
Capital Advance Payable	-	-	-	5,567,750	-	5,567,750
<b>Total Long-Term Debt</b>	<b>\$ 450,621</b>	<b>\$ 23,544,208</b>	<b>\$ 23,994,829</b>	<b>\$ 6,351,715</b>	<b>\$ 23,900,000</b>	<b>\$ 30,251,715</b>
<b>Total Liabilities</b>	<b>\$ 2,790,428</b>	<b>\$ 23,613,729</b>	<b>\$ 26,404,157</b>	<b>\$ 9,165,745</b>	<b>\$ 23,919,589</b>	<b>\$ 33,085,334</b>
<b>Fund Equity</b>						
Net Investment in Fixed Assets	\$ 12,585,083	\$(23,544,208)	\$(10,959,125)	\$ 21,236,157	\$(23,900,000)	\$(2,663,843)
Fund Balance						
Nonspendable	27,072	-	27,072	29,249	-	29,249
Restricted	3,296,956	5,109,529	8,406,485	451,877	1,741,130	2,193,007
Unassigned	(3,389)	-	(3,389)	45,098	-	45,098
<b>Total Fund Equity</b>	<b>\$ 15,905,722</b>	<b>\$(18,434,679)</b>	<b>\$ (2,528,957)</b>	<b>\$ 21,762,381</b>	<b>\$(22,158,870)</b>	<b>\$ (396,489)</b>
<b>Total Liabilities and Fund Equity</b>	<b>\$ 18,696,150</b>	<b>\$ 5,179,050</b>	<b>\$ 23,875,200</b>	<b>\$ 30,928,126</b>	<b>\$ 1,760,719</b>	<b>\$ 32,688,845</b>
	=	=	=	=	=	=

Modified Accrual Budgetary Basis

KINSTON METROPOLITAN DISTRICT NO. 1					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Audited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Operating Advances	\$ 214,231	\$ 355,281	\$ 333,343	\$ (21,938)	\$ 498,355
Service Fees District #2	25	314	322	8	2,830
Service Fees District #3	12	9	12	3	10
Service Fees District #4	25	22	38	16	20
Service Fees District #5	41	210	197	(13)	52
Service Fees District #9	17	13	13	0	12
Service Fees District #10	3	-	2	2	2
Other Income	970	-	265	265	-
<b>Total Revenues</b>	<b>\$ 215,324</b>	<b>\$ 355,849</b>	<b>\$ 334,192</b>	<b>\$ (21,657)</b>	<b>\$ 501,282</b>
<b>Expenditures</b>					
Operations and Maintenance					
Storm Water Facilities	\$ -	\$ -	\$ 1,809	\$ 1,809	\$ 1,000
Amenities	-	-	-	-	12,500
Repairs and Maintenance	-	-	-	-	5,000
HOA Maintenance	-	-	-	-	100,000
Utilities	-	25,000	18,093	(6,907)	35,000
Facilities Management	11,980	15,600	15,101	(499)	17,000
Administration:					
Accounting and Finance	45,960	61,500	61,490	(10)	67,500
Audit	9,925	13,000	13,000	-	14,000
District Management	43,220	56,290	57,590	1,300	60,500
Director Fees	9,600	14,000	9,600	(4,400)	14,000
Election	-	3,000	2,307	(693)	5,000
Engineering and Other Professional Svcs	9,350	25,000	-	(25,000)	20,000
Insurance	22,594	25,000	24,996	(4)	26,246
Legal	48,737	75,000	69,154	(5,846)	82,500
Office, Dues, Newsletters & Other	2,060	10,000	6,822	(3,178)	10,300
Contingency	-	20,000	-	(20,000)	20,000
<b>Total Expenditures</b>	<b>\$ 203,426</b>	<b>\$ 343,390</b>	<b>\$ 279,961</b>	<b>\$ (63,429)</b>	<b>\$ 490,546</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ 11,898</b>	<b>\$ 12,459</b>	<b>\$ 54,230</b>	<b>\$ 41,771</b>	<b>\$ 10,736</b>
<b>Beginning Fund Balance</b>	<b>\$ 18,245</b>	<b>\$ 8,541</b>	<b>\$ 30,143</b>	<b>\$ 21,602</b>	<b>\$ 12,326</b>
<b>Ending Fund Balance</b>	<b>\$ 30,143</b>	<b>\$ 21,000</b>	<b>\$ 84,373</b>	<b>\$ 63,373</b>	<b>\$ 23,061</b>
				=	
<b>Components of Ending Fund Balance</b>					
TABOR Reserve (3% of Revenue)	\$ 6,460	\$ 10,675	\$ 10,026		\$ 15,038
Unreserved	23,683	10,325	74,347		8,023
<b>Total</b>	<b>\$ 30,143</b>	<b>\$ 21,000</b>	<b>\$ 84,373</b>		<b>\$ 23,061</b>
<b>Mill Levy</b>					
Operating	0.000	0.000	0.000		0.000
<b>Total Mill Levy</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>		<b>0.000</b>
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>		<b>\$ 13</b>
<b>Property Tax Revenue</b>					
Operating	-	-	-		-
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

Modified Accrual Budgetary Basis



KINSTON METROPOLITAN DISTRICT NO. 1					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
CAPITAL PROJECTS FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Audited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Capital Advances - LDA	\$ -	\$ 23,048,700	\$ 2,312,544	\$ (20,736,156)	\$ 1,328,600
Capital Advances - Developer	-	-	3,388,440	3,388,440	-
Cost Share Revenue	-	4,325,330	3,341,879	(983,451)	1,658,121
Transfer from District No. 5	15,267,511	2,506,296	2,759,696	253,400	-
Bond Proceeds (Net)	-	-	-	-	6,017,396
Interest & Other Income	-	-	16,655	16,655	-
<b>Total Revenues</b>	<b>\$ 15,267,511</b>	<b>\$ 29,880,326</b>	<b>\$ 11,819,214</b>	<b>\$ (18,061,112)</b>	<b>\$ 9,004,117</b>
<b>Expenditures</b>					
District Management	\$ 18,265	\$ 25,000	\$ 20,195	\$ (4,805)	\$ 25,000
District Planning/Engineering Mgmt	13,911	25,000	20,042	(4,958)	25,000
District Engineering	67,641	50,000	63,315	13,315	50,000
Crossroads Boulevard Mitigation	-	-	156,242	156,242	-
Residential - Ph 1 (ME 10th and ME 11th)	10,230,338	5,751,509	6,382,651	631,142	1,500,000
Millennium East 14th	274,837	6,259,086	3,027,588	(3,231,498)	4,100,000
Welcome Center Park	834,401	140,271	514,358	374,087	26,315
Millennium East 13th	150,094	-	359,294	359,294	500,000
Millennium East 15th	284,601	2,543,049	1,239,616	(1,303,433)	504,497
Millennium East 16th - Intracts	120,669	2,463,285	1,270,737	(1,192,548)	2,000,000
Millennium East 17th	16,415	-	461,219	461,219	100,000
Millennium East 18th	105	200,000	641,351	441,351	50,000
Millennium East 19th	-	434,889	397,600	(37,289)	200,000
Welcome Center Park Phase 2	14,377	81,754	113,651	31,897	31,480
Residential Capital Outlay	-	11,806,483	-	(11,806,483)	-
Contingency	-	100,000	-	(100,000)	100,000
<b>Total Capital Expenditures</b>	<b>\$ 12,025,654</b>	<b>\$ 29,880,326</b>	<b>\$ 14,667,859</b>	<b>\$ (15,212,467)</b>	<b>\$ 9,212,292</b>
<b>Revenues over/(under) Expenditures</b>	<b>\$ 3,241,857</b>	<b>\$ -</b>	<b>\$ (2,848,645)</b>	<b>\$ (2,848,645)</b>	<b>\$ (208,175)</b>
<b>Beginning Fund Balance</b>	<b>\$ 48,639</b>	<b>\$ 16,217,808</b>	<b>\$ 3,290,496</b>	<b>\$ (12,927,312)</b>	<b>\$ 713,546</b>
<b>Ending Fund Balance</b>	<b>\$ 3,290,496</b>	<b>\$ 16,217,808</b>	<b>\$ 441,851</b>	<b>\$ (15,775,957)</b>	<b>\$ 505,371</b>

Modified Accrual Budgetary Basis

KINSTON METROPOLITAN DISTRICT NO. 5					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Audited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ 42	\$ 201	\$ 201	\$ -	50
Specific Ownership Taxes	-	12	-	(12)	3
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ 42</b>	<b>313</b>	<b>\$ 201</b>	<b>\$ (112)</b>	<b>\$ 153</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ 41	\$ 210	\$ 197	\$ (13)	\$ 52
Treasurer Fees	1	3	4	1	1
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ 42</b>	<b>\$ 313</b>	<b>\$ 201</b>	<b>\$ (112)</b>	<b>\$ 153</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	15.000	15.000	15.000		15.000
Debt Service	62.000	62.000	62.000		62.000
<b>Total Mill Levy</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>		<b>77.000</b>
<b>Assessed Value</b>	<b>\$ -</b>	<b>\$ 13,396</b>	<b>\$ 13,396</b>		<b>\$ 3,326</b>
<b>Property Tax Revenue</b>					
Operating	-	201	201		50
Debt Service	-	831	831		206
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ 1,031</b>	<b>\$ 1,031</b>		<b>\$ 256</b>

KINSTON METROPOLITAN DISTRICT NO. 5					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
DEBT SERVICE FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Audited	Amended	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ 172	\$ 831	\$ 831	\$ -	\$ 206
Specific Ownership Taxes	-	-	-	-	12
Service Fees, District 2	108	1,296	1,315	19	11,699
Service Fees, District 3	51	50	49	(1)	42
Service Fees, District 4	108	151	152	1	84
Service Fees, District 10	3	2	3	1	3
Transfer from District No. 1	7,000	-	-	-	-
Interest & Other Income	400	25,000	33,799	8,799	5,000
<b>Total Revenues</b>	<b>\$ 7,842</b>	<b>\$ 27,329</b>	<b>\$ 36,149</b>	<b>\$ 8,820</b>	<b>\$ 17,046</b>
<b>Expenditures</b>					
Bond Interest	\$ 646,350	\$ 625,500	\$ 625,520	\$ 20	\$ 625,500
Trustee Fees	7,000	7,000	7,000	-	7,500
Treasurer's Fees	3	17	17	-	3
Cost of Issuance - DS	-	12,589	12,589	12,589	-
Contingency	-	-	-	-	5,000
<b>Total Expenditures</b>	<b>\$ 653,353</b>	<b>\$ 645,106</b>	<b>\$ 645,126</b>	<b>\$ 12,609</b>	<b>\$ 638,003</b>
<b>Rev Over/(Under) Exp after Other</b>	<b>\$ (645,511)</b>	<b>\$ (617,777)</b>	<b>\$ (608,977)</b>	<b>\$ (3,789)</b>	<b>\$ (620,957)</b>
<b>Beginning Fund Balance</b>	<b>\$ 2,995,606</b>	<b>\$ 2,350,095</b>	<b>\$ 2,350,095</b>	<b>\$ -</b>	<b>\$ 1,732,318</b>
<b>Ending Fund Balance</b>	<b>\$ 2,350,095</b>	<b>\$ 1,732,318</b>	<b>\$ 1,741,118</b>	<b>\$ (3,789)</b>	<b>\$ 1,111,362</b>
				=	
<b>Components of Ending Fund Balance</b>					
Reserve Requirement (\$1,118,976)	\$ 1,118,976	\$ 1,118,976	\$ 1,118,976	\$ -	\$ 1,111,362
Capitalized Interest	1,230,150	589,650	604,630	(20)	-
Bond Fund	400	23,692	17,512	(3,769)	-
<b>Total</b>	<b>\$ 2,350,095</b>	<b>\$ 1,732,318</b>	<b>\$ 1,741,118</b>	<b>\$ (3,789)</b>	<b>\$ 1,111,362</b>

KINSTON METROPOLITAN DISTRICT NO. 5					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
CAPITAL PROJECTS FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Audited	Amended	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Interest & Other Income	\$ 4,851	\$ 262	\$ 274	\$ 12	\$ -
<b>Total Revenues</b>	<b>\$ 4,851</b>	<b>\$ 262</b>	<b>\$ 274</b>	<b>\$ 12</b>	<b>\$ -</b>
<b>Expenditures</b>					
Transfer to District No. 1	\$ 15,267,511	\$ 2,759,696	\$ 2,759,696	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 15,267,511</b>	<b>\$ 2,759,696</b>	<b>\$ 2,759,696</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ (15,262,660)</b>	<b>\$ (2,759,434)</b>	<b>\$ (2,759,422)</b>	<b>\$ 12</b>	<b>\$ -</b>
<b>Rev Over/(Under) Exp after Other</b>	<b>\$ (15,262,660)</b>	<b>\$ (2,759,434)</b>	<b>\$ (2,759,422)</b>	<b>\$ 12</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ 18,022,094</b>	<b>\$ 2,759,434</b>	<b>\$ 2,759,434</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 2,759,434</b>	<b>\$ -</b>	<b>\$ 12</b>	<b>\$ 12</b>	<b>\$ -</b>
				=	

KINSTON METROPOLITAN DISTRICT NO. 2					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ 111	\$ 1,541	\$ 1,540	\$ (1)	\$ 6,100
Specific Ownership Taxes	22	92	124	32	8,521
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ 133</b>	<b>\$ 1,733</b>	<b>\$ 1,664</b>	<b>\$ (69)</b>	<b>\$ 14,721</b>
Payment for Services to No. 1 - O&M	\$ 25	\$ 314	\$ 318	\$ 4	\$ 2,830
Payment for Services to No. 5 - Debt	108	1,296	1,315	19	11,699
Treasurer Fees	-	23	31	8	92
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ 133</b>	<b>\$ 1,733</b>	<b>\$ 1,664</b>	<b>\$ (69)</b>	<b>\$ 14,721</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	15.000	15.000	15.000		15.000
Debt Service	62.000	62.000	62.000		62.000
<b>Total Mill Levy</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>		<b>77.000</b>
<b>Assessed Value</b>	<b>\$ -</b>	<b>\$ 20,012</b>	<b>\$ 20,012</b>		<b>\$ 79,222</b>
<b>Property Tax Revenue</b>					
Operating	-	300	300		1,188
Debt Service	-	1,241	1,241		4,912
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ 1,541</b>	<b>\$ 1,541</b>		<b>\$ 6,100</b>

KINSTON METROPOLITAN DISTRICT NO. 3					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ 43	\$ 43	\$ 43	\$ -	\$ 39
Specific Ownership Taxes	20	3	19	16	14
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ 63</b>	<b>\$ 146</b>	<b>\$ 62</b>	<b>\$ (84)</b>	<b>\$ 153</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ 12	\$ 9	\$ 12	\$ 3	\$ 10
Payment for Services to No. 5 - Debt	51	36	49	13	42
Treasurer Fees	-	1	1	-	1
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ 63</b>	<b>\$ 146</b>	<b>\$ 62</b>	<b>\$ (84)</b>	<b>\$ 153</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	15.000	15.000	15.000		15.000
Debt Service	62.000	62.000	62.000		62.000
<b>Total Mill Levy</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>		<b>77.000</b>
<b>Assessed Value</b>	<b>\$ -</b>	<b>\$ 558</b>	<b>\$ 558</b>		<b>\$ 504</b>
<b>Property Tax Revenue</b>					
Operating	-	8	8		8
Debt Service	-	35	35		31
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ 43</b>	<b>\$ 43</b>		<b>\$ 39</b>

Modified Accrual Budgetary Basis

KINSTON METROPOLITAN DISTRICT NO. 4					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ 107	\$ 109	\$ 109	\$ -	\$ 100
Specific Ownership Taxes	25	7	82	75	7
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ 132</b>	<b>\$ 216</b>	<b>\$ 191</b>	<b>\$ (25)</b>	<b>\$ 207</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ 25	\$ 22	\$ 37	\$ 15	\$ 20
Payment for Services to No. 5 - Debt	107	92	152	60	84
Treasurer Fees	-	2	2	-	2
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ 132</b>	<b>\$ 216</b>	<b>\$ 191</b>	<b>\$ (25)</b>	<b>\$ 207</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	15.000	15.000	15.000		15.000
Debt Service	62.000	62.000	62.000		62.000
<b>Total Mill Levy</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>		<b>77.000</b>
<b>Assessed Value</b>	<b>\$ -</b>	<b>\$ 1,414</b>	<b>\$ 1,414</b>		<b>\$ 1,300</b>
<b>Property Tax Revenue</b>					
Operating	-	21	21		20
Debt Service	-	88	88		81
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ 109</b>	<b>\$ 109</b>		<b>\$ 100</b>

KINSTON METROPOLITAN DISTRICT NO. 6					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-	-
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ (100)</b>	<b>\$ 100</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ -	\$ -	\$ -	\$ -	\$ -
Treasurer Fees	-	-	-	-	-
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ (100)</b>	<b>\$ 100</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	25.000	25.000	25.000		25.000
Debt Service	0.000	0.000	0.000		0.000
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>		<b>25.000</b>
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>		<b>\$ 13</b>
<b>Property Tax Revenue</b>					
Operating	-	-	-		-
Debt Service	-	-	-		-
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>



KINSTON METROPOLITAN DISTRICT NO. 7					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-	-
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ (100)</b>	<b>\$ 100</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ -	\$ -	\$ -	\$ -	\$ -
Treasurer Fees	-	-	-	-	-
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ (100)</b>	<b>\$ 100</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	25.000	25.000	25.000		25.000
Debt Service	0.000	0.000	0.000		0.000
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>		<b>25.000</b>
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>		<b>\$ 13</b>
<b>Property Tax Revenue</b>					
Operating	-	-	-		-
Debt Service	-	-	-		-
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

KINSTON METROPOLITAN DISTRICT NO. 8					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	-	-	-	-	-
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ (100)</b>	<b>\$ 100</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ -	\$ -	\$ -	\$ -	\$ -
Treasurer Fees	-	-	-	-	-
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ (100)</b>	<b>\$ 100</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	25.000	25.000	25.000		25.000
Debt Service	0.000	0.000	0.000		0.000
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>		<b>25.000</b>
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>		<b>\$ 13</b>
<b>Property Tax Revenue</b>					
Operating	-	-	-		-
Debt Service	-	-	-		-
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

KINSTON METROPOLITAN DISTRICT NO. 9					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ 16	\$ 12	\$ 12	\$ -	\$ 11
Specific Ownership Taxes	1	1	1	-	1
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ 17</b>	<b>\$ 113</b>	<b>\$ 13</b>	<b>\$ (100)</b>	<b>\$ 112</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ 17	\$ 13	\$ 13	\$ -	\$ 12
Treasurer Fees	-	-	-	-	0
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ 17</b>	<b>\$ 113</b>	<b>\$ 13</b>	<b>\$ (100)</b>	<b>\$ 112</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>
				=	
<b>Mill Levy</b>					
Operating	25.000	25.000	25.000		25.000
Debt Service	0.000	0.000	0.000		0.000
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>		<b>25.000</b>
<b>Assessed Value</b>	<b>\$ 629</b>	<b>\$ 487</b>	<b>\$ 487</b>		<b>\$ 444</b>
<b>Property Tax Revenue</b>					
Operating	16	12	12		11
Debt Service	-	-	-		-
<b>Total Property Tax Revenue</b>	<b>\$ 16</b>	<b>\$ 12</b>	<b>\$ 12</b>		<b>\$ 11</b>

KINSTON METROPOLITAN DISTRICT NO. 10					
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS					
GENERAL FUND					
	(a)	(b)	(c)	(c-b)	(d)
	2021	2022	Actual	Variance	2023
	Unaudited	Adopted	Through	Through	Adopted
	Actual	Budget	12/31/2022	12/31/2022	Budget
<b>Revenues</b>					
Property Taxes	\$ 2	\$ -	\$ -	\$ -	\$ -
Specific Ownership Taxes	5	-	4	4	5
Interest & Other	-	100	-	(100)	100
<b>Total Revenues</b>	<b>\$ 7</b>	<b>\$ 100</b>	<b>\$ 4</b>	<b>\$ (96)</b>	<b>\$ 105</b>
<b>Expenditures</b>					
Payment for Services to No. 1 - O&M	\$ 4	\$ -	\$ 1	\$ 1	\$ 2
Payment for Services to No. 5 - Debt	3	-	3	3	3
Treasurer Fees	-	-	-	-	-
Contingency	-	100	-	(100)	100
<b>Total Operating Expenditures</b>	<b>\$ 7</b>	<b>\$ 100</b>	<b>\$ 4</b>	<b>\$ (96)</b>	<b>\$ 105</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Beginning Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
				=	
<b>Mill Levy</b>					
Operating	15.000	15.000	15.000		15.000
Debt Service	27.000	27.786	27.786		18.000
<b>Total Mill Levy</b>	<b>42.000</b>	<b>42.786</b>	<b>42.786</b>		<b>33.000</b>
<b>Assessed Value</b>	<b>\$ 10</b>	<b>\$ 9</b>	<b>\$ 9</b>		<b>\$ 15</b>
<b>Property Tax Revenue</b>					
Operating	-	-	-		-
Debt Service	-	-	-		-
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

To: Kinston Metropolitan District Board of Directors  
 From: Pinnacle Consulting Group, Inc.  
 Subject: District Capital Infrastructure Project Report  
 Board Meeting Date: March 9, 2023

## **BIDDING**

1. Kinston Millennium East 13<sup>th</sup> Traffic Signals (CFS #6 and #9)
  - This project consists of traffic signals at the intersections of Kinston Parkway and Centerra Parkway and Centerra Parkway and Elk River Drive to support the residential lots that make up Millennium East 13<sup>th</sup> and Millennium East 17<sup>th</sup> Subdivision.
  - A bid summary was presented at the November 10, 2022 board meeting and the board tabled the award of a construction contract.

## **CONSTRUCTION**

2. Kinston Millennium East 13<sup>th</sup> Public Infrastructure and Regional Pond Grading (CFS #6)
  - This project consists of public infrastructure to support the residential lots that make up Millennium East 13<sup>th</sup> Subdivision.
  - A construction contract with Northern Colorado Constructors was conditionally approved at the October 13, 2022 board meeting.
3. Kinston Millennium East 13<sup>th</sup> – Regional Pond Grading (CFS #6)
  - This project consists of the regional pond grading and storm sewer improvements to support the future residential phases in Kinston.
  - A construction contract with Gerrard Excavating was conditionally approved at the October 13, 2022 board meeting.
4. Kinston Millennium East 16<sup>th</sup> Public Infrastructure (CFS #7)
  - This project consists of public infrastructure to support the residential lots that make up Millennium East 16<sup>th</sup> Subdivision.
  - Coyote Ridge Construction has completed the overlot grading, sanitary sewer, and the water main installation and is working on the installation of the storm sewer. Completion of the project is anticipated in the summer of 2023.
5. Kinston Millennium East 15<sup>th</sup> Public Infrastructure (CFS #3)
  - This project consists of public infrastructure to support the residential lots that make up Millennium East 15<sup>th</sup> Subdivision.
  - Coyote Ridge Construction has completed the utility installation and is working on prep of the roadways. Completion of the project is anticipated in the spring of 2023.
6. Kinston Millennium East 14<sup>th</sup> Subdivision Public Infrastructure (CFS #5)
  - This project consists of public infrastructure to support the residential lots that make up Millennium East 14<sup>th</sup> Subdivision.

- Coyote Ridge Construction is working the roadway prep on Elk River Drive and construction of the pedestrian underpass/box culvert under Elk River Drive. Completion of the project is anticipated in the spring of 2023.
7. Kinston Residential Phase 1 Landscaping (CFS #2)
    - This project consists of public landscaping improvements to support the residential lots that make up Phase 1 (ME 10<sup>th</sup>) and the infill lots located within Phase 1B (ME 11<sup>th</sup> PH1) and the landscaping improvements along Centerra Parkway.
    - Bath Landscaping is making progress on the landscaping and irrigation along Kinston Parkway and Centerra Parkway. Completion is anticipated in the summer of 2023.
    - Rock & Company has completed the stonework on the bridge abutments at the pedestrian bridge.
    - Da Vinci Signs and Coyote Ridge Construction have completed installation of the five retaining walls at the entry.
  8. Kinston Residential Phase 1 Public Fencing (CFS #2)
    - This project consists of public fencing to support the residential lots that make up Phase 1 (ME10<sup>th</sup>).
    - Custom Fence and Supply has started construction of the fencing and anticipates completion in the spring of 2023.
  9. Kinston Welcome Center Public Park (CFS #4)
    - This project includes the public infrastructure and landscaping improvements surrounding the Welcome Center building pad site.
    - Symmetry is working on completing the punch list items and once complete an initial acceptance letter will be issued.

## **WARRANTY**

10. Kinston Residential Phase 1 (ME 10<sup>th</sup>) and Phase 1B (ME 11<sup>th</sup> PH1) Public Infrastructure (CFS #2)
  - City streets/storm warranty period expires on January 7, 2024. Final acceptance will be requested in November 2023.
  - City water/sewer warranty period expires on March 2, 2024. Final acceptance will be requested in February of 2023.
11. Kinston Residential Phase 1B (ME 11<sup>th</sup> PH1) Public Infrastructure (CFS #2)
  - The punch list for the water and power department has been completed and the District is awaiting the final acceptance letter from the City.
  - City streets/storm warranty expires on July 11, 2024. Final acceptance will be requested in June of 2024.

Kinston Phase 1 (ME 10<sup>th</sup> and ME 11<sup>th</sup>) Hardscape Improvements



Kinston ME 14th



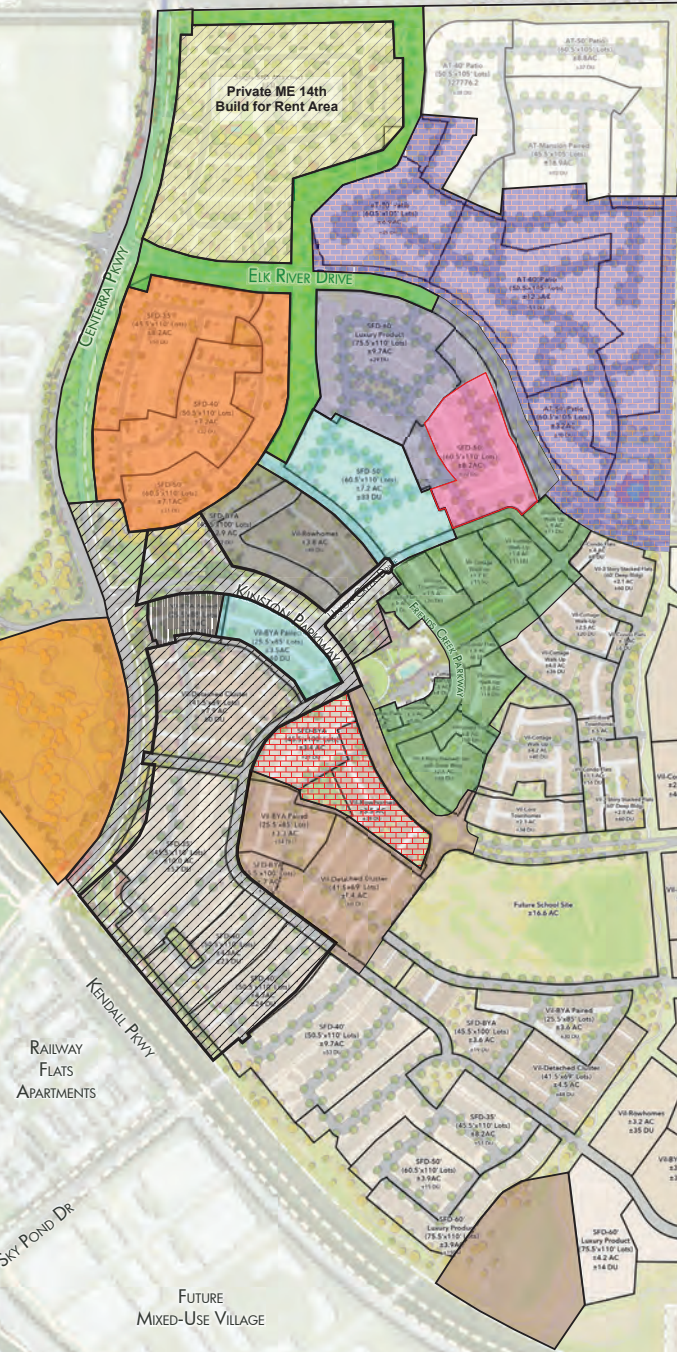
Kinston ME 15<sup>th</sup>





### Kinston Phasing

- ME 10th
- ME 11th
- ME 13th
- ME 14th
- ME 15th
- ME 16th Ph 1
- ME 17th Ph 1
- ME 18th
- ME 19th Ph 1
- ME 16th Ph 2
- ME 19th Ph 2
- ME 17th Ph 2



Product Segments	Total Proforma DU	Totals West of Magellan Line			Proforma		Proposed East of Magellan Line			Total DU	
		Planned Acres	Planned DU	West Density (DU/Ac)	Acres Remaining (per West DU/Ac)	Planned DU Remaining	Planned Acres	Planned DU	East Density (DU/Ac)	Total DU Proposed	Difference from Proforma
<b>Village</b>											
Village - 3 Story Attached Units	370	6.8	360	52.2	3.1	90	3.1	90	27.9	370	-
Village - Condominium Flats/Townes	285	5.8	58	55.3	6.5	180	6.1	180	16.8	188	-
Village - Core Area Townhomes	300	4.9	25	55.4	1.0	20	1.7	20	15.5	20	-
Village - Rowhomes	350	7.5	60	55.8	5.0	30	5.2	75	11.5	135	-
Village - Detached Cluster/Site-Pack	285	19.9	360	6.8	13.0	117	14.5	117	8.1	285	-
Village - Cottage Walk-Up	270	16.5	270	5.2	12.4	214	11.6	117	10.3	271	-
Village - Alley Rowed / Duplex	390	12.5	320	50.1	6.3	54	6.1	67	11.0	193	-
<b>Total</b>	<b>1,620</b>	<b>79.8</b>	<b>945</b>	<b>52.8</b>	<b>52.3</b>	<b>614</b>	<b>52.5</b>	<b>615</b>	<b>15.9</b>	<b>1,620</b>	<b>0</b>
<b>Office</b>											
Office - Backyard Alley	130	10.4	45	6.1	10.4	65	10.3	65	6.3	130	-
Office - Walk Product	270	26.4	150	6.0	11.0	71	11.2	82	5.9	240	-
Office - Walk Product	132	13.2	132	5.2	13.2	132	13.2	132	5.2	132	-
Office - Walk Product	130	26.4	111	4.2	2.1	9	2.4	9	3.8	120	-
Office - Walk Product	68	6.8	68	4.8	6.8	68	6.8	68	4.8	68	-
Office - Walk Product	130	13.0	130	4.9	11.4	104	10.9	108	5.2	108	-
<b>Total</b>	<b>670</b>	<b>66.6</b>	<b>536</b>	<b>6.0</b>	<b>10.4</b>	<b>349</b>	<b>10.3</b>	<b>349</b>	<b>6.3</b>	<b>349</b>	<b>0</b>
<b>Site Specific</b>											
Site - Mission Rowed / Duplex Cottage	192	16.0	62	2.4	18.4	100	18.5	100	3.4	192	-
Site - Walk Product	100	10.0	60	4.4	25.0	130	25.1	130	4.6	130	-
Site - Walk Product	150	18.0	72	3.8	20.5	78	20.1	78	3.9	150	-
<b>Total</b>	<b>442</b>	<b>44.0</b>	<b>222</b>	<b>4.5</b>	<b>58.9</b>	<b>248</b>	<b>58.7</b>	<b>248</b>	<b>4.5</b>	<b>442</b>	<b>0</b>
<b>SUBTOTAL 'FOR-SALE' SEGMENTS</b>	<b>2,674</b>	<b>232.3</b>	<b>1,609</b>	<b>6.9</b>	<b>147.4</b>	<b>1,060</b>	<b>153.1</b>	<b>1,093</b>	<b>7.3</b>	<b>2,099</b>	<b>25</b>
<b>Other</b>											
Other - Single Family Attached DR	240	25.4	240	9.4	-	-	-	-	-	240	-
<b>TOTAL ALL UNITS</b>	<b>2,914</b>	<b>257.7</b>	<b>1,849</b>	<b>7.3</b>	<b>147.4</b>	<b>1,060</b>	<b>153.1</b>	<b>1,093</b>	<b>7.3</b>	<b>2,339</b>	<b>25</b>
Total Residential Developable Acres per Framework Plan (8/27/21)				134.3							
Difference (Remaining Developable Residential Acres)				77.1							
Difference between remaining developable acres per Framework Plan and calculated acres per West DU/Ac				70.3							

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT TO SCALE

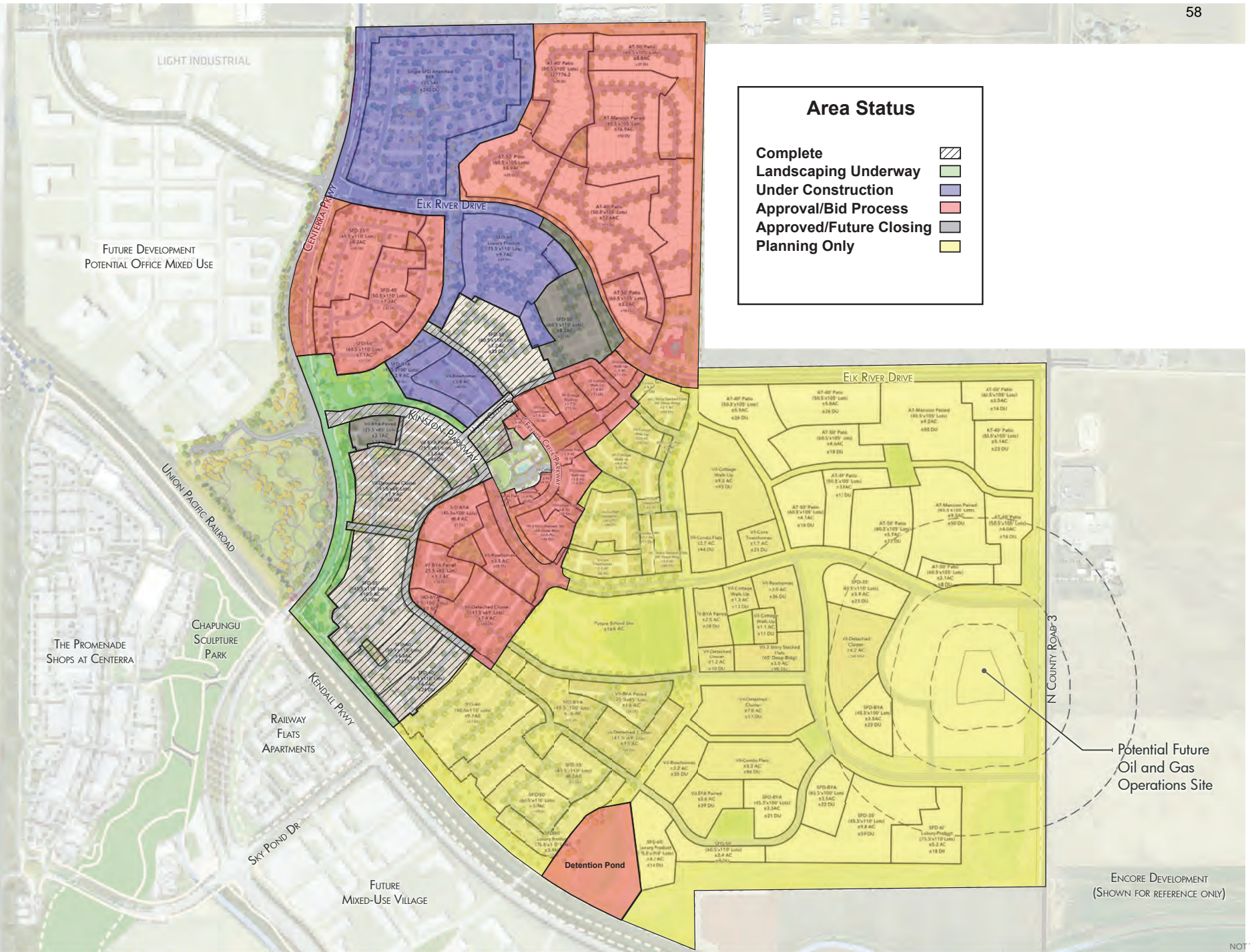


## Kinston at Centerra McWhinney

## Kinston Product and Density Exhibit

Note: This information and/or illustration although deemed to be reliable, is conceptual in nature and McWhinney and/or its affiliates make no warranties to its accuracy. The information shown here is subject to change at any time.

March 14, 2022



### Area Status

Complete	
Landscaping Underway	
Under Construction	
Approval/Bid Process	
Approved/Future Closing	
Planning Only	

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT TO SCALE



## Kinston at Centerra McWhinney

## Kinston Product and Density Exhibit

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March 14, 2022

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 2  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 1,540	
2-2	Specific ownership	\$ 124	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 1,664	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ 1,633	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Treasurer Fees	\$ 31	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 1,664	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 146,100,000.00</span> Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/5/2019</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What is the original date of the lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Number of years of lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Is the lease subject to annual appropriation? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
<b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes

No

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

6-3 Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes  No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes  No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes  No  N/A
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes  No  N/A

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 1,733

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, **MUST** explain:

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?

If yes: Date of formation:

**10-2** Has the entity changed its name in the past or current year?

If yes: Please list the NEW name & PRIOR name:

**10-3** Is the entity a metropolitan district?

Please indicate what services the entity provides:

Sanitation and storm drainage, water, streets, traffic & safety controls, parks & recreation, transportaton, television relay, &

**10-4** Does the entity have an agreement with another government to provide services?

If yes: List the name of the other governmental entity and the services provided:

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during

If yes: Date Filed:

**10-6** Does the entity have a certified Mill Levy?

If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	62.000
General/Other mills	15.000
<b>Total mills</b>	<b>77.000</b>

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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

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

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



Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name	I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name	I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4	Print Board Member's Name	I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name	I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 3  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 43	
2-2	Specific ownership	\$ 19	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 62	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ 61	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Treasurer Fees	\$ 1	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 62	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <span style="float: right;">\$ 146,100,000.00</span> Date the debt was authorized: <span style="float: right;">11/5/2019</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? <span style="float: right;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
<b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

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

6-3 Complete the following capital & right-to-use assets table:

Complete the following capital & right-to-use assets table:	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes       No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes       No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes       No       N/A
- 
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes       No       N/A
- 

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 146

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?

If yes: Date of formation:

**10-2** Has the entity changed its name in the past or current year?

If yes: Please list the NEW name & PRIOR name:

**10-3** Is the entity a metropolitan district?

Please indicate what services the entity provides:

Sanitation and storm drainage, water, streets, traffic & safety controls, parks & recreation, transportation, television relay, & translator, mosquito &

**10-4** Does the entity have an agreement with another government to provide services?

If yes: List the name of the other governmental entity and the services provided:

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during

If yes: Date Filed:

**10-6** Does the entity have a certified Mill Levy?

If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	62.000
General/Other mills	15.000
Total mills	77.000

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2		I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3		I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4		I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5		I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 6		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7		I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____



# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 4  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 109	
2-2	Specific ownership	\$ 82	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 191	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ 189	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Treasurer Fees	\$ 2	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 191	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Date the debt was authorized:		
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
<b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes

No

6-1 Does the entity have capital assets?  Yes  No

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

6-3

Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes  No

7-2 Does the entity have a volunteer firefighters' pension plan?  Yes  No

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

N/A

8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes  No  N/A

8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes  No  N/A

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 216

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?



If yes: Date of formation:

**10-2** Has the entity changed its name in the past or current year?



If yes: Please list the NEW name & PRIOR name:

**10-3** Is the entity a metropolitan district?



Please indicate what services the entity provides:

Sanitation & storm drainage, water, streets, traffic & safety controls, parks & recreation, transportaton, television relay, & translator, mosquito & pest

**10-4** Does the entity have an agreement with another government to provide services?



If yes: List the name of the other governmental entity and the services provided:

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during



If yes: Date Filed:

**10-6** Does the entity have a certified Mill Levy?



If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	62.000
General/Other mills	15.000
<b>Total mills</b>	<b>77.000</b>

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name	I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name	I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4	Print Board Member's Name	I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name	I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 6  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)





## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ -	
2-2	Specific ownership	\$ -	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) <b>TOTAL REVENUE</b>	\$ -	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):	\$ -	
3-24	Treasurer Fees	\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) <b>TOTAL EXPENDITURES/EXPENSES</b>	\$ -	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 146,100,000.00</span> Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/5/2019</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What is the original date of the lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Number of years of lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Is the lease subject to annual appropriation? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
5-3 <b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes

No

6-1 Does the entity have capital assets?  Yes  No

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

6-3 Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	\$ -	\$ -	\$ -	\$ -

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes  No

7-2 Does the entity have a volunteer firefighters' pension plan?  Yes  No

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	\$ -
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

N/A

8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes  No  N/A

8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes  No  N/A

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 100

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?



If yes: Date of formation:

**10-2** Has the entity changed its name in the past or current year?



If yes: Please list the NEW name & PRIOR name:

**10-3** Is the entity a metropolitan district?



Please indicate what services the entity provides:

Sanitation & storm drainage, water, streets, traffic & safety controls, parks & recreation, transportaton, television relay, & translator, mosquito & pest

**10-4** Does the entity have an agreement with another government to provide services?



If yes: List the name of the other governmental entity and the services provided:

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during



If yes: Date Filed:

**10-6** Does the entity have a certified Mill Levy?



If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	-
General/Other mills	25.000
<b>Total mills</b>	<b>25.000</b>

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name	I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name	I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4	Print Board Member's Name	I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name	I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>My 2023</u>
Board Member 6	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 7  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ -	
2-2	Specific ownership	\$ -	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ -	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Treasurer Fees	\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ -	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".



## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 146,100,000.00</span> Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/5/2019</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What is the original date of the lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Number of years of lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Is the lease subject to annual appropriation? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
5-3 <b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

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

6-3 Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes       No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes       No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes       No       N/A
- 
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes       No       N/A
- 

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 100

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?



If yes: Date of formation:

**10-2** Has the entity changed its name in the past or current year?



If yes: Please list the NEW name & PRIOR name:

**10-3** Is the entity a metropolitan district?



Please indicate what services the entity provides:

Sanitation & storm drainage, water, streets, traffic & safety controls, parks & recreation, transportaton, television relay, & translator, mosquito & pest

**10-4** Does the entity have an agreement with another government to provide services?



If yes: List the name of the other governmental entity and the services provided:

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during



If yes: Date Filed:

**10-6** Does the entity have a certified Mill Levy?



If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	-
General/Other mills	25.000
<b>Total mills</b>	<b>25.000</b>

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name	I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name	I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4	Print Board Member's Name	I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name	I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 8  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ -	
2-2	Specific ownership	\$ -	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ -	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Treasurer Fees	\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ -	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 146,100,000.00</span> Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/5/2019</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What is the original date of the lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Number of years of lease? <span style="float: right; border: 1px solid black; padding: 2px;"></span> Is the lease subject to annual appropriation? <span style="float: right; border: 1px solid black; padding: 2px;"></span> What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
5-3 <b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:



## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

- |   | Yes                      | No                                  |
|---|--------------------------|-------------------------------------|
| 6-1 Does the entity have capital assets?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.,? If no, MUST explain: | <input type="checkbox"/> | <input type="checkbox"/>            |

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
6-3 Complete the following capital & right-to-use assets table:				
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |  | Yes                      | No                                  |
|--|--------------------------|-------------------------------------|
| 7-1 Does the entity have an "old hire" firefighters' pension plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7-2 Does the entity have a volunteer firefighters' pension plan?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

- |  | Yes                                 | No                       | N/A                      |
|--|-------------------------------------|--------------------------|--------------------------|
| 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  |                                     |                          |                          |
| 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  |                                     |                          |                          |

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 100

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?



If yes: Date of formation:

**10-2** Has the entity changed its name in the past or current year?



If yes: Please list the NEW name & PRIOR name:

**10-3** Is the entity a metropolitan district?



Please indicate what services the entity provides:

**10-4** Does the entity have an agreement with another government to provide services?



If yes: List the name of the other governmental entity and the services provided:

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during



If yes: Date Filed:

**10-6** Does the entity have a certified Mill Levy?



If yes: Please provide the following mills levied for the year reported (do not report \$ amounts):

Bond Redemption mills	-
General/Other mills	25.000
<b>Total mills</b>	<b>25.000</b>

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name	I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name	I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4	Print Board Member's Name	I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name	I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 6	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____ , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 9  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ 12	
2-2	Specific ownership	\$ 1	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 13	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ 13	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Treasurer Fees	\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 13	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year		
	Retired during year	Outstanding at year-end		
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 146,100,000.00</span> Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/5/2019</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		<b>\$ -</b>
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
<b>Total Investments</b>		<b>\$ -</b>
<b>Total Cash and Investments</b>		<b>\$ -</b>

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

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

6-3 Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes       No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes       No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes       No       N/A
- 
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes       No       N/A

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 113



## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?



**10-1**

If yes: **Date of formation:**

**10-2** Has the entity changed its name in the past or current year?



**10-2**

If yes: **Please list the NEW name & PRIOR name:**

**10-3** Is the entity a metropolitan district?



**10-3**

**Please indicate what services the entity provides:**

Sanitation & storm drainage, water, streets, traffic & safety controls, parks & recreation, transportation, television relay, & translator, mosquito & pest

**10-4** Does the entity have an agreement with another government to provide services?



**10-4**

If yes: **List the name of the other governmental entity and the services provided:**

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during



**10-5**

If yes: **Date Filed:**

**10-6** Does the entity have a certified Mill Levy?



**10-6**

If yes: **Please provide the following mills levied for the year reported (do not report \$ amounts):**

Bond Redemption mills	-
General/Other mills	25.000
<b>Total mills</b>	<b>25.000</b>

Please use this space to provide any explanations or comments:

## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name	I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name	I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4	Print Board Member's Name	I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name	I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

# APPLICATION FOR EXEMPTION FROM AUDIT

## SHORT FORM

NAME OF GOVERNMENT  
ADDRESS

Kinston Metropolitan District No. 10  
c/o Pinnacle Consulting Group, Inc.  
550 W Eisenhower Blvd  
Loveland, CO 80537

For the Year Ended  
12/31/22  
or fiscal year ended:

CONTACT PERSON  
PHONE  
EMAIL

Brendan Campbell, CPA  
(970) 669-3611  
brendanc@pcgi.com

## PART 1 - CERTIFICATION OF PREPARER

I certify that I am skilled in governmental accounting and that the information in the application is complete and accurate, to the best of my knowledge.

NAME:  
TITLE  
FIRM NAME (if applicable)  
ADDRESS  
PHONE  
DATE PREPARED

Brendan Campbell, CPA  
District Accountant  
Pinnacle Consulting Group, Inc  
550 W Eisenhower Blvd, Loveland, CO 80537  
(970) 669-3611  
2/28/2023

**PREPARER** (SIGNATURE REQUIRED)

Please indicate whether the following financial information is recorded using Governmental or Proprietary fund types

**GOVERNMENTAL**  
(MODIFIED ACCRUAL BASIS)



**PROPRIETARY**  
(CASH OR BUDGETARY BASIS)



## PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
2-1	Taxes: Property (report mills levied in Question 10-6)	\$ -	
2-2	Specific ownership	\$ 4	
2-3	Sales and use	\$ -	
2-4	Other (specify):	\$ -	
2-5	Licenses and permits	\$ -	
2-6	Intergovernmental: Grants	\$ -	
2-7	Conservation Trust Funds (Lottery)	\$ -	
2-8	Highway Users Tax Funds (HUTF)	\$ -	
2-9	Other (specify):	\$ -	
2-10	Charges for services	\$ -	
2-11	Fines and forfeits	\$ -	
2-12	Special assessments	\$ -	
2-13	Investment income	\$ -	
2-14	Charges for utility services	\$ -	
2-15	Debt proceeds (should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	\$ -	
2-17	Developer Advances received (should agree with line 4-4)	\$ -	
2-18	Proceeds from sale of capital assets	\$ -	
2-19	Fire and police pension	\$ -	
2-20	Donations	\$ -	
2-21	Other (specify):	\$ -	
2-22		\$ -	
2-23		\$ -	
2-24	(add lines 2-1 through 2-23) TOTAL REVENUE	\$ 4	

## PART 3 - EXPENDITURES/EXPENSES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this space to provide any necessary explanations
3-1	Administrative	\$ -	
3-2	Salaries	\$ -	
3-3	Payroll taxes	\$ -	
3-4	Contract services	\$ 4	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Capital outlay	\$ -	
3-15	Utility operations	\$ -	
3-16	Culture and recreation	\$ -	
3-17	Debt service principal (should agree with Part 4)	\$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with line 4-4)	\$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to line 7-2)	\$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to line 7-2)	\$ -	
3-23	Other (specify):		
3-24	Treasurer Fees	\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITURES/EXPENSES	\$ 4	

If TOTAL REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREATER than \$100,000 - **STOP**. You may not use this form. Please use the "Application for Exemption from Audit - LONG FORM".

## PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.

	Yes	No		
4-1 Does the entity have outstanding debt? If Yes, please attach a copy of the entity's Debt Repayment Schedule.	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4-2 Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3 Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4 Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)				
	Outstanding at end of prior year*	Issued during year		
	Retired during year	Outstanding at year-end		
General obligation bonds	\$ -	\$ -	\$ -	\$ -
Revenue bonds	\$ -	\$ -	\$ -	\$ -
Notes/Loans	\$ -	\$ -	\$ -	\$ -
Lease Liabilities	\$ -	\$ -	\$ -	\$ -
Developer Advances	\$ -	\$ -	\$ -	\$ -
Other (specify):	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\*must tie to prior year ending balance

	Yes	No
4-5 Does the entity have any authorized, but unissued, debt? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ 146,100,000.00</span> Date the debt was authorized: <span style="float: right; border: 1px solid black; padding: 2px;">11/5/2019</span>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4-6 Does the entity intend to issue debt within the next calendar year? If yes: How much? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-7 Does the entity have debt that has been refinanced that it is still responsible for? If yes: What is the amount outstanding? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4-8 Does the entity have any lease agreements? If yes: What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments? <span style="float: right; border: 1px solid black; padding: 2px;">\$ -</span>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Please use this space to provide any explanations or comments:

## PART 5 - CASH AND INVESTMENTS

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

	Amount	Total
5-1 YEAR-END Total of ALL Checking and Savings Accounts	\$ -	
5-2 Certificates of deposit	\$ -	
<b>Total Cash Deposits</b>		\$ -
Investments (if investment is a mutual fund, please list underlying investments):		
	\$ -	
	\$ -	
	\$ -	
	\$ -	
<b>Total Investments</b>		\$ -
<b>Total Cash and Investments</b>		\$ -

Please answer the following questions by marking in the appropriate boxes

	Yes	No	N/A
5-4 Are the entity's Investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5-5 Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If no, MUST use this space to provide any explanations:

## PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

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

6-3 Complete the following capital & right-to-use assets table:

	Balance - beginning of the year*	Additions (Must be included in Part 3)	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation/Amortization (Please enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Please use this space to provide any explanations or comments:

## PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No

- 7-1 Does the entity have an "old hire" firefighters' pension plan?  Yes       No
- 7-2 Does the entity have a volunteer firefighters' pension plan?  Yes       No
- If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$ -
State contribution amount:	\$ -
Other (gifts, donations, etc.):	\$ -
<b>TOTAL</b>	<b>\$ -</b>
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$ -

Please use this space to provide any explanations or comments:

## PART 8 - BUDGET INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes                      No                      N/A

- 8-1 Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.?  Yes       No       N/A
- 
- 8-2 Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:  Yes       No       N/A
- 

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

Governmental/Proprietary Fund Name	Total Appropriations By Fund
General Fund	\$ 100

## PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box

Yes

No

**9-1** Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]?



Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

**If no, MUST explain:**

## PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate boxes.

Yes

No

**10-1** Is this application for a newly formed governmental entity?



**10-1**

If yes: **Date of formation:**

**10-2** Has the entity changed its name in the past or current year?



If yes: **Please list the NEW name & PRIOR name:**

**10-3** Is the entity a metropolitan district?



**Please indicate what services the entity provides:**

Sanitation & storm drainage, water, streets, traffic & safety controls, parks & recreation, transportaton, television relay, & translator, mosquito & pest

**10-4** Does the entity have an agreement with another government to provide services?



If yes: **List the name of the other governmental entity and the services provided:**

All services provided by Kinston Metropolitan District No. 1

**10-5** Has the district filed a *Title 32, Article 1 Special District Notice of Inactive Status* during



If yes: **Date Filed:**

**10-6** Does the entity have a certified Mill Levy?



If yes: **Please provide the following mills levied for the year reported (do not report \$ amounts):**

Bond Redemption mills	27.786
General/Other mills	15.000
<b>Total mills</b>	<b>42.786</b>

Please use this space to provide any explanations or comments:



## PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box		YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

#### Policy - Requirements

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

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- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

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

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

Print the names of ALL members of current governing body below. Print Board Member's Name		A <u>MAJORITY</u> of the members of the governing body must complete and sign in the column below.
Board Member 1		I <u>Abby Kirkbride</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 2	Print Board Member's Name	I <u>Tim Depeder</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 3	Print Board Member's Name	I <u>Josh Kane</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 4	Print Board Member's Name	I <u>Kim Perry</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2025</u>
Board Member 5	Print Board Member's Name	I <u>Brad Lenz</u> , attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: <u>May 2023</u>
Board Member 6	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____
Board Member 7	Print Board Member's Name	I _____, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed _____ Date: _____ My term Expires: _____

**JOINT RESOLUTION OF THE BOARDS OF DIRECTORS  
OF KINSTON METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 AND 10**

A RESOLUTION APPROVING THE IMPOSITION OF AN OPERATIONS AND MAINTENANCE FEE ON LOTS WITHIN THE BOUNDARIES OF KINSTON METROPOLITAN DISTRICT NOS. 2, 3, 4, 5, AND 10

WHEREAS, on September 3, 2019, the City Council of the City of Loveland, Colorado (the “City”) approved the “Consolidated Service Plan for Kinston Metropolitan District Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10” (the “Service Plan”) for the purpose of providing certain parameters for Kinston Metropolitan District Nos. 1 – 10 (the “Districts”) to assist in the financing, acquisition, construction, operations and maintenance of certain public improvements to serve a new development known as Kinston in the City; and

WHEREAS, the Districts were formed after approval of the eligible electors of the Districts at organizational elections held on November 5, 2019, pursuant to Section 32-1-101 *et seq.*, C.R.S., as amended, and by order of the District Court for Larimer County, Colorado; and

WHEREAS, the Service Plan contemplates that Kinston Metropolitan District No. 1 (the “District”) will own, construct, operate and maintain certain public improvements described in the Service Plan benefiting the Districts, and that Kinston Metropolitan Districts Nos. 2 – 10 (the “Financing Districts”) will assist in the payment of costs related thereto; and

WHEREAS, the Districts entered into an Amended and Restated Intergovernmental Agreement Concerning District Operations dated November 19, 2020 (the “Operations IGA”), pursuant to which the Districts agreed, in part, that the District would own, operate and maintain certain public improvements (the “District-Owned Improvements”) and the Financing Districts agreed to fund the operation and maintenance costs incurred by the District for the District-Owned Improvements; and

WHEREAS, pursuant to Section 3.f. of the Operations IGA, the Financing Districts agreed, that so long as the Financing Districts have not terminated the engagement of the District as operator of the District-Owned Improvements as further provided in the Operations IGA, to impose an ad valorem mill levy on property within the boundaries of the Financing Districts (subject to the limits set forth in the Service Plan and subject to the provisions set forth in any bond resolution, indenture, pledge agreement, loan document and/or any other document related to the issuance of bonds by any of the Financing District) and, if necessary, fees or other charges, sufficient to repay or fund the operation and maintenance costs incurred by the District; and

WHEREAS, in addition to the formation of the Districts, the Kinston Community Association, Inc., a Colorado nonprofit corporation (the “Association”) was formed, in part, for the purpose of providing maintenance, repair and replacement of certain private improvements to the property within the Kinson development; and

WHEREAS, the District has installed certain District-Owned Improvements that serve and benefit Kinston Metropolitan District Nos. 2, 3, 4, 5 and 10, including, but not limited to, streets, alleyways, sidewalks, trails, landscaping, playgrounds, parks, mailbox kiosks, a storm water system, and neighborhood pet waste and trash collection stations; and

WHEREAS, to obtain efficiencies of contracts and services without duplication of efforts or expenditures, and to assure that the District-Owned Improvements serving Kinston are adequately operated and maintained and that there are sufficient funds therefore, the District and the Association entered into a “Maintenance Cost Sharing Agreement” dated January 1, 2023 (the “MCS Agreement,”) that provides for the Association and the District to each perform certain operational and maintenance services for the District-Owned Improvements and contribute to the costs of the operations and maintenance of the District-Owned Improvements; and

WHEREAS, pursuant to the MCS Agreement, the Association agreed to perform operation and maintenance services (the “Maintenance Services”) for certain District-Owned Improvements and the District agreed to contribute funds (the “District Contribution”) to the Association to pay the costs of the Association’s provision of Maintenance Services for the District-Owned Improvements; and

WHEREAS, to defray a portion of the costs associated with the District Contribution for the Maintenance Services, the District has determined to establish and impose an annual operations and maintenance fee (the “O&M Fee”) on each Lot (as such term is defined below) located within the Fee Area Boundaries (as such term is defined below); and

WHEREAS, pursuant to Section 32-1-1001(1)(j), C.R.S. and the Service Plan, the Districts have the power and authority, but not the obligation, to impose fees, rates, tolls, penalties, or charges for services, programs, or facilities furnished by the District, and until paid, all such fees, rates, tolls, penalties, or charges shall constitute a perpetual lien on and against the property served, which lien may be foreclosed in the same manner as provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARDS OF DIRECTORS OF KINSTON METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, 5 AND 10 AS FOLLOWS:

1. DEFINITIONS. Except as otherwise expressly provided or where the context indicates otherwise, the following capitalized terms shall have the respective meanings set forth below:

“Due Date” means the date by which the O&M Fee is due, which Due Date is reflected in the invoice sent to the property owner of the Lot.

“Fee Area Boundaries” means the legal boundaries of Kinston Metropolitan District Nos. 2, 3, 4, 5, and 10, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, as such legal boundaries may be amended from time to time.

“Lot” means each parcel of land established by a recorded final subdivision plat and located within the Fee Area Boundaries.

2. ANNUAL O&M FEE. To defray a portion of the costs associated with the District Contribution for the Maintenance Services, the District hereby imposes, and District Nos. 2, 3, 4, 5 and 10 hereby agree to the imposition of, an annual O&M Fee on each Lot within the Fee Area Boundaries; provided, that the O&M Fee shall commence and become due and payable for each Lot in the Fee Area Boundaries at such time the Lot is sold, conveyed, or transferred to a developer or builder. The amount of the O&M Fee imposed for fiscal year 2023 is \$\_\_\_\_\_ per Lot subject to the O&M Fee. The Board reserves the right to decrease the amount of the O&M Fee due in the last quarter of 2023, and in the last quarter of any fiscal year thereafter that the O&M Fee is imposed, as appropriate in relation to any cost savings in the District Contribution realized by the District throughout the year. The Board may impose and adjust the amount of the O&M Fee for any year after fiscal year 2023, as the Board determines necessary to defray a portion of the costs associated with the District Contribution for the Maintenance Services and will post an updated fee schedule on its website for each year the O&M Fee is imposed after fiscal year 2023.

3. PAYMENT OF O&M FEE. The O&M Fee shall be due and payable to the District in four quarterly payments. The District shall bill each applicable property owner quarterly with payment due to the District no later than January 15, April 15, July 15, and October 15 of each fiscal year that the O&M Fee is imposed. The District may impose such penalties for noncompliance herewith as may be permitted by law. Without limiting the foregoing, a late charge on any past-due amounts at the rate of one percent (1%) per month, not to exceed a total of twenty-five percent (25%) of the amount due, shall accrue from the date the O&M Fee is due to the District as set forth in the invoice, if the O&M Fee is not paid in full within five (5) calendar days after the Due Date. Interest will accrue on any due and unpaid O&M Fee, exclusive of the late fee, at a rate of twelve percent (12%) per annum.

4. COLLECTION COSTS. The District shall be entitled to charge and collect from property owners all costs and expenses associated with collecting an unpaid O&M Fee, including attorneys’ fees. The District may institute such remedies and collection procedures as authorized under Colorado law, including, but not limited to, foreclosure of its perpetual lien as provided in Paragraph 5 herein.

5. LIEN. Until paid, the O&M Fee, together with any late fee, interest, and costs of collection imposed and assessed hereunder, shall constitute a statutory, perpetual lien on and against the Lot, and any such lien may be foreclosed in the manner provided by the laws of the State of Colorado for the foreclosure of mechanics’ liens, pursuant to § 32-1-1001(1)(j), C.R.S. Said lien may be foreclosed at such time as the District, in its sole discretion, may determine.

6. MODIFICATION/FUTURE EVENTS. The O&M Fee hereby imposed has been established based on projected budgetary requirements of the District using various assumptions regarding the annual District Contribution for Maintenance Services. The actual District Contribution may differ from projections, and the District may decide to modify the O&M Fee in the future, as provided in Paragraph 2 herein.

7. ACTIONS TO EFFECTUATE RESOLUTION. The District's management and legal counsel are authorized and directed to take all actions necessary and appropriate to effectuate this Resolution and the imposition of the O&M Fee set forth herein. All actions consistent with the provisions of this Resolution heretofore taken by the members of the Board, District management, and District legal counsel directed toward effectuating the purposes stated herein are hereby ratified, approved, and confirmed.

8. SEVERABILITY. If any section, paragraph, clause or provision of this Resolution is declared by any court of competent jurisdiction to be void or unenforceable, such decision shall not affect the validity of the remaining sections, paragraphs, clauses or provisions of this Resolution, which shall remain in full force and effect.

9. RECORDING. This Resolution shall be recorded in the records of the Larimer County Clerk and Recorder against the real property located in the Fee Area Boundaries described in **Exhibit A** attached hereto and incorporated herein by reference.

10. EFFECTIVE DATE. This Resolution and the O&M Fee imposed herein shall take effect on the date and at the time of adoption and shall continue in full force and effect until amended or rescinded by the Board.

(Signatures appear on following page)

ADOPTED this 9th day of March, 2023.

KINSTON METROPOLITAN DISTRICT NO. 1

Abby Kirkbride, President

KINSTON METROPOLITAN DISTRICT NO. 2

Abby Kirkbride, President

KINSTON METROPOLITAN DISTRICT NO. 3

Abby Kirkbride, President

KINSTON METROPOLITAN DISTRICT NO. 4

Abby Kirkbride, President

KINSTON METROPOLITAN DISTRICT NO. 5

Abby Kirkbride, President

KINSTON METROPOLITAN DISTRICT NO. 10

Abby Kirkbride, President

## EXHIBIT A

### FEE AREA BOUNDARIES – *Legal Counsel to confirm boundaries*

#### **KINSTON METROPOLITAN DISTRICT NO. 2:**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, AND A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED LS 14823.

**COMMENCING** AT SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE S23°52'16"W A DISTANCE OF 2156.33 FEET TO THE POINT OF BEGINNING.

THENCE S17°31'45"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 205.37 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 19°21'58", A RADIUS OF 825.00 FEET, A CHORD BEARING S27°12'44"E A DISTANCE OF 277.53 FEET, AND AN ARC DISTANCE OF 278.85 FEET;

THENCE S57°10'52"W NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING S62°15'38"W A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

THENCE S67°20'25"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 139.94 FEET;

THENCE S67°20'25"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 197.05 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°00'00", A RADIUS OF 800.00 FEET, A CHORD BEARING S62°20'25"W A DISTANCE OF 139.45 FEET, AND AN ARC DISTANCE OF 139.63 FEET;

THENCE S57°20'25"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 30.30 FEET;

THENCE S66°48'45"W A DISTANCE OF 27.63 FEET;

THENCE S35°41'43"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 141.98 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S50°41'43"E A DISTANCE OF 85.41 FEET, AND AN ARC DISTANCE OF 86.39 FEET;

THENCE S65°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 85.20 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

THENCE S32°49'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S15°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°44'28", A RADIUS OF 165.00 FEET, A CHORD BEARING S31°03'05"W A DISTANCE OF 149.33 FEET, AND AN ARC DISTANCE OF 166.28 FEET;

THENCE S59°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 374.54 FEET;

THENCE N20°04'42"W A DISTANCE OF 307.04 FEET;

THENCE S67°39'19"W A DISTANCE OF 53.04 FEET;

THENCE N68°55'15"W A DISTANCE OF 13.16 FEET;



KENNETH G. DANGLE, P.E., P.L.S. 24673

DATE: JULY 20, 2020

JOB NO. 6512017804

FOR AND ON BEHALF OF MERRICK & COMPANY



## PROPERTY DESCRIPTION

THENCE S62°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;  
 THENCE S10°38'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°26'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°05'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;  
 THENCE S53°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET;  
 THENCE S36°49'26"W A DISTANCE OF 56.00 FEET;  
 THENCE N53°10'34"W A DISTANCE OF 10.00 FEET;  
 THENCE S36°49'26"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 116.22 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°45'43", A RADIUS OF 905.00 FEET, A CHORD BEARING S43°42'18"W A DISTANCE OF 216.85 FEET, AND AN ARC DISTANCE OF 217.37 FEET;  
 THENCE S50°35'09"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 249.71 FEET;  
 THENCE S39°24'51"E A DISTANCE OF 10.00 FEET;  
 THENCE S50°35'09"W A DISTANCE OF 50.00 FEET;  
 THENCE N39°24'51"W A DISTANCE OF 26.00 FEET;  
 THENCE S50°35'09"W A DISTANCE OF 174.24 FEET TO A POINT ON A LINE BEING 50.00 FEET NORTHERLY AND AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN THAT CORRECTION SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20040098015 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER.  
 THENCE ALONG SAID LINE THE FOLLOWING THREE (3) COURSES:  
 1. N39°26'00"W A DISTANCE OF 81.15 FEET;  
 2. THENCE N39°23'14"W A DISTANCE OF 385.34 FEET;  
 3. THENCE N39°25'17"W A DISTANCE OF 630.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY, AS DESCRIBED IN THAT GRANT OF EASEMENT RECORDED AT RECEPTION NO. 20060051873 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;  
 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY THE FOLLOWING TWO (2) COURSES:  
 1. N40°35'09"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 140.06 FEET;  
 2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°03'59", A RADIUS OF 1111.50 FEET, A CHORD BEARING N22°03'10"E A DISTANCE OF 706.59 FEET, AND AN ARC DISTANCE OF 719.06 FEET;  
 THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°40'21", A RADIUS OF 1075.29 FEET, A CHORD BEARING N04°41'23"E A DISTANCE OF 162.61 FEET, AND AN ARC DISTANCE OF 162.76 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;  
 THENCE N00°20'49"E ALONG SAID WEST LINE, NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 736.77 FEET;  
 THENCE N58°14'45"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 709.21 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°01'18", A RADIUS OF 200.00 FEET, A CHORD BEARING N29°44'06"E A DISTANCE OF 190.93 FEET, AND AN ARC DISTANCE OF 199.04 FEET;  
 THENCE N01°13'28"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 901.11 FEET;  
 THENCE S88°20'42"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 343.87 FEET;  
 THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°48'57", A RADIUS OF 825.00 FEET, A CHORD BEARING S52°56'14"E A DISTANCE OF 956.00 FEET, AND AN ARC DISTANCE OF 1019.68 FEET TO THE **POINT OF BEGINNING**

CONTAINING 90.057 ACRES, MORE OR LESS.



KENNETH G. CHARLETTE, P.L.S. 24673  
 DATE: JULY 20, 2020  
 JOB NO. 6512017804  
 FOR AND ON BEHALF OF MERRICK & COMPANY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

**COMMENCING** AT SAID NORTH QUARTER CORNER OF SECTION 11:

THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE WESTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°40'38", A RADIUS OF 255.00 FEET, A CHORD BEARING S47°05'00"W A DISTANCE OF 197.95 FEET, AND AN ARC DISTANCE OF 203.29 FEET;

THENCE S69°55'18"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 143.98 FEET TO A POINT ON SAID WESTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID WESTERLY LINE THE FOLLOWING TWO (2) COURSES:

1. N59°55'18"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 257.96 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 27°45'17", A RADIUS OF 165.00 FEET, A CHORD BEARING N46°02'40"E A DISTANCE OF 79.15 FEET, AND AN ARC DISTANCE OF 79.93 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.126 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE SOUTHWEST CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

**COMMENCING** AT SAID SOUTH QUARTER CORNER OF SECTION 2:

THENCE N73°16'01"W A DISTANCE OF 632.35 FEET TO A POINT ON THE NORTHEASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 4 AS RECORDED AT RECEPTION NO. 20200074856 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE S46°21'51"W A DISTANCE OF 237.34 FEET;

THENCE N43°37'41"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 23.03 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 66°08'09", A RADIUS OF 37.00 FEET, A CHORD BEARING N76°41'46"W A DISTANCE OF 40.38 FEET, AND AN ARC DISTANCE OF 42.71 FEET;

THENCE S70°14'10"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 152.53 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°53'42", A RADIUS OF 165.00 FEET, A CHORD BEARING S68°47'19"W A DISTANCE OF 8.34 FEET, AND AN ARC DISTANCE OF 8.34 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID RECEPTION NO. 20200074856;

THENCE ALONG SAID NORTHWESTERLY LINE THE FOLLOWING THREE (3) COURSES:

1. N67°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 25.37 FEET;

2. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING N62°15'38"E A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

3. THENCE N57°10'52"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET TO A POINT ON SAID NORTHEASTERLY LINE OF RECEPTION NO. 20200074856;

THENCE ALONG SAID NORTHEASTERLY LINE, ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°29'27", A RADIUS OF 825.00 FEET, A CHORD BEARING S38°08'26"E A DISTANCE OF 35.86 FEET, AND AN ARC DISTANCE OF 35.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.381 ACRES, MORE OR LESS.

### KINSTON METROPOLITAN DISTRICT NO. 3

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°09'13"W A DISTANCE OF 2639.50 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE STAMPED: LS 14863 AND THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE STAMPED: LS 38345.

**COMMENCING** AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N32°52'03"W A DISTANCE OF 1149.11 FEET TO THE **POINT OF BEGINNING**.

THENCE N84°59'58"E A DISTANCE OF 511.37 FEET;

THENCE N05°04'09"W A DISTANCE OF 2.50 FEET;

THENCE N84°59'58"E A DISTANCE OF 70.00 FEET;

THENCE S05°04'09"E A DISTANCE OF 901.64 FEET;

THENCE S35°43'53"W A DISTANCE OF 935.34 FEET;

THENCE S07°17'12"E A DISTANCE OF 747.30 FEET;

THENCE S15°43'06"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 206.39 FEET TO A POINT ON A LINE BEING 50.00 FEET NORTHERLY AND AT RIGHT ANGLES TO THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AS DESCRIBED IN THAT CORRECTION SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 20040096015 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID LINE THE FOLLOWING TWO (2) COURSES:

1. ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28°25'46", A RADIUS OF 3769.83 FEET, A CHORD BEARING N53°37'19"W A DISTANCE OF 1851.42 FEET, AND AN ARC DISTANCE OF 1870.55 FEET;

2. THENCE N39°26'00"W NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 533.78 FEET;

THENCE N50°35'09"E A DISTANCE OF 174.24 FEET;

THENCE S39°24'51"E A DISTANCE OF 26.00 FEET;

THENCE N50°35'09"E A DISTANCE OF 50.00 FEET;

THENCE N39°24'51"W A DISTANCE OF 10.00 FEET;

THENCE N50°35'09"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 249.71 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°45'43", A RADIUS OF 905.00 FEET, A CHORD BEARING N43°42'18"E A DISTANCE OF 216.85 FEET, AND AN ARC DISTANCE OF 217.37 FEET;

THENCE N36°49'26"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 116.22 FEET;

THENCE S53°10'34"E A DISTANCE OF 10.00 FEET;

THENCE N36°49'26"E A DISTANCE OF 56.00 FEET;

THENCE N53°10'34"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING N21°05'13"W A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING N35°34'47"E A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

THENCE N62°11'35"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

THENCE S68°55'15"E A DISTANCE OF 13.16 FEET;

THENCE N67°39'19"E A DISTANCE OF 53.04 FEET;

THENCE S20°04'42"E NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 307.04 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 74°55'18", A RADIUS OF 825.00 FEET, A CHORD BEARING S57°32'23"E A DISTANCE OF 1003.56 FEET, AND AN ARC DISTANCE OF 1078.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 99.766 ACRES, MORE OR LESS.

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING N89°09'13"E A DISTANCE OF 2639.50 FEET BETWEEN THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE, STAMPED: LS 38345 AND THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP DOWN 1.1' BELOW SURFACE, STAMPED: LS 14863.

**COMMENCING** AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N73°00'42"W A DISTANCE OF 1740.61 FEET TO THE SOUTHEASTERLY CORNER OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID CORNER BEING THE **POINT OF BEGINNING**.

THENCE S36°49'26"W ALONG THE SOUTHEASTERLY LINE OF SAID RECEPTION NO. 20200074852 A DISTANCE OF 28.00 FEET;

THENCE N53°10'34"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 553.07 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 63°49'26", A RADIUS OF 200.00 FEET, A CHORD BEARING N21°15'50"W A DISTANCE OF 211.45 FEET, AND AN ARC DISTANCE OF 222.79 FEET;

THENCE N10°38'53"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 367.88 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 51°35'19", A RADIUS OF 400.00 FEET, A CHORD BEARING N36°26'32"E A DISTANCE OF 348.11 FEET, AND AN ARC DISTANCE OF 360.16 FEET;

THENCE N62°14'12"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 378.19 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 02°45'56", A RADIUS OF 895.05 FEET, A CHORD BEARING S21°13'15"E A DISTANCE OF 43.20 FEET, AND AN ARC DISTANCE OF 43.20 FEET TO THE EASTERLY LINE OF SAID RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. S67°39'19"W A DISTANCE OF 53.04 FEET;

2. THENCE N68°55'15"W A DISTANCE OF 13.16 FEET;

3. THENCE S62°11'35"W NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 412.82 FEET;

4. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 49°51'49", A RADIUS OF 172.80 FEET, A CHORD BEARING S35°34'47"W A DISTANCE OF 145.68 FEET, AND AN ARC DISTANCE OF 150.38 FEET;

5. THENCE S10°38'53"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 463.99 FEET;

6. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 63°28'11", A RADIUS OF 172.82 FEET, A CHORD BEARING S21°05'13"E A DISTANCE OF 181.80 FEET, AND AN ARC DISTANCE OF 191.44 FEET;

7. THENCE S53°10'34"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 553.07 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 1.134 ACRES, MORE OR LESS.

## **KINSTON METROPOLITAN DISTRICT NO. 4**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2 AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°09'13"W A DISTANCE OF 2639.50 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP, DOWN 1.1' BELOW SURFACE STAMPED: LS 14863 AND THE WEST QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND #6 REBAR WITH 2-1/2" ALUMINUM CAP, 0.2' ABOVE SURFACE STAMPED: LS 38345.

**COMMENCING** AT SAID CENTER QUARTER CORNER OF SECTION 11;

THENCE N32°52'03"W A DISTANCE OF 1149.11 FEET TO THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 74°55'18", A RADIUS OF 825.00 FEET, A CHORD BEARING N57°32'23"W A DISTANCE OF 1003.56 FEET, AND AN ARC DISTANCE OF 1078.79 FEET;

THENCE N59°55'18"E NON-TANGENT WITH THE LAST DESCRIBED CURVE AND TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 374.54 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°44'26", A RADIUS OF 165.00 FEET, A CHORD BEARING N31°03'05"E A DISTANCE OF 159.33 FEET, AND AN ARC DISTANCE OF 166.28 FEET;

THENCE N02°10'52"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING N15°19'08"W A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

THENCE N32°49'08"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.90 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING N49°15'25"W A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

THENCE N65°41'43"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING N50°41'43"W A DISTANCE OF 85.41 FEET, AND AN ARC DISTANCE OF 86.39 FEET;

THENCE N35°41'43"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 141.98 FEET;

THENCE N56°48'45"E A DISTANCE OF 27.63 FEET;

THENCE N57°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 30.30 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°00'00", A RADIUS OF 800.00 FEET, A CHORD BEARING N62°20'25"E A DISTANCE OF 139.45 FEET, AND AN ARC DISTANCE OF 139.63 FEET;

THENCE N67°20'25"E TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 197.05 FEET;

THENCE N67°20'25"E TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 139.94 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°09'33", A RADIUS OF 200.00 FEET, A CHORD BEARING N62°15'38"E A DISTANCE OF 35.42 FEET, AND AN ARC DISTANCE OF 35.46 FEET;

THENCE N57°10'52"E TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 358.60 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 41°42'41", A RADIUS OF 825.00 FEET, A CHORD BEARING S57°45'04"E A DISTANCE OF 587.43 FEET, AND AN ARC DISTANCE OF 600.60 FEET;

THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 04°56'18", A RADIUS OF 825.00 FEET, A CHORD BEARING S81°04'33"E A DISTANCE OF 71.08 FEET, AND AN ARC DISTANCE OF 71.11 FEET;

THENCE S01°05'54"E NON-TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 428.17 FEET;

THENCE S19°38'52"W A DISTANCE OF 370.34 FEET;

THENCE S16°00'47"E A DISTANCE OF 271.03 FEET;

THENCE S05°04'09"E A DISTANCE OF 471.74 FEET;

THENCE S84°59'58"W A DISTANCE OF 70.00 FEET;

THENCE S05°04'09"E A DISTANCE OF 2.50 FEET;

THENCE S84°59'58"W A DISTANCE OF 511.37 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 44.373 ACRES, MORE OR LESS.

## PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11, AS BEARING S89°08'09"W A DISTANCE OF 2639.41 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN CONCRETE PAD, 1.5' BELOW SURFACE, STAMPED: LS 12374 AND THE NORTHWEST CORNER OF SAID SECTION 11 BEING MONUMENTED BY A FOUND 2" BRASS IN 6" CONCRETE PAD, 0.5' BELOW SURFACE, STAMPING ILLEGIBLE.

**COMMENCING** AT SAID NORTH QUARTER CORNER OF SECTION 11;

THENCE S51°02'58"W A DISTANCE OF 1421.11 FEET TO A POINT ON THE EASTERLY LINE OF KINSTON METROPOLITAN DISTRICT NO. 2 AS RECORDED AT RECEPTION NO. 20200074852 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER, SAID POINT BEING THE **POINT OF BEGINNING**.

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 55°48'44", A RADIUS OF 255.00 FEET, A CHORD BEARING N03°39'41"W A DISTANCE OF 238.69 FEET, AND AN ARC DISTANCE OF 248.40 FEET;

THENCE N31°34'03"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 158.67 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°40'53", A RADIUS OF 165.00 FEET, A CHORD BEARING N36°54'30"W A DISTANCE OF 30.72 FEET, AND AN ARC DISTANCE OF 30.76 FEET;

THENCE N42°14'56"W TANGENT WITH THE LAST DESCRIBED CURVE AND NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 174.17 FEET TO A POINT ON SAID EASTERLY LINE OF RECEPTION NO. 20200074852;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING SEVEN (7) COURSES:

1. ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 18°36'16", A RADIUS OF 165.00 FEET, A CHORD BEARING S56°23'35"E A DISTANCE OF 53.34 FEET, AND AN ARC DISTANCE OF 53.58 FEET;

2. THENCE S55°41'43"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 65.20 FEET;

3. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°52'35", A RADIUS OF 165.00 FEET, A CHORD BEARING S49°15'25"E A DISTANCE OF 93.38 FEET, AND AN ARC DISTANCE OF 94.68 FEET;

4. THENCE S32°49'08"E TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 115.90 FEET;

5. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 35°00'00", A RADIUS OF 165.00 FEET, A CHORD BEARING S15°19'08"E A DISTANCE OF 99.23 FEET, AND AN ARC DISTANCE OF 100.79 FEET;

6. THENCE S02°10'52"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.16 FEET;

7. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 29°59'10", A RADIUS OF 165.00 FEET, A CHORD BEARING S17°10'27"W A DISTANCE OF 85.37 FEET, AND AN ARC DISTANCE OF 86.35 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 0.425 ACRES, MORE OR LESS.

## KINSTON METROPOLITAN DISTRICT NO. 5

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, AND A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

**BEGINNING** AT SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE S01°13'28"W ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 2625.29 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 11;

THENCE S00°20'40"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 11, NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 118.79 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°11'40", A RADIUS OF 825.00 FEET, A CHORD BEARING N52°37'35"W A DISTANCE OF 948.69 FEET, AND AN ARC DISTANCE OF 1010.73 FEET;

THENCE N17°31'45"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 205.37 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 70°48'57", A RADIUS OF 825.00 FEET, A CHORD BEARING N52°56'14"W A DISTANCE OF 956.00 FEET, AND AN ARC DISTANCE OF 1019.68 FEET;

THENCE N88°20'42"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 343.87 FEET;

THENCE N01°13'28"E A DISTANCE OF 1353.93 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

THENCE N89°03'30"E ALONG SAID NORTH LINE A DISTANCE OF 1950.51 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 86.388 ACRES, MORE OR LESS.

**KINSTON METROPOLITAN DISTRICT NO. 10:****PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 2, A PORTION OF THE NORTHWEST QUARTER OF SECTION 11, A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, AND A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, AS BEARING S89°03'30"W A DISTANCE OF 2643.82 FEET BETWEEN THE CENTER QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" BRASS CAP FLUSH WITH THE GROUND, STAMPING ILLEGIBLE AND THE WEST QUARTER CORNER OF SAID SECTION 2 BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, DOWN 0.5 FEET IN A RANGE BOX, STAMPED: LS 14823.

**COMMENCING** AT SAID CENTER QUARTER CORNER OF SECTION 2;

THENCE S89°03'30"W ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2 A DISTANCE OF 1950.51 FEET TO THE **POINT OF BEGINNING**;

THENCE S01°13'28"W TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 2255.04 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°01'18", A RADIUS OF 200.00 FEET, A CHORD BEARING S29°44'06"W A DISTANCE OF 190.93 FEET, AND AN ARC DISTANCE OF 199.04 FEET;

THENCE S58°14'45"W TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 709.21 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE S00°20'49"W ALONG SAID WEST LINE, TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 736.77 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°40'21", A RADIUS OF 1075.29 FEET, A CHORD BEARING S04°41'23"W A DISTANCE OF 162.61 FEET, AND AN ARC DISTANCE OF 162.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY AS DESCRIBED IN THAT GRANT OF EASEMENT RECORDED AT RECEPTION NO. 20060051673 IN THE OFFICE OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF CENTERRA PARKWAY THE FOLLOWING TWENTY-NINE (29) COURSES:

1. ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°04'25", A RADIUS OF 1111.50 FEET, A CHORD BEARING N00°28'58"E A DISTANCE OF 117.77 FEET, AND AN ARC DISTANCE OF 117.83 FEET;
2. THENCE N02°51'25"E NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 10.12 FEET;
3. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°21'37", A RADIUS OF 7981.50 FEET, A CHORD BEARING N02°56'41"W A DISTANCE OF 50.17 FEET, AND AN ARC DISTANCE OF 50.17 FEET;
4. THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°40'04", A RADIUS OF 1117.07 FEET, A CHORD BEARING N07°35'55"W A DISTANCE OF 188.26 FEET, AND AN ARC DISTANCE OF 188.49 FEET;
5. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 05°27'10", A RADIUS OF 533.50 FEET, A CHORD BEARING N15°09'32"W A DISTANCE OF 50.75 FEET, AND AN ARC DISTANCE OF 50.77 FEET;
6. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°12'05", A RADIUS OF 1124.50 FEET, A CHORD BEARING N17°59'09"W A DISTANCE OF 3.95 FEET, AND AN ARC DISTANCE OF 3.95 FEET;
7. THENCE N18°05'12"W TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 140.61 FEET;
8. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 21°32'34", A RADIUS OF 283.50 FEET, A CHORD BEARING N07°18'55"W A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;



9. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $68^{\circ}27'26''$ , A RADIUS OF 8.50 FEET, A CHORD BEARING  $N37^{\circ}41'05''E$  A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
10. THENCE  $N71^{\circ}54'48''E$  TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 68.77 FEET;
11. THENCE  $N18^{\circ}05'12''W$  NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 101.00 FEET;
12. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $21^{\circ}41'02''$ , A RADIUS OF 283.50 FEET, A CHORD BEARING  $S82^{\circ}45'19''W$  A DISTANCE OF 106.65 FEET, AND AN ARC DISTANCE OF 107.29 FEET;
13. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $68^{\circ}18'58''$ , A RADIUS OF 7.50 FEET, A CHORD BEARING  $N52^{\circ}14'41''W$  A DISTANCE OF 8.42 FEET, AND AN ARC DISTANCE OF 8.94 FEET;
14. THENCE  $N18^{\circ}05'12''W$  TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 116.62 FEET;
15. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $33^{\circ}13'56''$ , A RADIUS OF 1944.50 FEET, A CHORD BEARING  $N01^{\circ}28'13''W$  A DISTANCE OF 1112.09 FEET, AND AN ARC DISTANCE OF 1127.83 FEET;
16. THENCE  $N21^{\circ}03'15''E$  NON-TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 9.96 FEET;
17. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $06^{\circ}09'07''$ , A RADIUS OF 436.50 FEET, A CHORD BEARING  $N18^{\circ}32'04''E$  A DISTANCE OF 46.85 FEET, AND AN ARC DISTANCE OF 46.87 FEET;
18. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $01^{\circ}52'38''$ , A RADIUS OF 3128.55 FEET, A CHORD BEARING  $N22^{\circ}32'57''E$  A DISTANCE OF 102.50 FEET, AND AN ARC DISTANCE OF 102.50 FEET;
19. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  $04^{\circ}47'57''$ , A RADIUS OF 598.50 FEET, A CHORD BEARING  $N21^{\circ}05'17''E$  A DISTANCE OF 50.12 FEET, AND AN ARC DISTANCE OF 50.13 FEET;
20. THENCE  $N18^{\circ}41'19''E$  TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 134.64 FEET;
21. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $21^{\circ}32'34''$ , A RADIUS OF 283.50 FEET, A CHORD BEARING  $N29^{\circ}27'36''E$  A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;
22. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $68^{\circ}27'26''$ , A RADIUS OF 8.50 FEET, A CHORD BEARING  $N74^{\circ}27'36''E$  A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
23. THENCE  $S71^{\circ}18'41''E$  TANGENT WITH THE LAST DESCRIBED CURVE A DISTANCE OF 68.77 FEET;
24. THENCE  $N18^{\circ}41'19''E$  NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 101.00 FEET;
25. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $21^{\circ}32'34''$ , A RADIUS OF 283.50 FEET, A CHORD BEARING  $N60^{\circ}32'24''W$  A DISTANCE OF 105.97 FEET, AND AN ARC DISTANCE OF 106.59 FEET;
26. THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF  $68^{\circ}27'26''$ , A RADIUS OF 8.50 FEET, A CHORD BEARING  $N15^{\circ}32'24''W$  A DISTANCE OF 9.56 FEET, AND AN ARC DISTANCE OF 10.16 FEET;
27. THENCE  $N18^{\circ}41'19''E$  TANGENT WITH THE LAST AND FOLLOWING DESCRIBED CURVES A DISTANCE OF 151.85 FEET;
28. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF  $17^{\circ}33'42''$ , A RADIUS OF 2484.50 FEET, A CHORD BEARING  $N09^{\circ}54'28''E$  A DISTANCE OF 758.54 FEET, AND AN ARC DISTANCE OF 761.52 FEET;
29. THENCE  $N01^{\circ}07'37''E$  A DISTANCE OF 243.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2; THENCE  $N89^{\circ}03'30''E$  ALONG SAID NORTH LINE A DISTANCE OF 631.82 FEET TO THE **POINT OF BEGINNING**.

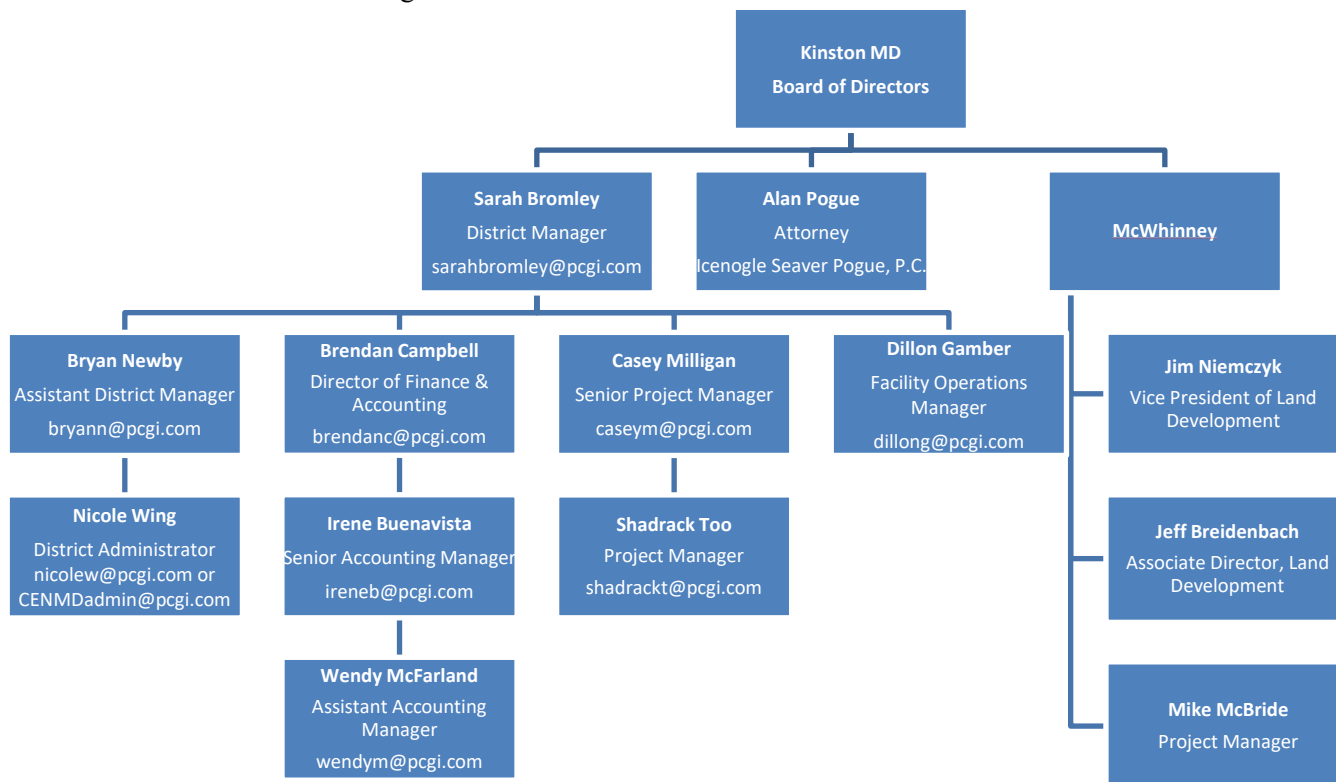
CONTAINING 51.363 ACRES, MORE OR LESS.



To: Kinston Metropolitan District Board of Directors  
 From: Pinnacle Consulting Group, Inc.  
 Subject: District Managers Report  
 Board Meeting Date: March 9, 2022

**General District Matters**

- Please contact Sarah Bromley, District Manager, at [sarabhromley@pcgi.com](mailto:sarabhromley@pcgi.com) for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- Kinston’s 2023 District Management Team:



Kinston Metropolitan District  
 c/o Pinnacle Consulting Group, Inc.  
 550 W. Eisenhower Blvd., Loveland, CO 80537  
 Phone: 970-669-3611/FAX: 970-669-3612  
 Email: [KINMDadmin@PCGI.com](mailto:KINMDadmin@PCGI.com)

- The District’s management team performed routine matters since the December 8, 2023 Board meeting. Monthly, District management provides the following services:
  - Adheres to administrative and compliance matters.
  - Processes monthly payables and financial reports.
  - Oversees District budget and operational expenditures.
  - Oversees District operations per the approved Service Plan and District needs.
  - Collaborates with legal counsel on legal matters.
  - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
  - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
- District Management attended the McWhinney Districts Conference Call on March 1, 2023 where we discussed Kinston O&M Fee financial modeling in preparation for the board meeting.
- The District Management Team is working with ChargePoint representatives to renew Kinston Hub’s EV charging station annual plan to ensure the station is operating at full capacity.
- Congratulations Kinston Board and Contractors! Kinston and The Hub won the 2022 Best in American Living™ Community or Community Facility of the Year award, a prestigious award from National Association of Home Builders (NAHB)! Judges shared Kinston has “A strong site plan, with a clear concept and design aesthetic. Well placed green spaces create an immediate sense of community, and mobility around the community is intentional and scenic.” To learn more visit <https://www.nahb.org/news-and-economics/press-releases/2023/02/nahb-announces-best-in-american-living-awards-winners>
- The District Management team has been auditing HOA, COA, and McWhinney District websites to ensure District links are updated and information about Districts are current and accurate. Cohere has recently completed updates to their Kinston HOA website. We have sent our website audit to McWhinney’s marketing team and will coordinate with them on progress.
- 2023 Kinston Key Meeting Dates: The enclosed calendar includes Kinston Board Meetings, McWhinney Districts Coordination Conference Calls, and Onsite Inspections.
- Compliance matters, due dates, and status for the District:

COMPLIANCE MATTERS	RESPONSIBLE	DUE DATE	COMPLETION
Map Filings	PCGI	01/01/23	Completed
Transparency Notices	PCGI	01/15/23	Completed
File Budget	PCGI	01/31/23	Completed
SDA Membership Renewals	PCGI	03/01/23	Completed
Draft 2024 Budgets Distributed to Board of Directors	PCGI	10/15/23	
Property & Liability Insurance Renewals	PCGI	12/01/23	
Mill Levy Certification	PCGI	12/15/23	
Website Compliance	PCGI	12/31/23	
Payables	PCGI/Board	Monthly	Sent to Board third week of the month

Kinston Metropolitan District  
 c/o Pinnacle Consulting Group, Inc.  
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 Email: [KINMDadmin@PCGI.com](mailto:KINMDadmin@PCGI.com)

## **Operations and Maintenance**

- KMD and PCGI team continue to coordinate with KCA and Cohere on operation and maintenance and the implementation of the maintenance cost sharing agreement.
- PCGI team coordinating with vendors and processing contracts, planning, and managing district maintenance responsibilities (splash pad, storm structures).
- KMD and KCA continue coordination on various asset installations, warranty periods, and acceptance timelines for 2023.
- District 2023 O&M plan has been finalized and is included with the board packet.



# Kinston Metropolitan District 2023 Operations and Maintenance Plan

[Schedules are subject to change]

## January

- Finalize O&M contracts
- Issue O&M Plan
- Finalize and implement cost sharing agreement

## April

- Start storm structure maintenance

## May

- Inspect concrete trails and trail bridges, dog stations, other hardscapes
- Start up of splash pad

## July

- O&M scope review/pricing requests

## August

- Meet on-site with district manager and board representative(s)
- Draft 2024 O&M budget

## September

- O&M bidding process

## October

- Winterize splash pad

## November

- Finish storm structure maintenance
- Finalize 2024 O&M budget

## December

- Submit annual storm water maintenance report
- Update service area maps
- Issue O&M contracts