

# KINSTON METROPOLITAN DISTRICT NOS. 1-10

## NOTICE OF REGULAR MEETING AND AGENDA

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

**Date: December 14, 2023 (Thursday)**

**Time: 1:00 P.M.**

**Place: MS TEAMS & Teleconference**

[Click here to join the meeting](#)

Meeting ID: 271 555 511 108 Passcode: xwx3hw

**Or call in (audio only)**

[+1 720-721-3140](tel:+17207213140).,[230336235](tel:+1230336235)# Phone Conference ID: 230 336 235#

### I. ADMINISTRATIVE ITEMS

- A. Call to Order.
- B. Declaration of Quorum/Director Disclosure of any Potential Conflicts of Interest.
- C. Approval of Agenda. **(Pages 1-2)**
- D. Public Comment. (Limited to 3-Minutes Per Person).
- E. Director Comment.

### II. CONSENT AGENDA

- A. Approval of Minutes – November 3, 2023, Special and Annual Meeting.  
**(Pages 3-12)**
- B. Ratification of Payment of Claims. **(Pages 13-22)**
- C. Unaudited Financial Statements for the period ending September 30, 2023.  
**(Pages 36-58)**
- D. Ratification of Contract Modifications. **(Pages 23-25)**

### III. DISTRICT MANAGER ITEMS

- A. District Manager's Report. **(Pages 26-27)**

### IV. CAPITAL INFRASTRUCTURE ITEMS

- A. District Capital Infrastructure Report and District Project Manager Update.  
**(Pages 28-34)**
- B. Capital Fund Summary Review. **(To Be Distributed Under Separate Cover)**
- C. Budget Approval and Contracting. **(To Be Distributed Under Separate Cover)**
  - a. General Capital (CFS #1)

Professionally Managed by:  
Pinnacle Consulting Group, Inc.  
550 W. Eisenhower, Loveland, CO 80537  
Phone: 970-617-2474 | FAX: 970-669-3612  
District Email: [KINMDadmin@PCGI.com](mailto:KINMDadmin@PCGI.com)  
District Website: [www.kinstonmd.live](http://www.kinstonmd.live)

- i. Consider Approval of Amended Project Budget (\$TBD).

**V. LEGAL ITEMS**

- A. Consideration and Approval of Intergovernmental Agreement Between Kinston MD No. 1 and Kinston MD No. 9 Concerning Capital Contributions for Public Improvements.

**VI. FINANCIAL ITEMS**

- A. Finance Manager's Report. **(Page 35)**
- B. Public Hearing regarding the Proposed 2024 Budgets.
- C. Consider Adoption of 2024 Budgets; Consideration and Approval of Resolutions to Adopt Budgets; Certify Mill Levies and Appropriate Sums of Money. **(Pages 36-58)**

**VII. DIRECTOR ITEMS**

**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 scheduled for January 11, 2024\*\*\****

**RECORD OF PROCEEDINGS**

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

**HELD**  
**November 3, 2023**

The Special Meeting of Kinston Metropolitan District Nos. 1-10 was held via MS Teams and Teleconference on Friday, November 3, 2023, at 12:00 p.m.

ATTENDANCE

Directors in Attendance:  
Kim Perry, President  
Tim DePeder, Vice President  
Josh Kane, Treasurer & Secretary  
Brad Lenz, Asst. Secretary & Asst. Treasurer

Also in Attendance:  
Alan Pogue; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Kieyesia Conaway, Brendan Campbell, Irene Buenavista,  
Wendy McFarland, and Casey Milligan; Pinnacle Consulting Group, Inc.  
Jeff Breidenbach and Laura Wright; McWhinney.

ADMINISTRATIVE  
ITEMS

Call to Order: The Special Meeting of the Boards of Directors (collectively, the “Boards”) of the Kinston Metropolitan District Nos. 1-10 (collectively, the “District”) was called to order by Director Perry at 12:02 p.m.

Coordinated Meetings: The Boards determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts at such meetings. Unless otherwise noted below, the matters set forth below shall be deemed to be the actions of the Board of Directors of Kinston Metropolitan District No. 1, with concurrence by the Boards of Directors of Kinston Metropolitan District Nos. 2, 3, 4, 5, 6, 7, 8, 9 and 10.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Perry noted that a quorum was present, with four out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. 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 Board Members are employees of McWhinney Real Estate Services, Inc. and Land Asset Strategies, which are associated with the primary landowners and developer within the Districts. Mr. Pogue advised the Boards that pursuant to Colorado law, certain disclosures by

**RECORD OF PROCEEDINGS**

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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 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 considered the approval of the agenda. Following review and discussion, upon a motion duly made by Director DePeder, seconded by Director Lenz, and upon vote, unanimously carried, it was

**RESOLVED** to approve the agenda, as amended to move agenda section V to precede agenda section III.

Public Comment: There were no Public Comments received.

Director Comment: There were no Director Comments received.

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CONSENT AGENDA

Director Perry reviewed the items on the consent agenda with the Boards. Director Perry advised the Boards that any item may be removed from the consent agenda to the regular agenda upon the request of any Director. No items were requested to be removed from the consent agenda. Upon a motion duly made by Director Lenz, Seconded by Director DePeder, the following items on the consent agenda were unanimously approved, ratified, and adopted:

- A. Approval of Minutes – October 12, 2023, Regular Meeting.
- B. Payment of Claims.
- C. Contract Modifications.
- D. 2024 Annual Administrative Matters Resolution.
- E. 2024 Meeting Resolution.
- F. First Amendment to Amended and Restated Public Records Policy.

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2023  
AMENDED  
BUDGET HEARING

Director Perry opened the 2023 Amended Budget Hearing for Kinston Metropolitan District Nos. 1 - 10. Mr. Newby reported that notice of the budget hearing was published on October 20, 2023, in the Loveland Reporter-Harold, in accordance with state budget law. There being no public input, the public portion of the budget hearing was closed. Ms.

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Buenavista reviewed the amended budgets in detail and answered questions. The budgets for the District are as follows:

District No. 1  
Capital Projects Fund: \$10,233,574

Following review and discussion, upon a motion duly made by Director Lenz, seconded by Director DePeder, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Resolutions to Adopt the 2023 Amended Budgets and appropriate funds for Kinston Metropolitan District Nos. 1- 10 and authorize such further actions of the officers and consultants necessary to sign related documents and submit and file such documents required to finalize the amended budgets.

2024  
BUDGET HEARING

Director Perry opened the 2024 Budget Hearing for Kinston Metropolitan District Nos. 1-10. Mr. Newby reported that notice of the budget hearing was published on October 20, 2023, in the Loveland Reporter-Harold, in accordance with state budget law. Ms. Buenavista reviewed the mill levies, estimated revenues, and expenditures in detail and answered questions. The budgets for the District are as follows:

District No. 1  
General Fund: \$501,642  
Capital Projects Fund: \$30,497,485

District No. 2  
Mill Levy: 78.267  
General Fund: \$620,234

District No. 3  
Mill Levy: 84.583  
General Fund: \$161

District No. 4  
Mill Levy: 84.583  
General Fund: \$220

District No. 5  
Mill Levy: 80.113  
General Fund: \$2,313  
Debt Service Fund: \$637,629

## RECORD OF PROCEEDINGS

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District No. 6  
 Mill Levy: 27.885  
 General Fund: \$100

District No. 7  
 Mill Levy: 27.885  
 General Fund: \$100

District No. 8  
 Mill Levy: 27.885  
 General Fund: \$100

District No. 9  
 Mill Levy: 27.467  
 General Fund: \$ 113

District No. 10  
 Mill Levy: 34.301  
 General Fund: \$990

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

**RESOLVED** to approve the Resolutions to Adopt the 2024 Budgets for Kinston Metropolitan District Nos. 1-10, set the mill levies, and appropriate budgeted funds upon final certification of values being received by the County of Larimer on or before December 15, 2023, and approve all other documents related to the 2024 budgets. The District Manager is authorized to make minor modifications that may be necessary following receipt of final assessed values.

### FINANCIAL ITEMS

Approval of Adams Group for 2023 Audit: Ms. Buenavista presented the Adams Group for 2023 Audit to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director DePeder, seconded by Director Lenz, and upon vote, unanimously carried, it was

**RESOLVED** to approve Adams Group for 2023 Audit, not to exceed \$14,000.00.

## RECORD OF PROCEEDINGS

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DISTRICT MANAGER  
ITEMS

District Manager’s Report: Mr. Newby presented the District Manager’s Report to the Boards and answered questions.

2024 Master Service Agreements with Operations and Maintenance Service Contractors: Mr. Newby and Mr. Milligan presented the 2024 Master Service Agreements with Operations and Maintenance Service Contractors to the Boards and answered questions.

- i. All Sweep
- ii. Environmental Designs Inc.
- iii. Fiske Electric
- iv. High Plains Environmental Center
- v. McWhinney Real Estate Services
- vi. SWPPP Colorado

Following review and discussion, upon a motion duly made by Director Kane, seconded by Director Lenz, and upon vote, unanimously carried, it was

**RESOLVED** to approve the 2024 Master Service Agreements with Operations and Maintenance Service Contractors within the Approved 2024 Budget, as presented.

Authorization of District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget: Mr. Newby requested the Boards consider delegating authority to the District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 Budget. Following review and discussion, upon a motion duly made by Director Kane, seconded by Director Lenz, and upon vote, unanimously carried, it was

**RESOLVED** to authorize the District Manager to Execute 2024 Work Orders with Approved Operations and Maintenance Service Contractors within the Approved 2024 budget, as presented.

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CAPITAL  
INFRASTRUCTURE  
ITEMS

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

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**RECORD OF PROCEEDINGS**

LEGAL ITEMS

Approval of Fourth 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 for CED for Operating Advances: Mr. Pogue presented the Fourth 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 for CED for Operating Advances to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Kane, seconded by Director Lenz, and upon vote, unanimously carried, it was

**RESOLVED** to approve the Fourth 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 for CED for Operating Advances.

Approval of Fifth Amendment to Improvement Acquisition, Advance and Reimbursement Agreement with CD and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note with CED for Capital Advances: Mr. Pogue presented the Fifth Amendment to Improvement Acquisition, Advance and Reimbursement Agreement with CD and, in connection therewith, Refunding Subordinate Note and Issuance of new Subordinate Note with CED for Capital Advances to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Kane, seconded by Director Lenz, and upon vote, unanimously carried, it was

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

Approval of First Amendment to Intergovernmental Agreement Concerning District Operations: Mr. Pogue Presented the First Amendment to Intergovernmental Agreement Concerning District Operations to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Kane, seconded by Director Lenz, and upon vote, unanimously carried, it was

**RESOLVED** to approve the First Amendment to Intergovernmental Agreement Concerning District Operations.

Ratification of Addendum No. 5 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District



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No. 1 and Centerra Metropolitan district No. 1 for Regional Pond: Mr. Pogue presented the Addendum No. 5 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District No. 1 and Centerra Metropolitan district No. 1 for Regional Pond to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Lenz, seconded by Director Kane, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the Addendum No. 5 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District No. 1 and Centerra Metropolitan district No. 1 for Regional Pond.

Ratification of Addendum No. 6 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District No. 1 and Centerra Metropolitan District No. 1 for Public Improvements: Mr. Pogue Presented the Addendum No. 6 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District No. 1 and Centerra Metropolitan District No. 1 for Public Improvements to the Boards and answered questions. Following review and discussion, upon a motion duly made by Director Lenz, seconded by Director Kane, and upon vote, unanimously carried, it was

**RESOLVED** to ratify the Addendum No. 6 to Intergovernmental Agreement Regarding Allocation of Costs of Public Improvements between District No. 1 and Centerra Metropolitan District No. 1 for Public Improvements.

DIRECTOR  
MATTERS

There were no Director Items to come before the Boards.

OTHER  
MATTERS

There were no Other Matters to come before the Boards.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 1:00 p.m.

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

## RECORD OF PROCEEDINGS

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Respectfully submitted,

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Kieyesia Conaway, Recording Secretary for the Meeting

## RECORD OF PROCEEDINGS

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### MINUTES OF THE ANNUAL COMMUNITY MEETING OF KINSTON METROPOLITAN DISTRICT NOS. 1-10

HELD  
November 3, 2023

The Annual Community Meeting of Kinston Metropolitan District Nos. 1-10 was held via MS Teams and Teleconference on Friday, November 3, 2023, at 11:30 a.m.

#### ATTENDANCE

##### Directors in Attendance:

Kim Perry, President & Chairperson  
Tim DePeder, vice President  
Brad Lenz, Assistant Secretary & Assistant Treasurer

##### Directors Absent, but Excused:

Josh Kane, Treasurer & Secretary

##### Also in Attendance:

Alan Pogue; Icenogle Seaver Pogue, P.C.  
Bryan Newby, Kieyesia Conaway, Irene Buenavista, Wendy McFarland,  
and Casey Milligan; Pinnacle Consulting Group, Inc.  
Jeff Breidenbach and Laura Wright; McWhinney

#### ADMINISTRATIVE ITEMS

Call to Order: The Annual Community Meeting of the Boards of Directors (collectively, the “Boards”) of the Kinston Metropolitan District Nos. 1-10 (collectively, the “District”) was called to order by Mr. Newby at 11:33 a.m.

Declaration of Quorum/Director Qualifications/Disclosure of Potential Conflicts of Interest: Director Perry noted that a quorum was present, with three out of four Directors in attendance. All Board Members confirmed their qualifications to serve on the Boards. 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 Board Members are employees of McWhinney Real Estate Services, Inc. and Land Asset Strategies, which are 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 matters as required under Colorado law to permit official action to be taken at the meeting. Additionally, the Boards determined that the

## RECORD OF PROCEEDINGS

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participation of the members present was necessary to obtain a quorum or otherwise enable the Boards to act.

ANNUAL MEETING REQUIREMENTS

Presentation regarding the Status of Public Infrastructure Projects within the Districts: Mr. Breidenbach and Mr. Milligan presented the Status of Public Infrastructure Projects within the District to the Boards and answered questions.

Unaudited Financial Statements: Ms. Buenavista presented the Unaudited Financial Statements for the period ending June 30, 2023.

Presentation regarding the status of Outstanding Bonds: Ms. Buenavista presented the Status of Outstanding Bonds to the Boards and answered questions.

Community questions: There were no Members of the Public present for questions.

ADJOURNMENT

There being no further business to come before the Boards, the meeting was adjourned at 11:41 a.m.

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

Respectfully submitted,

\_\_\_\_\_  
Kieyesia Conaway, Recording Secretary for the Meeting

**Kinston Metropolitan District No. 1**  
**Check Detail**  
 October 25, 2023 through December 5, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	Bill.com	10/25/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	19	07/15/2023		3-55601 - Project-Direct	178,326.20
TOTAL					<u>178,326.20</u>
Bill Pmt -Check	Bill.com	11/02/2023	GE Construction, Inc.	1072 - Bill.com Money Out Clearing	
Bill	4156	09/15/2023		3-55601 - Project-Direct	16,780.00
TOTAL					<u>16,780.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25146	09/30/2023		1-51080 - Facilities Management	1,050.00
				1-51040 - District Management	7,840.00
				1-51000 - Accounting	12,180.00
TOTAL					<u>21,070.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	Prairie Mountain Media, LLC	1072 - Bill.com Money Out Clearing	
Bill	2006911	09/28/2023		1-51120 - Office, Dues & Other	43.50
TOTAL					<u>43.50</u>
Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25083	09/15/2023		3-55303 - Project Administration	975.00
TOTAL					<u>975.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25075	09/15/2023		3-51040 - District Management, Capital	2,587.50
TOTAL					<u>2,587.50</u>
Bill Pmt -Check	Bill.com	11/02/2023	Soilogic Inc.	1072 - Bill.com Money Out Clearing	
Bill	119873	09/15/2023		3-55604 - Engineering	6,365.00
TOTAL					<u>6,365.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	King Surveyors LLC	1072 - Bill.com Money Out Clearing	
Bill	419835	09/15/2023		3-55204 - Engineering	3,634.00
TOTAL					<u>3,634.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	Norris Design, Inc.	1072 - Bill.com Money Out Clearing	
Bill	01-83834	09/15/2023		3-57004 - Engineering	2,461.25
TOTAL					<u>2,461.25</u>
Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25077	09/15/2023		3-55603 - Project Administration	1,162.50
TOTAL					<u>1,162.50</u>
Bill Pmt -Check	Bill.com	11/02/2023	Icenogle Seaver Pogue, P.C.	1072 - Bill.com Money Out Clearing	
Bill	24319	09/30/2023		1-51110 - Legal Services	6,940.50
TOTAL					<u>6,940.50</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
**October 25, 2023 through December 5, 2023**

	Type	Num	Date	Name	Account	Paid Amount
	Bill Pmt -Check	Bill.com	11/02/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	410531	09/15/2023		3-55102 - Project Management	15,642.00
TOTAL						<u>15,642.00</u>
	Bill Pmt -Check	Bill.com	11/02/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	410534	09/15/2023		3-57002 - Project Management	29,562.70
TOTAL						<u>29,562.70</u>
	Bill Pmt -Check	Bill.com	11/02/2023	Norris Design, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	01-84424	09/15/2023		3-57004 - Engineering	2,167.50
TOTAL						<u>2,167.50</u>
	Bill Pmt -Check	Bill.com	11/02/2023	Norris Design, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	01-83534	09/15/2023		3-55604 - Engineering	1,860.00
TOTAL						<u>1,860.00</u>
	Bill Pmt -Check	Bill.com	11/02/2023	SWPPP Colorado, LLC	1072 - Bill.com Money Out Clearing	
	Bill	6689	09/14/2023		1-52400 - Storm Water Facilities	190.00
TOTAL						<u>190.00</u>
	Bill Pmt -Check	Bill.com	11/02/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
	Bill	INV11	08/15/2023		3-55801 - Project-Direct	257,197.06
TOTAL						<u>257,197.06</u>
	Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	25081	09/15/2023		3-57003 - Project Administration	805.00
TOTAL						<u>805.00</u>
	Bill Pmt -Check	Bill.com	11/02/2023	Foothills Landscape Maintenance, LLC	1072 - Bill.com Money Out Clearing	
	Bill	69363	09/15/2023		3-55101 - Project-Direct	1,600.00
TOTAL						<u>1,600.00</u>
	Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	25082	09/15/2023		3-55103 - Project Administration	1,537.50
TOTAL						<u>1,537.50</u>
	Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	25078	09/15/2023		3-55203 - Project Administration	420.00
TOTAL						<u>420.00</u>
	Bill Pmt -Check	Bill.com	11/02/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
	Bill	157877	09/15/2023		3-55101 - Project-Direct	395.00
TOTAL						<u>395.00</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
 October 25, 2023 through December 5, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	Bill.com	11/02/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
Bill	158435	09/15/2023		3-55601 - Project-Direct	625.00
TOTAL					<u>625.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	CDPHE	1072 - Bill.com Money Out Clearing	
Bill	WC641143362	09/15/2023		3-55205 - Permits, Fees and Other	350.00
TOTAL					<u>350.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25076	09/15/2023		3-55703 - Project Administration	455.00
TOTAL					<u>455.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
Bill	153388	09/15/2023		3-55601 - Project-Direct	3,125.00
TOTAL					<u>3,125.00</u>
Bill Pmt -Check	Bill.com	11/02/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	410549	09/15/2023		3-51170 - Project Infrastructure	1,502.00
TOTAL					<u>1,502.00</u>
Bill Pmt -Check	Bill.com	11/28/2023	CDPHE	1072 - Bill.com Money Out Clearing	
Bill	WC641143367	09/15/2023		3-55805 - Permits, Fees and Other	350.00
TOTAL					<u>350.00</u>
Bill Pmt -Check	Bill.com	11/28/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25080	09/15/2023		3-55803 - Project Administration	4,375.00
TOTAL					<u>4,375.00</u>
Bill Pmt -Check	Bill.com	11/28/2023	Norris Design, Inc.	1072 - Bill.com Money Out Clearing	
Bill	01-83970	09/15/2023		3-55804 - Engineering	5,210.00
TOTAL					<u>5,210.00</u>
Bill Pmt -Check	Bill.com	11/28/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	410532	09/15/2023		3-55802 - Project Management	9,901.61
TOTAL					<u>9,901.61</u>
Bill Pmt -Check	Bill.com	11/28/2023	King Surveyors LLC	1072 - Bill.com Money Out Clearing	
Bill	419957	09/15/2023		3-55804 - Engineering	15,745.00
TOTAL					<u>15,745.00</u>
Bill Pmt -Check	Bill.com	11/28/2023	Kinston Community Association, Inc	1072 - Bill.com Money Out Clearing	
Bill	46234-202304	09/01/2023		1-52600 - HOA Maintenance	8,590.61
TOTAL					<u>8,590.61</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
**October 25, 2023 through December 5, 2023**

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	Bill.com	11/28/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	12	09/15/2023		3-55801 - Project-Direct	248,702.50
TOTAL					<u>248,702.50</u>
Bill Pmt -Check	Bill.com	11/28/2023	Kumar & Associates	1072 - Bill.com Money Out Clearing	
Bill	223451	09/15/2023		3-55804 - Engineering	570.00
TOTAL					<u>570.00</u>
Bill Pmt -Check	Bill.com	11/29/2023	Bath, Inc.	1072 - Bill.com Money Out Clearing	
Bill	SINV-001673	09/15/2023		3-55101 - Project-Direct	215,955.64
TOTAL					<u>215,955.64</u>
Bill Pmt -Check	Bill.com	11/29/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	21	09/15/2023		3-55601 - Project-Direct	334,371.07
TOTAL					<u>334,371.07</u>
Bill Pmt -Check	Bill.com	11/29/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	25	09/15/2023		1-24040 - Retainage Payable	189,658.39
TOTAL					<u>189,658.39</u>
Bill Pmt -Check	Bill.com	12/05/2023	King Surveyors LLC	1072 - Bill.com Money Out Clearing	
Bill	419845	09/15/2023		3-56204 - Engineering	5,402.00
TOTAL					<u>5,402.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25079	09/15/2023		3-56203 - Project Administration	1,800.00
TOTAL					<u>1,800.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	410535	09/15/2023		3-56202 - Project Management	2,990.88
TOTAL					<u>2,990.88</u>
Bill Pmt -Check	Bill.com	12/05/2023	Kumar & Associates	1072 - Bill.com Money Out Clearing	
Bill	223426	09/15/2023		3-56204 - Engineering	4,270.00
TOTAL					<u>4,270.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	GLH Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	201123454	08/15/2023		3-56201 - Project Direct	276,491.00
TOTAL					<u>276,491.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	Kumar & Associates	1072 - Bill.com Money Out Clearing	
Bill	223172	09/15/2023		3-56204 - Engineering	980.00
TOTAL					<u>980.00</u>



**Kinston Metropolitan District No. 1**  
**Check Detail**  
**October 25, 2023 through December 5, 2023**

	Type	Num	Date	Name	Account	Paid Amount
	Bill Pmt -Check	Bill.com	12/05/2023	Kumar & Associates	1072 - Bill.com Money Out Clearing	
	Bill	224045	10/15/2023		3-55204 - Engineering	1,213.75
TOTAL						<u>1,213.75</u>
	Bill Pmt -Check	Bill.com	12/05/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	415672	10/15/2023		3-55602 - Project Management	7,843.00
TOTAL						<u>7,843.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
	Bill	159903	10/15/2023		3-55601 - Project-Direct	625.00
TOTAL						<u>625.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	Norris Design, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	01-84537	10/15/2023		3-55604 - Engineering	3,587.50
TOTAL						<u>3,587.50</u>
	Bill Pmt -Check	Bill.com	12/05/2023	Icenogle Seaver Pogue, P.C.	1072 - Bill.com Money Out Clearing	
	Bill	24543	10/31/2023		1-51110 - Legal Services	8,223.00
TOTAL						<u>8,223.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
	Bill	155457	10/15/2023		3-55601 - Project-Direct	625.00
TOTAL						<u>625.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	415669	10/15/2023		3-55602 - Project Management	7,843.00
TOTAL						<u>7,843.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
	Bill	153968	10/15/2023		3-55601 - Project-Direct	625.00
TOTAL						<u>625.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	415671	10/15/2023		3-55602 - Project Management	7,843.00
TOTAL						<u>7,843.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	Custom Fence & Supply	1072 - Bill.com Money Out Clearing	
	Bill	320840	10/15/2023		1-24040 - Retainage Payable	8,899.83
TOTAL						<u>8,899.83</u>
	Bill Pmt -Check	Bill.com	12/05/2023	Merrick	1072 - Bill.com Money Out Clearing	
	Bill	INV-10048525	10/15/2023		3-51060 - Engineering	35,817.00
TOTAL						<u>35,817.00</u>
	Bill Pmt -Check	Bill.com	12/05/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
	Bill	25291	10/31/2023		1-51041 - Property Transfers	210.00
TOTAL						<u>210.00</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
**October 25, 2023 through December 5, 2023**

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	Bill.com	12/05/2023	Coyote Ridge Construction LLC	1072 - Bill.com Money Out Clearing	
Bill	22	10/15/2023		3-55601 - Project-Direct	10,155.50
TOTAL					<u>10,155.50</u>
Bill Pmt -Check	Bill.com	12/05/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25226	10/15/2023		3-55603 - Project Administration	1,687.50
TOTAL					<u>1,687.50</u>
Bill Pmt -Check	Bill.com	12/05/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	415674	10/15/2023		3-57002 - Project Management	29,562.70
TOTAL					<u>29,562.70</u>
Bill Pmt -Check	Bill.com	12/05/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25290	10/31/2023		1-51040 - District Management	4,025.00
				1-51080 - Facilities Management	1,015.00
				1-51000 - Accounting	7,035.00
				1-51120 - Office, Dues & Other	200.00
TOTAL					<u>12,275.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	Prairie Mountain Media, LLC	1072 - Bill.com Money Out Clearing	
Bill	2011313	10/15/2023		3-55105 - Permits, Fees and Other	56.50
TOTAL					<u>56.50</u>
Bill Pmt -Check	Bill.com	12/05/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	415670	10/15/2023		3-55602 - Project Management	7,843.00
TOTAL					<u>7,843.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	King Surveyors LLC	1072 - Bill.com Money Out Clearing	
Bill	419997	10/15/2023		3-55204 - Engineering	2,614.00
TOTAL					<u>2,614.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	CWC Consulting Group Inc	1072 - Bill.com Money Out Clearing	
Bill	Inv3293	10/15/2023		3-55204 - Engineering	20,387.50
TOTAL					<u>20,387.50</u>
Bill Pmt -Check	Bill.com	12/05/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25229	10/15/2023		3-55103 - Project Administration	1,650.00
TOTAL					<u>1,650.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	CMS Environmental Solutions, LLC	1072 - Bill.com Money Out Clearing	
Bill	156975	10/15/2023		3-55601 - Project-Direct	625.00
TOTAL					<u>625.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	McWhinney Real Estate Services, Inc.	1072 - Bill.com Money Out Clearing	
Bill	415689	10/15/2023		3-51170 - Project Infrastructure	1,450.25
TOTAL					<u>1,450.25</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
**October 25, 2023 through December 5, 2023**

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	Bill.com	12/05/2023	eUnify	1072 - Bill.com Money Out Clearing	
Bill	Postage 2024	10/31/2023		1-12005 - eUnify Prepaid Postage	5,278.00
TOTAL					<u>5,278.00</u>
Bill Pmt -Check	Bill.com	12/05/2023	Pinnacle Consulting Group, Inc.	1072 - Bill.com Money Out Clearing	
Bill	25225	10/15/2023		3-51040 - District Management, Capital	1,762.50
TOTAL					<u>1,762.50</u>
Bill Pmt -Check	Bill.com	12/05/2023	CWC Consulting Group Inc	1072 - Bill.com Money Out Clearing	
Bill	Inv3292	10/15/2023		3-55604 - Engineering	6,231.25
TOTAL					<u>6,231.25</u>
Bill Pmt -Check	N/A	10/26/2023	City of Loveland	1-11000 - Cash - Checking	
Bill	0185312-056670 09.23	09/30/2023		1-51400 - Utilities	31.16
TOTAL					<u>31.16</u>
Bill Pmt -Check	N/A	10/26/2023	City of Loveland	1-11000 - Cash - Checking	
Bill	0185312-059154 09.23	09/30/2023		1-51400 - Utilities	62.73
TOTAL					<u>62.73</u>
Bill Pmt -Check	N/A	10/26/2023	City of Loveland	1-11000 - Cash - Checking	
Bill	0185312-059062 09.23	09/30/2023		1-51400 - Utilities	2,501.24
TOTAL					<u>2,501.24</u>
Bill Pmt -Check	N/A	10/26/2023	City of Loveland	1-11000 - Cash - Checking	
Bill	0185312-054470 09.23	09/30/2023		1-51400 - Utilities	863.60
TOTAL					<u>863.60</u>
Bill Pmt -Check	N/A	10/26/2023	City of Loveland	1-11000 - Cash - Checking	
Bill	0185312-060308 09.23	09/30/2023		1-51400 - Utilities	31.73
TOTAL					<u>31.73</u>
Bill Pmt -Check	N/A	10/31/2023	City of Loveland	1-11000 - Cash - Checking	
Bill	0185312-056668 09.23	10/09/2023		1-51400 - Utilities	4,331.55
TOTAL					<u>4,331.55</u>
Bill Pmt -Check	N/A	10/31/2023	City of Loveland	1-11000 - Cash - Checking	
Bill	0185312-056674 09.23	10/09/2023		1-51400 - Utilities	997.14
TOTAL					<u>997.14</u>
Bill Pmt -Check	N/A	11/07/2023	Bill.com	1-11000 - Cash - Checking	
Bill	23115029779	10/31/2023		1-51120 - Office, Dues & Other	98.69
TOTAL					<u>98.69</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
**October 25, 2023 through December 5, 2023**

Type	Num	Date	Name	Account	Paid Amount
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>11/28/2023</b>	<b>City of Loveland</b>	<b>1-11000 - Cash - Checking</b>	
Bill	0185312-054470 10.23	10/31/2023		1-51400 - Utilities	696.99
TOTAL					<u>696.99</u>
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>11/28/2023</b>	<b>City of Loveland</b>	<b>1-11000 - Cash - Checking</b>	
Bill	0185312-059154 10.23	10/31/2023		1-51400 - Utilities	62.45
TOTAL					<u>62.45</u>
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>11/28/2023</b>	<b>City of Loveland</b>	<b>1-11000 - Cash - Checking</b>	
Bill	0185312-056668 10.23	10/31/2023		1-51400 - Utilities	1,031.56
TOTAL					<u>1,031.56</u>
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>11/28/2023</b>	<b>City of Loveland</b>	<b>1-11000 - Cash - Checking</b>	
Bill	0185312-056670 10.23	10/31/2023		1-51400 - Utilities	31.16
TOTAL					<u>31.16</u>
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>11/28/2023</b>	<b>City of Loveland</b>	<b>1-11000 - Cash - Checking</b>	
Bill	0185312-056674 10.23	10/31/2023		1-51400 - Utilities	942.68
TOTAL					<u>942.68</u>
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>11/28/2023</b>	<b>City of Loveland</b>	<b>1-11000 - Cash - Checking</b>	
Bill	0185312-059062 10.23	10/31/2023		1-51400 - Utilities	807.48
TOTAL					<u>807.48</u>
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>11/28/2023</b>	<b>City of Loveland</b>	<b>1-11000 - Cash - Checking</b>	
Bill	0185312-060308 10.23	10/31/2023		1-51400 - Utilities	31.66
TOTAL					<u>31.66</u>
<b>Bill Pmt -Check</b>	<b>1065</b>	<b>10/26/2023</b>	<b>City of Loveland - Planning Division</b>	<b>1-11000 - Cash - Checking</b>	
Bill	PZ 23-137	10/01/2023		3-56305 - Permits, Fees and Other	420.00
TOTAL					<u>420.00</u>
<b>Bill Pmt -Check</b>	<b>3098721000</b>	<b>11/14/2023</b>	<b>CO Special Dist Property and Liab Pool</b>	<b>1-11000 - Cash - Checking</b>	
Bill	24WC-112-0722	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL					<u>445.00</u>
<b>Bill Pmt -Check</b>	<b>3098721000</b>	<b>11/14/2023</b>	<b>CO Special Dist Property and Liab Pool</b>	<b>1-11000 - Cash - Checking</b>	
Bill	24WC-113-0758	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL					<u>445.00</u>
<b>Bill Pmt -Check</b>	<b>3098721000</b>	<b>11/14/2023</b>	<b>CO Special Dist Property and Liab Pool</b>	<b>1-11000 - Cash - Checking</b>	
Bill	24WC-109-0578	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL					<u>445.00</u>
<b>Bill Pmt -Check</b>	<b>3098721000</b>	<b>11/14/2023</b>	<b>CO Special Dist Property and Liab Pool</b>	<b>1-11000 - Cash - Checking</b>	
Bill	24WC-111-0652	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL					<u>445.00</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
**October 25, 2023 through December 5, 2023**

	Type	Num	Date	Name	Account	Paid Amount
	Bill Pmt -Check	3098721000	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24WC-110-0616	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL						<u>445.00</u>
	Bill Pmt -Check	3098721115	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24WC-106-0472	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL						<u>445.00</u>
	Bill Pmt -Check	3098721115	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24WC-107-0505	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL						<u>445.00</u>
	Bill Pmt -Check	3098721115	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24WC-105-0345	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL						<u>445.00</u>
	Bill Pmt -Check	3098721115	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24WC-108-0543	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL						<u>445.00</u>
	Bill Pmt -Check	3098721115	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24WC-104-0233	08/11/2023		1-12000 - Prepaid Expense	445.00
TOTAL						<u>445.00</u>
	Bill Pmt -Check	3098721153	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24PL-109-1500	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL						<u>2,076.00</u>
	Bill Pmt -Check	3098721153	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24PL-112-1522	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL						<u>2,076.00</u>
	Bill Pmt -Check	3098721153	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24PL-113-1563	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL						<u>2,076.00</u>
	Bill Pmt -Check	3098721153	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24PL-110-1543	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL						<u>2,076.00</u>
	Bill Pmt -Check	3098721153	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
	Bill	24PL-111-1601	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL						<u>2,076.00</u>

**Kinston Metropolitan District No. 1**  
**Check Detail**  
 October 25, 2023 through December 5, 2023

Type	Num	Date	Name	Account	Paid Amount
Bill Pmt -Check	3098721196	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
Bill	24PL-105-1741	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL					<u>2,076.00</u>
Bill Pmt -Check	3098721196	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
Bill	24PL-106-1778	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL					<u>2,076.00</u>
Bill Pmt -Check	3098721196	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
Bill	24PL-108-1862	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL					<u>2,076.00</u>
Bill Pmt -Check	3098721196	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
Bill	24PL-104-1678	09/05/2023		1-12000 - Prepaid Expense	2,439.00
TOTAL					<u>2,439.00</u>
Bill Pmt -Check	3098721196	11/14/2023	CO Special Dist Property and Liab Pool	1-11000 - Cash - Checking	
Bill	24PL-107-1822	09/05/2023		1-12000 - Prepaid Expense	2,076.00
TOTAL					<u>2,076.00</u>
				<b>Total</b>	<u><u>\$ 2,106,591.51</u></u>

# Contract Modifications for Board Ratification

## Kinston Metropolitan District No. 1

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

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>8 /31/2023</b>	<i>Modification Amount:</i> <b>\$0.00</b>	<i>Contract #:</i> <b>Cnt-01151</b>
<i>Modification Description:</i> <b>Change Order # 17</b>	<i>Payment Method:</i> <b>No Charge</b>	<i>District Signed Date:</i> <b>10/6 /2023</b>	
<i>Modification Scope:</i> <b>Extension of Final Completion Date from September 18, 2023, to November 10, 2023.</b>			<i>Contractor Signed Date:</i> <b>10/6 /2023</b>

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

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>8 /13/2023</b>	<i>Modification Amount:</i> <b>\$0.00</b>	<i>Contract #:</i> <b>Cnt-01179</b>
<i>Modification Description:</i> <b>Change Order #8</b>	<i>Payment Method:</i> <b>N/A (Placeholder)</b>	<i>District Signed Date:</i> <b>8 /21/2023</b>	
<i>Modification Scope:</i> <b>Extension of Final Completion Date from August 2, 2023 to October 1, 2023</b>			<i>Contractor Signed Date:</i> <b>8 /22/2023</b>

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

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>7 /31/2023</b>	<i>Modification Amount:</i> <b>\$6,395.55</b>	<i>Contract #:</i> <b>Cnt-01179</b>
<i>Modification Description:</i> <b>Change Order # 5</b>	<i>Payment Method:</i> <b>Lump Sum</b>	<i>District Signed Date:</i> <b>8 /21/2023</b>	
<i>Modification Scope:</i> <b>Add Air Vac Assemblies not in Original Bid</b>			<i>Contractor Signed Date:</i> <b>8 /22/2023</b>

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>7 /31/2023</b>	<i>Modification Amount:</i> <b>\$21,909.80</b>	<i>Contract #:</i> <b>Cnt-01179</b>
<i>Modification Description:</i> <b>Change Order # 6</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>8 /21/2023</b>	
<i>Modification Scope:</i> <b>Additional Water and Sanitary Services to Avoid Future Roadway Cuts</b>			<i>Contractor Signed Date:</i> <b>8 /22/2023</b>

<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>7 /31/2023</b>	<i>Modification Amount:</i> <b>\$43,010.24</b>	<i>Contract #:</i> <b>Cnt-01179</b>
<i>Modification Description:</i> <b>Change Order # 7</b>	<i>Payment Method:</i> <b>Lump Sum</b>	<i>District Signed Date:</i> <b>8 /21/2023</b>	
<i>Modification Scope:</i> <b>Concrete Escalation Due to Delay Between Bid and Construction Start</b>			<i>Contractor Signed Date:</i> <b>8 /22/2023</b>

# Kinston Metropolitan District No. 1

<b>Contractor:</b> Coyote Ridge Construction, LLC	<b>Modification Date:</b> 11/14/2023	<b>Modification Amount:</b> \$20,182.22	<b>Contract #:</b> Cnt-01179
<b>Modification Description:</b> Change Order #9	<b>Payment Method:</b> N/A (Placeholder)		<b>District Signed Date:</b> 11/20/2023
<b>Modification Scope:</b> Concrete Curb Head at Park			<b>Contractor Signed Date:</b> 11/21/2023

<b>Contractor:</b> GE Construction, Inc.	<b>Modification Date:</b> 11/2 /2023	<b>Modification Amount:</b> \$5,400.00	<b>Contract #:</b> Cnt-01092
<b>Modification Description:</b> CO 2 to WO 2023-02	<b>Payment Method:</b> Time & Materials		<b>District Signed Date:</b> 11/20/2023
<b>Modification Scope:</b> Streetlight Bases			<b>Contractor Signed Date:</b> 11/20/2023

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

<b>Contractor:</b> Bath, Inc	<b>Modification Date:</b> 6 /18/2023	<b>Modification Amount:</b> \$309,490.62	<b>Contract #:</b> Cnt-01176
<b>Modification Description:</b> Change Order # 8	<b>Payment Method:</b> Unit Price		<b>District Signed Date:</b> 6 /20/2023
<b>Modification Scope:</b> Centerra Parkway, ME 10th and ME 11th Material Price Increase due to Elongated Schedule.			<b>Contractor Signed Date:</b> 6 /27/2023

<b>Contractor:</b> Bath, Inc	<b>Modification Date:</b> 6 /18/2023	<b>Modification Amount:</b> \$2,474.68	<b>Contract #:</b> Cnt-01176
<b>Modification Description:</b> change order # 9	<b>Payment Method:</b> Unit Price		<b>District Signed Date:</b> 6 /20/2023
<b>Modification Scope:</b> Irrigation Repairs and Hand Watering Trees.			<b>Contractor Signed Date:</b> 6 /26/2023

<b>Contractor:</b> Bath, Inc	<b>Modification Date:</b> 8 /22/2023	<b>Modification Amount:</b> \$0.00	<b>Contract #:</b> Cnt-01176
<b>Modification Description:</b> Change Order # 10	<b>Payment Method:</b> N/A (Placeholder)		<b>District Signed Date:</b> 9 /19/2023
<b>Modification Scope:</b> Revise Final Completion Date from October 31, 2022 to November 3, 2023			<b>Contractor Signed Date:</b> 10/12/2023



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# Kinston Metropolitan District No. 1

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## Kinston Residential Phase 1 (KIN-RESPH1)

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<i>Contractor:</i> <b>Coyote Ridge Construction, LLC</b>	<i>Modification Date:</i> <b>7 /26/2023</b>	<i>Modification Amount:</i> <b>(\$31,869.45)</b>	<i>Contract #:</i> <b>Cnt-01057</b>
<i>Modification Description:</i> <b>Change Order # 17</b>	<i>Payment Method:</i> <b>Unit Price</b>	<i>District Signed Date:</i> <b>8 /15/2023</b>	
<i>Modification Scope:</i> <b>Credit for Emergency Access Path Not Installed</b>			<i>Contractor Signed Date:</i>

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To: Kinston Metropolitan District Board of Directors  
 From: Pinnacle Consulting Group, Inc.  
 Subject: Managers' Report  
 Board Meeting Date: December 14, 2023

### General District Matters

- **Primary Contact:** Please contact Bryan Newby, District Manager, at [bryann@pcgi.com](mailto:bryann@pcgi.com) or [KINMDAdmin@pcgi.com](mailto:KINMDAdmin@pcgi.com) for any District matters which include operations, Board of Directors relations, financial management, compliance, and constituent relations.
- **Client Service Team:** Since the last board meeting, there have been no staff changes to the Client Service Team.
- **District Matters:** The District's management team executed District matters since the November 2, 2023, Board meeting. Monthly, District management provides the following services:
  - Adheres to administrative and compliance matters.
  - Processes monthly payables and financial reports.
  - Oversees District budget and operational expenditures.
  - Oversees District operations per the approved Service Plan and District needs.
  - Collaborates with legal counsel on legal matters.
  - Oversee preparation and distribution of board packets including agenda, minutes, reports, contracts, and agreements prior to board meetings.
  - The Manager consistently communicates with the Board including periodic status reports at each board meeting.
- **Management & Administration Updates & Activities:** Recently the District's management team has prioritized the following items:
  - District Management and Capital have been coordinating with Cohere to review and update the Kinston Cost Sharing Agreement. Following updates, the revised Cost Sharing Agreement will be provided to Board Representatives for review, then presented at the next Regular Board meeting for approval.
  - On December 8<sup>th</sup> Community Management pulled a report of accounts that have paid the 2023 4<sup>th</sup> quarter O&M fees. At that time 57% of those billed had paid their fees. There are still 81 outstanding accounts in the District. Unpaid O&M fees are now considered late and will be charged an additional \$15 for the 4<sup>th</sup> quarter of 2023. Invoices for outstanding accounts were sent on December 8<sup>th</sup>.
- **Website Analytics:** Website analytics allows management to review website activity throughout the year.

Last Month	YTD
97 Visits+	807+ Visits
83 Unique Visitors+	604+ Unique Visitors
193 Page Views+	2,000+ Page Views

Kinston Metropolitan District Nos. 1-10  
 c/o Pinnacle Consulting Group, Inc.  
 Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
 Phone: (970) 617-2474  
 Email: kinmdadmin@pcgi.com

*Serving our clients and community through excellent dependable service.*

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

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

### **Operations & Maintenance Updates & Activities**

- Continuing coordination with KCA/Cohere on the cost sharing agreement, assessment, and improvement after year one, and various maintenance scope additions pertaining to 2024 budget allowances such as landscape maintenance and snow removal areas.
- Coordination and planning of landscape warranty management and future turnover as Phase 1 landscaping projects are completed by Bath Landscape into 2024.
- The splash pad at The HUB was shut down after Labor Day and winterization has been completed via MRES.
- SWPPP coordinating and completing storm structure maintenance and reporting as needed in December.



To: Kinston Metropolitan District Board of Directors  
 From: Pinnacle Consulting Group, Inc.  
 Subject: District Capital Infrastructure Project Report  
 Board Meeting Date: December 14, 2023

## **CONTRACTING**

1. Kinston Millennium East 16<sup>th</sup> Public Landscaping (CFS #7)
  - This project consists of public landscaping improvements to support the residential lots that make up Millennium East 16<sup>th</sup> Subdivision.
  - Bid results were presented at the October 12, 2023 board meeting and the board awarded a contract with Bath, Inc. The District is working on finalizing the construction contract.

## **CONSTRUCTION**

2. 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 on the sidewalk at the pedestrian underpass along Elk River. Completion is anticipated in December 2023.
3. 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 has completed landscaping along Centerra Parkway and is working on finishing up the landscaping along Kinston Parkway. Completion is anticipated in the spring of 2024.
4. 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 December of 2023.

## **WARRANTY**

5. 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.
  - City of Loveland warranty period expires on November 11, 2025. Final acceptance will be requested in October of 2025.
6. Kinston Millennium East 15<sup>th</sup> Phase 2 Public Infrastructure (CFS #12)
  - This project consists of public infrastructure to support the residential lots that make up Millennium East 15<sup>th</sup> Subdivision Phase 2.

**Loveland**  
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 Loveland, CO 80537  
 (970) 669.3611

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



- City of Loveland warranty period expires on October 25, 2025. Final acceptance will be requested in September of 2025.
7. Kinston Millennium East 15<sup>th</sup> Phase 1 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.
    - City of Loveland warranty period expires on October 10, 2025. Final acceptance will be requested in September of 2025.
  8. Kinston Welcome Center Public Park (CFS #4)
    - This project includes the public infrastructure and landscaping improvements surrounding the Welcome Center building pad site.
    - A final acceptance walk with Bath took place on August 15, 2023 and a punch list has been created. Bath is working on correction of the punch list items.
  9. 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. A Final acceptance walk has been requested from the City of Loveland.
    - City water/sewer warranty period expires on March 2, 2024. Final acceptance will be requested in February of 2024.
  10. 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.

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 **PINNACLE**  
CONSULTING GROUP, INC.  
Kinston Phase 1



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 **PINNACLE**  
CONSULTING GROUP, INC.  
Kinston ME 14<sup>th</sup>



Elk River Drive  
and ME 14th



ME 14th Pedestrian Trail

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 **PINNACLE**  
CONSULTING GROUP, INC.  
Kinston ME 15<sup>th</sup> Phase 1



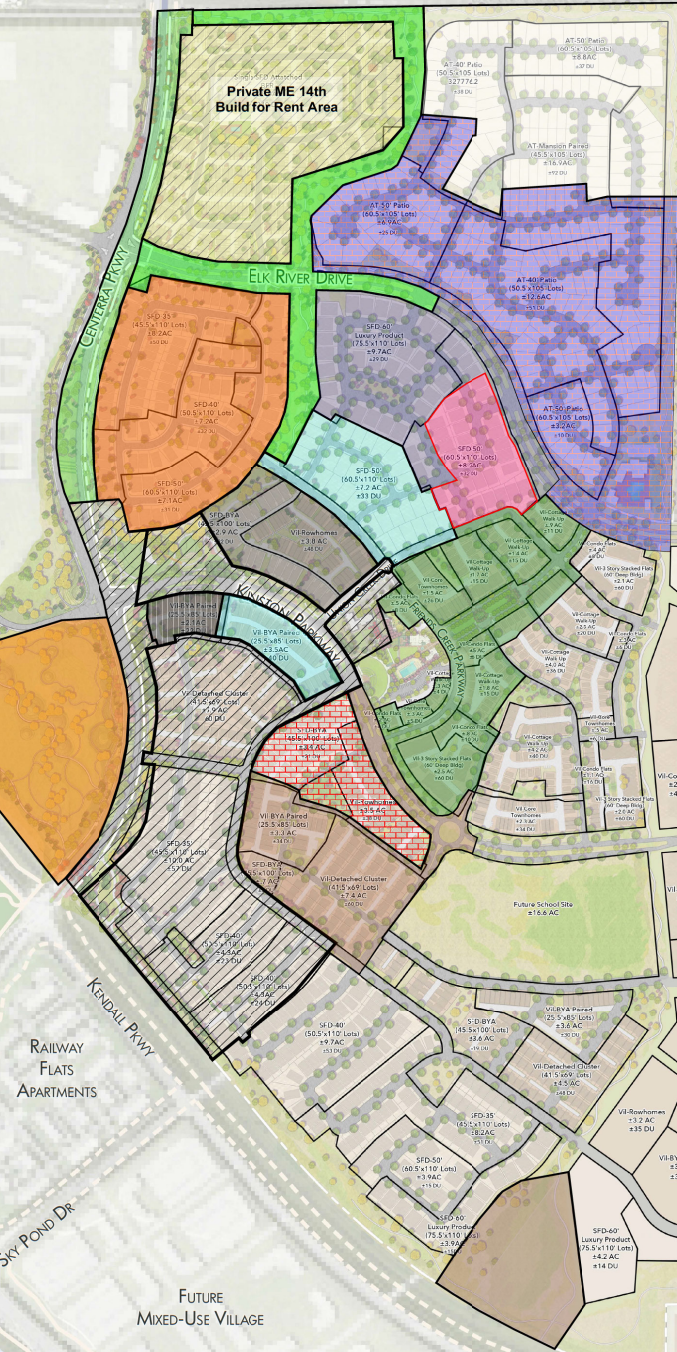
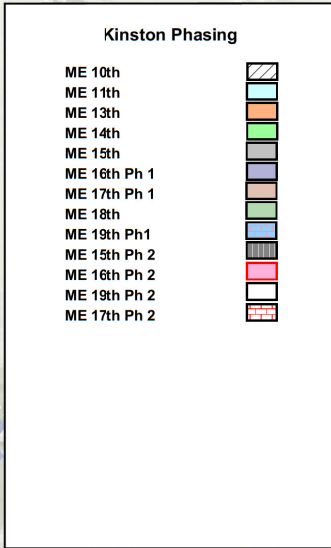
Kinston ME 16<sup>th</sup> Phase 1



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Product Segments	Total Proforma DU	Totals West of Magellan Line			Remainder per Proforma		Proposed East of Magellan Line			Total DU	
		Planned Acres	Planned DU	West Density (DU/Acre)	Acres Remaining (per West DU/Acre)	Planned DU Remaining	Planned Acres	Planned DU	East Density (DU/Acre)	Total DU Proposed	Difference from Proforma
<b>Village</b>											
Village - 3 Story Stacked Row	370	6.8	180	27.2	3.1	90	3.1	90	27.2	270	-
Village - Condominium Units/Town	188	3.8	58	15.3	8.5	130	8.1	160	16.0	188	-
Village - Core Area Townhomes	100	4.9	71	14.4	21	21	1.7	71	14.5	70	-1
Village - Rowhomes	156	7.3	86	11.8	5.2	71	6.2	71	11.5	157	1
Village - Detached Cluster/Tier Pack	285	19.9	168	6.4	13.9	117	14.5	117	8.1	285	0
Village - Cottage Walkup	270	14.8	156	9.2	12.4	114	11.6	117	10.1	273	3
Village - Alley Paved/Duplex	190	12.2	126	10.1	6.3	61	6.1	67	11.0	193	3
<b>Total</b>	<b>1,429</b>	<b>73.8</b>	<b>645</b>	<b>7.18</b>	<b>52.3</b>	<b>421</b>	<b>52.5</b>	<b>425</b>	<b>11.9</b>	<b>1,468</b>	<b>39</b>
<b>Multi</b>											
SFD - Backyard Alley	130	10.4	45	6.1	10.4	41	10.3	45	6.3	130	-
SFD - 20' Wide Product	229	24.4	150	6.0	11.9	71	13.8	82	5.9	240	11
SFD - 30' Wide Product	131	23.3	131	11.2	11	11	11.2	11	11.2	110	-
SFD - 30' Wide Product	130	24.4	111	4.2	2.1	1	2.4	9	3.8	110	-
SFD - 30' Wide Product	43	11.3	43	7.8	6.1	6	6.1	6	6.1	43	0
SFD - 30' Wide Luxury Product	100	15.0	100	4.9	11.4	100	11.4	100	5.2	100	0
<b>Total</b>	<b>674</b>	<b>104.7</b>	<b>510</b>	<b>4.9</b>	<b>31.4</b>	<b>262</b>	<b>10.9</b>	<b>268</b>	<b>6.5</b>	<b>670</b>	<b>-4</b>
<b>Res Tracked</b>											
AT - Mission Paved/Duplex/Cottage	192	14.9	80	3.4	14.4	100	14.5	100	3.4	192	-
AT - 50' Patio	150	14.9	80	4.4	25.0	107	25.1	107	4.4	198	6
AT - 50' Patio	150	14.9	72	3.8	20.5	71	20.1	78	3.9	150	-
<b>Total</b>	<b>341</b>	<b>30.8</b>	<b>230</b>	<b>4.5</b>	<b>59.9</b>	<b>278</b>	<b>59.7</b>	<b>285</b>	<b>4.5</b>	<b>341</b>	<b>0</b>
<b>Subtotal 'For-Sale' Segments</b>	<b>2,674</b>	<b>232.3</b>	<b>1,608</b>	<b>6.9</b>	<b>147.4</b>	<b>1,465</b>	<b>151.1</b>	<b>1,493</b>	<b>7.3</b>	<b>2,699</b>	<b>25</b>
<b>Site for Rent</b>											
Single Family Attached BR	240	25.5	240	9.4	-	-	-	-	-	240	-
<b>TOTAL ALL UNITS</b>	<b>2,914</b>	<b>257.8</b>	<b>1,848</b>	<b>7.2</b>	<b>147.4</b>	<b>1,465</b>	<b>151.1</b>	<b>1,493</b>	<b>7.3</b>	<b>2,939</b>	<b>25</b>
<b>Total Residential Developable Acres per Framework Plan (8/27/21)</b>	<b>134.9</b>										
<b>Difference (Remaining Developable Residential Acres)</b>	<b>77.3</b>										
<b>Difference between remaining developable acres per Framework Plan and calculated acres per West DU/Acre</b>	<b>70.9</b>										

Potential Future Oil and Gas Operations Site

ENCORE DEVELOPMENT (SHOWN FOR REFERENCE ONLY)

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

NOT TO SCALE

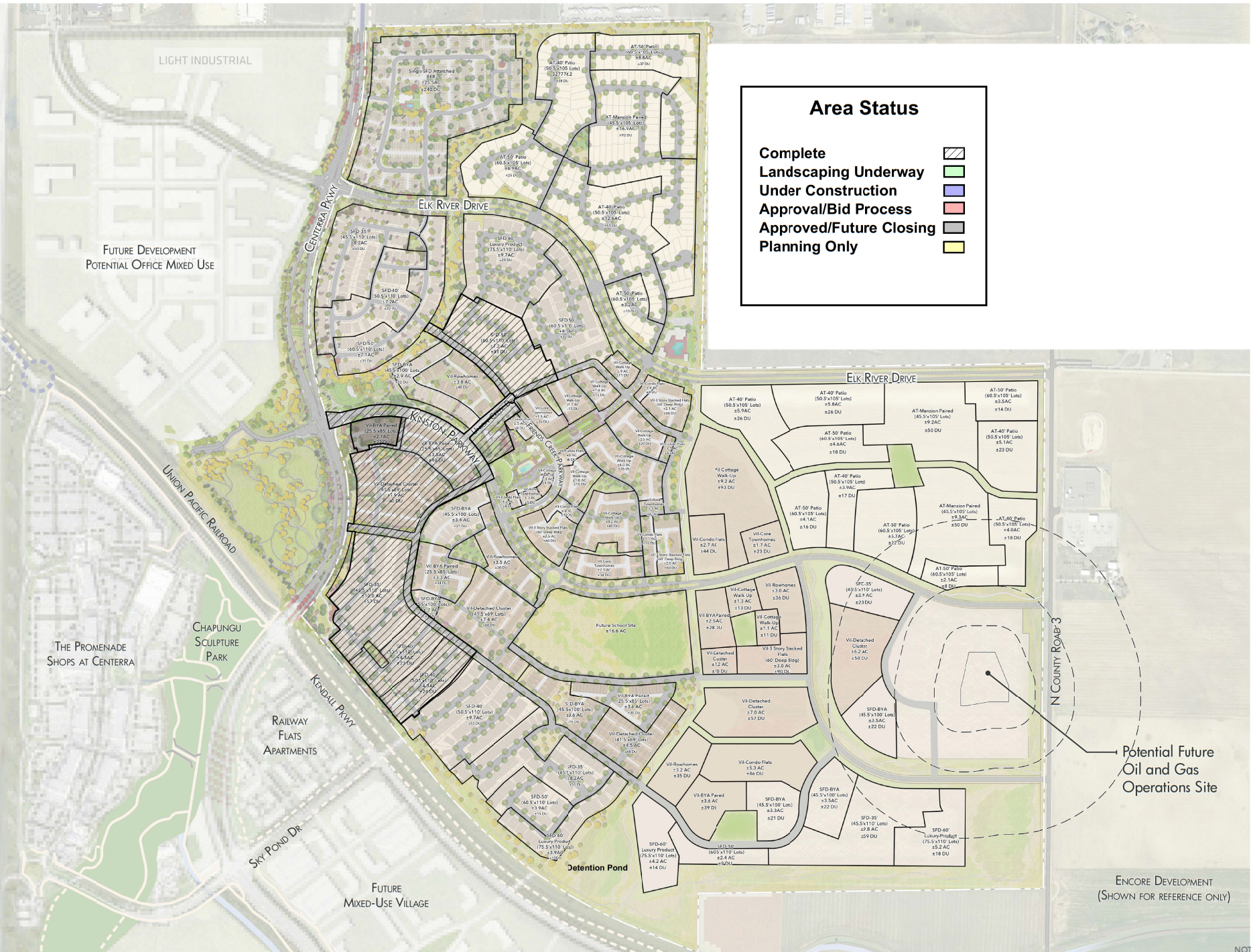


**Kinston at Centerra McWhinney**

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 anytime.

**Kinston Product and Density Exhibit**

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

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## Kinston Product and Density Exhibit

March 14, 2022



<i>TO:</i>	Kinston Metropolitan District Board of Directors
<i>FROM:</i>	Irene Buenavista, Assistant Director of Finance and Accounting Wendy McFarland, Accounting Manager Pinnacle Consulting Group, Inc.
<i>SUBJ:</i>	Financial Memo
<i>DATE:</i>	12/8/2023

### **O&M Fee update**

- The board approved a resolution implementing an O&M fee at the July 13 meeting. Annual fees are \$250 and will be billed on a quarterly basis. The first invoices were issued on 10/1. As of 11/30, \$8,187.50 has been collected from the \$9,500 billed.
- Fees will be initiated as Certificates of Occupancy are issued to property owners.

### **Expenses**

- General Fund expenses are within budget. Cost savings of \$52k are anticipated for the year. Contingency makes up \$20k of the savings. Unused budgets for Director Fees, Election, and Engineering and Professional Services make up the remainder.

### **Current Projects**

- Upcoming deadlines for District budgets:
  - January 3<sup>rd</sup> – Deadline for County Assessors to provide final assessed valuations.
  - January 10<sup>th</sup> – Deadline to certify mill levies.
  - January 31<sup>st</sup> – Deadline to file adopted budgets with the State.

#### **Offices Located in Loveland and Denver**

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
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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, 2022 and September 30, 2023. We have also prepared the accompanying adopted budgets of revenues, expenditures and funds available prepared on the modified accrual basis of Kinston Metropolitan District Nos. 1-10 for the year ending December 31, 2024.

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 read "Jan Bernaske".

Pinnacle Consulting Group, Inc.  
December 8, 2023

### Offices Located in Loveland and Denver

Main office located at 550 W. Eisenhower Blvd., Loveland, CO 80537  
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<b>KINSTON METROPOLITAN DISTRICT NO. 1 &amp; 5</b>						
<b>BALANCE SHEET</b>						
	<b>No. 1</b>	<b>No. 5</b>	<b>Total</b>	<b>No. 1</b>	<b>No. 5</b>	<b>Total</b>
	<b>Audited</b>	<b>Audited</b>	<b>Audited</b>	<b>Unaudited</b>	<b>Unaudited</b>	<b>Unaudited</b>
	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>	<b>Actual</b>
	<b>12/31/2022</b>	<b>12/31/2022</b>	<b>12/31/2022</b>	<b>9/30/2023</b>	<b>9/30/2023</b>	<b>9/30/2023</b>
<b>Assets</b>						
<b>Current Assets</b>						
Checking	\$ 198,428	\$ -	\$ 198,428	\$ 365,927	\$ -	\$ 365,927
Colotrust	3,606	-	3,606	14,849	-	14,849
Bond Funds	-	1,747,976	1,747,976	-	1,492,943	1,492,943
Capital Project Funds	-	10,409	10,409	-	4,881	4,881
Phase 1 Public Escrow	-	-	-	-	-	-
Bridgewater Escrow	997,228	-	997,228	404,451	-	404,451
Due from District No. 1	-	2,334	2,334	-	13,796	13,796
Due from District No. 5	19,589	-	19,589	19,589	-	19,589
Property Tax Receivable	-	256	256	-	-	-
Developer Advance Receivable	1,625,559	-	1,625,559	2,484,766	-	2,484,766
Prepaid Expense	25,554	-	25,554	25,728	-	25,728
Construction Deposits	333,458	-	333,458	333,458	-	333,458
Service Fee Receivable	3	-	3	839	-	839
<b>Total Current Assets</b>	<b>\$ 3,203,425</b>	<b>\$ 1,760,975</b>	<b>\$ 4,964,400</b>	<b>\$ 3,649,657</b>	<b>\$ 1,511,619</b>	<b>\$ 5,161,276</b>
<b>Long-Term Assets</b>						
Construction in Progress	\$ 27,651,207	\$ -	\$ 27,651,207	\$ 27,651,207	\$ -	\$ 27,651,207
<b>Total Long-Term Assets</b>	<b>\$ 27,651,207</b>	<b>\$ -</b>	<b>\$ 27,651,207</b>	<b>\$ 27,651,207</b>	<b>\$ -</b>	<b>\$ 27,651,207</b>
<b>Total Assets</b>	<b>\$ 30,854,632</b>	<b>\$ 1,760,975</b>	<b>\$ 32,615,607</b>	<b>\$ 31,300,864</b>	<b>\$ 1,511,619</b>	<b>\$ 32,812,483</b>
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accounts Payable	\$ 2,223,829	\$ -	\$ 2,223,829	\$ 2,604,895	\$ -	\$ 2,604,895
Payroll Liabilities	612	-	612	306	-	306
Retainage Payable	584,949	-	584,949	580,661	-	580,661
Due to District 1	-	19,589	19,589	-	19,589	19,589
Due to District 5	2,334	-	2,334	13,796	-	13,796
Service Fee Payable to District 1	-	-	-	-	-	-
Deferred Property Taxes	-	256	256	-	-	-
<b>Total Current Liabilities</b>	<b>\$ 2,811,724</b>	<b>\$ 19,845</b>	<b>\$ 2,831,569</b>	<b>\$ 3,199,658</b>	<b>\$ 19,589</b>	<b>\$ 3,219,247</b>
<b>Long-Term Liabilities</b>						
Bonds Payable	\$ -	\$ 23,900,000	\$ 23,900,000	\$ -	\$ 23,900,000	\$ 23,900,000
Operating Advance Payable	773,800	-	773,800	1,055,025	-	1,055,025
Capital Advance Payable	5,567,750	-	5,567,750	12,193,906	-	12,193,906
Capital Advance Interest Payable	67,760	-	67,760	530,664	-	530,664
<b>Total Long-Term Debt</b>	<b>\$ 6,409,310</b>	<b>\$ 23,900,000</b>	<b>\$ 30,309,310</b>	<b>\$ 13,779,596</b>	<b>\$ 23,900,000</b>	<b>\$ 37,679,596</b>
<b>Total Liabilities</b>	<b>\$ 9,221,034</b>	<b>\$ 23,919,845</b>	<b>\$ 33,140,879</b>	<b>\$ 16,979,254</b>	<b>\$ 23,919,589</b>	<b>\$ 40,898,843</b>
<b>Fund Equity</b>						
Net Investment in Fixed Assets	\$ 21,241,897	\$ (23,900,000)	\$ (2,658,103)	\$ 13,871,611	\$ (23,900,000)	\$ (10,028,389)
Fund Balance						
Nonspendable	25,554	-	25,554	25,728	-	25,728
Restricted	317,831	1,741,130	2,058,961	399,324	1,492,030	1,891,354
Unassigned	48,315	-	48,315	24,947	-	24,947
<b>Total Fund Equity</b>	<b>\$ 21,633,598</b>	<b>\$ (22,158,870)</b>	<b>\$ (525,272)</b>	<b>\$ 14,321,610</b>	<b>\$ (22,407,970)</b>	<b>\$ (8,086,360)</b>
<b>Total Liabilities and Fund Equity</b>	<b>\$ 30,854,632</b>	<b>\$ 1,760,975</b>	<b>\$ 32,615,607</b>	<b>\$ 31,300,864</b>	<b>\$ 1,511,619</b>	<b>\$ 32,812,483</b>
	=	=	=	=	=	=

Modified Accrual Budgetary Basis

KINSTON METROPOLITAN DISTRICT NO. 1										
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS										
GENERAL FUND										
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)	
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	%	2024
	Audited	Adopted	Projected	Through	Through	Through	Adopted	Budget	Variance	Comments
	Actual	Budget	Actual	Actual	Actual	Actual	SB 23B-001	SB 23B-001	Variance	
				09/30/23	09/30/23	09/30/23				
<b>Revenues</b>										
Operating Advances	\$ 333,343	\$ 498,355	351,693	\$ 281,225	\$ 357,917	\$ (76,692)	\$ 330,603	\$ (21,090)	-6%	Anticipated advances
Service Fees District #2	318	2,830	2,830	2,690	2,647	43	119,096	116,266	4108%	Per Dist 2 budget
Service Fees District #3	12	10	10	10	10	-	12	2	16%	Per Dist 3 budget
Service Fees District #4	37	20	25	23	20	3	23	(2)	-7%	Per Dist 4 budget
Service Fees District #5	197	52	52	48.95	63.95	(15)	2,182	2,130	4096%	Per Dist 5 budget
Service Fees District #9	13	12	12	12	12	-	13	1	12%	Per Dist 9 budget
Service Fees District #10	2	2	2	2	2	-	399	397	19832%	Per Dist 10 budget
O&M Fee Revenue	-	-	9,500	-	-	-	53,250	43,750	461%	\$250 annual/home @ 152 homes + 50% of 122 est closing in 2024
Other Income	265	-	668	501	-	501	-	(668)	-100%	
<b>Total Revenues</b>	<b>\$ 334,186</b>	<b>\$ 501,281</b>	<b>\$ 364,792</b>	<b>\$ 284,511</b>	<b>\$ 360,672</b>	<b>\$ (76,160)</b>	<b>\$ 505,577</b>	<b>\$ 140,785</b>	<b>39%</b>	
<b>Expenditures</b>										
Operations and Maintenance										
Storm Water Facilities	\$ 2,286	\$ 1,000	\$ 1,000	\$ 595	\$ 747	\$ (152)	\$ 3,500	\$ 2,500	250%	
Amenities	-	12,500	7,000	135	9,376	(9,241)	12,500	5,500	79%	Splash Pad
Repairs and Maintenance	-	5,000	7,500	5,730	3,750	1,980	5,000	(2,500)	-33%	Allowance for splash pad & fire pit repairs
HOA Maintenance	-	100,000	75,000	40,574	75,000	(34,426)	76,700	1,700	2%	Per KCA budget
Utilities	18,093	35,000	34,000	25,024	26,251	(1,227)	30,000	(4,000)	-12%	COL water and electric
Facilities Management	15,101	17,000	17,000	10,185	12,751	(2,566)	19,500	2,500	15%	Based on contracted services
Administration:										
Accounting and Finance	61,490	67,500	75,000	61,215	50,625	10,590	79,800	4,800	6%	Based on contracted services
Audit	13,000	14,000	14,000	14,000	14,000	-	14,000	-	0%	Per Adams Group
District Management	57,590	60,500	69,620	51,450	45,376	6,074	87,800	18,180	26%	Based on contracted services
Director Fees	9,600	14,000	5,000	2,800	10,501	(7,701)	13,000	8,000	160%	12 x regular, 1 x special mtgs
Election	2,307	5,000	1,536	1,536	3,751	(2,215)	1,500	(36)	-2%	No election, 1 board vacancy
Engineering and Other Professional Svcs	-	20,000	10,000	360	15,000	(14,640)	15,000	5,000	50%	Map, GIS, Multi-site management PR
Insurance	24,995	26,246	25,554	25,554	26,246	(692)	28,876	3,322	13%	5% increase + 8% Assets Listing Update
Legal	69,154	82,500	90,000	67,321	61,875	5,446	82,500	(7,500)	-8%	Estimate Per legal
Office, Dues, Newsletters & Other	6,818	10,300	6,000	2,717	7,724	(5,007)	10,800	4,800	80%	SDA, PR, Publications, Mileage
Website Hosting	-	-	-	-	-	-	1,166	1,166	100%	Domain, Web hosting, IT support maint, ADA Skynet Technologies
Contingency	-	20,000	-	-	-	-	20,000	20,000	100%	
<b>Total Expenditures</b>	<b>\$ 280,434</b>	<b>\$ 490,546</b>	<b>\$ 438,210</b>	<b>\$ 309,196</b>	<b>\$ 362,973</b>	<b>\$ (53,777)</b>	<b>\$ 501,642</b>	<b>\$ 63,432</b>	<b>14%</b>	
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ 53,752</b>	<b>\$ 10,735</b>	<b>\$ (73,418)</b>	<b>\$ (24,685)</b>	<b>\$ (2,301)</b>	<b>\$ (22,384)</b>	<b>\$ 3,935</b>	<b>\$ 77,353</b>	<b>-105%</b>	
<b>Beginning Fund Balance</b>	<b>\$ 30,143</b>	<b>\$ 12,326</b>	<b>\$ 83,895</b>	<b>\$ 83,895</b>	<b>\$ 12,326</b>	<b>\$ 71,569</b>	<b>\$ 10,477</b>	<b>\$ (73,418)</b>	<b>-88%</b>	
<b>Ending Fund Balance</b>	<b>\$ 83,895</b>	<b>\$ 23,061</b>	<b>\$ 10,477</b>	<b>\$ 59,210</b>	<b>\$ 10,025</b>	<b>\$ 49,185</b>	<b>\$ 14,413</b>	<b>\$ 3,935</b>	<b>38%</b>	
<b>Components of Ending Fund Balance</b>										
TABOR Reserve (3% of Revenue)	\$ 10,025	\$ 10,025	\$ 10,025	\$ 10,025			\$ 14,413	\$ 4,388	44%	
Unreserved	73,871	13,036	453	49,185			-	(453)	-100%	
<b>Total</b>	<b>\$ 83,895</b>	<b>\$ 23,061</b>	<b>\$ 10,478</b>	<b>\$ 59,210</b>			<b>\$ 14,413</b>	<b>\$ 3,935</b>	<b>38%</b>	
<b>Mill Levy</b>										
Operating	0.000	0.000	0.000	0.000			0.000	0.000	0%	
<b>Total Mill Levy</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>	<b>0.000</b>			<b>0.000</b>	<b>0.000</b>	<b>0%</b>	
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>			<b>\$ 13</b>	<b>\$ (2)</b>	<b>-13%</b>	Prelinary as of 9/15
<b>Property Tax Revenue</b>										
Operating	-	-	-	-			-	-	0%	
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	

KINSTON METROPOLITAN DISTRICT NO. 1										
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS										
CAPITAL PROJECTS FUND										
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)	
	2022 Audited Actual	2023 Amended Budget	2023 Projected Actual	Actual Through 9/30/2023	Budget Through 9/30/2023	Variance Through 9/30/2023	2024 Adopted Budget SB 23B-001	Year to Year Budget Variance SB 23B-001	% Variance	2024 Comments
<b>Revenues</b>										
Capital Advances - LDA	\$ 2,179,310	\$ 1,755,970	\$ 1,944,629	\$ 3,577,044	\$ 1,350,000	\$ 2,227,044	\$ 29,949,320	\$ 28,004,691	1440%	
Capital Advances - Developer	3,388,440	-	6,279,039	3,049,112	-	3,049,112	313,466	(5,965,573)	-95%	
Cost Share Revenue	3,341,879	7,675,517	8,289,511	-	7,675,517	(7,675,517)	-	(8,289,511)	-100%	Centerra Cost Share Agreement
Transfer from District No. 5	2,759,696	-	-	-	-	-	-	-	0%	
Bond Proceeds (Net)	-	-	-	-	-	-	-	-	0%	
Interest & Other Income	16,655	-	43,000	44,317	-	44,317	-	(43,000)	-100%	
<b>Total Revenues</b>	<b>\$ 11,685,981</b>	<b>\$ 9,431,487</b>	<b>\$ 16,556,179</b>	<b>\$ 6,670,473</b>	<b>\$ 9,025,517</b>	<b>\$ (2,355,044)</b>	<b>\$ 30,262,786</b>	<b>\$ 13,706,607</b>	<b>83%</b>	
<b>Expenditures</b>										
District Management	\$ 20,195	\$ 25,000	\$ 20,000	\$ 12,150	\$ 18,749	\$ (6,599)	\$ 24,960	\$ 4,960	25%	General Capital - PCGI
District Planning/Engineering Mgmt	20,042	25,000	10,000	5,572	14,581	(9,010)	25,000	15,000	150%	General Capital - Misc. Engineering
District Engineering	63,315	50,000	50,000	12,518	37,501	(24,984)	50,000	-	0%	General Capital - MRES
Crossroads Boulevard Mitigation	156,242	-	-	-	-	-	-	-	0%	
Residential - Ph 1 (ME 10th and ME 11th)	6,380,251	1,500,000	2,330,166	1,253,361	975,000	278,361	84,803	(2,245,363)	-96%	Landscape Warranty and Maintenance
Millennium East 14th	3,027,588	4,100,000	3,198,008	2,269,317	2,650,001	(380,684)	1,793,602	(1,404,406)	-44%	Warranty and Landscape Construction
Welcome Center Park	515,498	26,315	18,461	16,302	19,737	(3,435)	11,721	(6,740)	-37%	Warranty
Millennium East 13th	359,294	500,000	980	1,435	1,000	435	234,699	233,719	23849%	Indirects - Design
Millennium East 15th	1,241,356	504,497	962,304	827,960	378,369	449,591	435,705	(526,599)	-55%	Warranty and Landscape Construction
Millennium East 16th - Intracts	1,241,174	2,000,000	2,903,357	1,789,623	1,400,001	389,622	225,281	(2,678,076)	-92%	Warranty and Landscape Construction
Millennium East 17th	461,219	100,000	83,338	-	-	-	9,493,283	9,409,945	11291%	Design and Construction 2024
Millennium East 18th	641,351	50,000	1,899	459	50,000	(49,541)	511,357	509,458	26828%	Design
Millennium East 19th	427,162	200,000	52,628	85,125	150,001	(64,876)	14,805,023	14,752,395	28031%	Design and Construction 2024
Kinston Millenium East 15th Ph 2	-	527,000	368,989	308,625	2,991	305,634	75,651	(293,338)	-79%	Warranty
Kinston Millenium East 16th Ph 2	-	-	-	-	2,991	(2,991)	2,600,000	2,600,000	100%	Construction 2024
Welcome Center Park Phase 2	113,651	31,480	33,131	4,888	23,607	(18,719)	26,400	(6,731)	-20%	Design
Kinston Offsite Drainage	-	-	200,000	-	-	-	100,000	(100,000)	-50%	Design
Permits, Fees & Other	333	-	313	157	-	157	-	(313)	-100%	
Contingency	-	100,000	-	-	-	-	-	-	0%	
<b>Total Capital Expenditures</b>	<b>\$ 14,668,671</b>	<b>\$ 9,739,292</b>	<b>\$ 10,233,574</b>	<b>\$ 6,587,490</b>	<b>\$ 5,724,529</b>	<b>\$ 862,962</b>	<b>\$ 30,497,485</b>	<b>\$ 20,263,911</b>	<b>198%</b>	
<b>Revenues over/(under) Expenditures</b>	<b>\$ (2,982,691)</b>	<b>\$ (307,805)</b>	<b>\$ 6,322,605</b>	<b>\$ 82,983</b>	<b>\$ 3,300,988</b>	<b>\$ (3,218,005)</b>	<b>\$ (234,699)</b>	<b>\$ (6,557,304)</b>	<b>-104%</b>	
<b>Beginning Fund Balance</b>	<b>\$ 3,290,496</b>	<b>\$ 307,805</b>	<b>\$ 307,805</b>	<b>\$ 307,805</b>	<b>\$ 307,805</b>	<b>\$ -</b>	<b>\$ 6,630,410</b>	<b>\$ 6,322,605</b>	<b>2054%</b>	
<b>Ending Fund Balance</b>	<b>\$ 307,805</b>	<b>\$ -</b>	<b>\$ 6,630,410</b>	<b>\$ 390,789</b>	<b>\$ 3,608,794</b>	<b>\$ (3,218,005)</b>	<b>\$ 6,395,711</b>	<b>\$ (234,699)</b>	<b>-4%</b>	

KINSTON METROPOLITAN DISTRICT NO. 5										
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS										
GENERAL FUND										
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)	
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year		
	Audited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%	2024
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance	Comments
<b>Revenues</b>							<b>SB 23B-001</b>	<b>SB 23B-001</b>		
Property Taxes	\$ 201	\$ 50	\$ 50	\$ 50	\$ 50	\$ -	2,088	\$ 2,038	4076%	See mill levy table
Specific Ownership Taxes	-	3	3	-	-	-	125	122	4067%	6% of property taxes
Interest & Other	-	100	-	-	-	-	100	100	100%	Allowance
<b>Total Revenues</b>	<b>\$ 201</b>	<b>153</b>	<b>\$ 53</b>	<b>\$ 50</b>	<b>\$ 50</b>	<b>\$ -</b>	<b>\$ 2,313</b>	<b>\$ 2,260</b>	<b>4264%</b>	
<b>Expenditures</b>										
Payment for Services to No. 1 - O&M	\$ 197	\$ 52	\$ 52	\$ 49	\$ 49	\$ -	\$ 2,182	\$ 2,130	4096%	Service fees for D1 O&M
Treasurer Fees	4	1	1	1	1	-	31	30	3000%	1.5% of property taxes
Contingency	-	100	-	-	-	-	100	100	100%	Allowance
<b>Total Operating Expenditures</b>	<b>\$ 201</b>	<b>\$ 153</b>	<b>\$ 53</b>	<b>\$ 50</b>	<b>\$ 50</b>	<b>\$ -</b>	<b>\$ 2,313</b>	<b>\$ 2,260</b>	<b>4264%</b>	
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	
						=				
<b>Mill Levy</b>										
Operating	15.000	15.000	15.000	15.000			15.606	0.606	4%	15 mills adjusted
Debt Service	62.000	62.000	62.000	62.000			64.507	2.507	4%	62 mills adjusted
<b>Total Mill Levy</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>			<b>80.113</b>	<b>3.113</b>	<b>4%</b>	
<b>Assessed Value</b>	<b>\$ -</b>	<b>\$ 3,326</b>	<b>\$ 3,326</b>	<b>\$ 3,326</b>			<b>\$ 133,785</b>	<b>\$ 130,459</b>	<b>3922%</b>	Preliminary as of 9/15
<b>Property Tax Revenue</b>										
Operating	-	50	50	50			2,088	2,038	4085%	
Debt Service	-	206	206	206			8,630	8,424	4085%	
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ 256</b>	<b>\$ 256</b>	<b>\$ 256</b>			<b>\$ 10,718</b>	<b>\$ 10,462</b>	<b>4085%</b>	



KINSTON METROPOLITAN DISTRICT NO. 5										
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS										
DEBT SERVICE FUND										
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)	
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	%	
	Audited	Adopted	Projected	Through	Through	Through	Adopted	Budget		2024
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance	Comments
<b>Revenues</b>							<b>SB 23B-001</b>	<b>SB 23B-001</b>		
Property Taxes	\$ 831	\$ 206	\$ 207	\$ 207	\$ 206	\$ 1	\$ 8,630	\$ 8,423	4069%	See mill levy table
Specific Ownership Taxes	-	12	-	-	9	(9)	518	518	100%	6% of property taxes
Service Fees, District 2	1,315	11,699	11,699	11,119	11,275	(157)	492,263	480,564	4108%	Per IGA
Service Fees, District 3	49	42	42	40	42	(2)	48	6	15%	Per IGA
Service Fees, District 4	152	84	98	95	84	11	95	(3)	-3%	Per IGA
Service Fees, District 10	3	3	5	5	3	2	478	473	9467%	Per pledge agreement
Interest & Other Income	33,811	5,000	78,920	59,190	3,752	55,438	48,000	(30,920)	-39%	4% of Fund Balance
<b>Total Revenues</b>	<b>\$ 36,161</b>	<b>\$ 17,046</b>	<b>\$ 90,971</b>	<b>\$ 70,655</b>	<b>\$ 15,371</b>	<b>\$ 55,284</b>	<b>\$ 550,032</b>	<b>\$ 459,062</b>	<b>505%</b>	
<b>Expenditures</b>										
Bond Interest	\$ 625,520	\$ 625,500	\$ 625,500	\$ 312,750	312,770	\$ (20)	\$ 625,500	\$ -	0%	Per 2020 Bond Debt Schedule
Trustee Fees	7,000	7,500	7,000	7,000	7,000	-	7,000	-	0%	Estimate
Treasurer's Fees	17	3	5	5	3	2	129	124	2480%	2% of Property tax
Cost of Issuance - DS	12,589	-	-	-	-	-	-	-	0%	Future bond issuance market study
Contingency	-	5,000	-	-	-	-	5,000	5,000	100%	
<b>Total Expenditures</b>	<b>\$ 645,126</b>	<b>\$ 638,003</b>	<b>\$ 632,505</b>	<b>\$ 319,755</b>	<b>\$ 319,773</b>	<b>\$ (19)</b>	<b>\$ 637,629</b>	<b>\$ 5,124</b>	<b>1%</b>	
<b>Rev Over/(Under) Exp after Other</b>	<b>\$ (608,965)</b>	<b>\$ (620,957)</b>	<b>\$ (541,534)</b>	<b>\$ (249,100)</b>	<b>\$ (304,402)</b>	<b>\$ 55,303</b>	<b>\$ (87,597)</b>	<b>\$ 453,938</b>	<b>-84%</b>	
<b>Beginning Fund Balance</b>	<b>\$ 2,350,095</b>	<b>\$ 1,732,318</b>	<b>\$ 1,741,130</b>	<b>\$ 1,741,130</b>	<b>\$ 1,732,318</b>	<b>\$ 8,812</b>	<b>\$ 1,199,596</b>	<b>\$ (541,534)</b>	<b>-31%</b>	
<b>Ending Fund Balance</b>	<b>\$ 1,741,130</b>	<b>\$ 1,111,361</b>	<b>\$ 1,199,596</b>	<b>\$ 1,492,030</b>	<b>\$ 1,427,916</b>	<b>\$ 64,115</b>	<b>\$ 1,111,999</b>	<b>\$ (87,597)</b>	<b>-7%</b>	
<b>Components of Ending Fund Balance</b>										
Reserve Requirement (\$1,118,976)	\$ 1,118,976	\$ 1,093,339	\$ 1,118,279	\$ 1,118,976	\$ 1,118,976	\$ -	\$ 1,111,997	\$ (6,282)	-1%	
Capitalized Interest	604,630	-	-	291,880	291,860	20	-	-	0%	
Bond Fund	17,524	18,022	81,317	81,174	17,080	64,095	2	(81,315)	-100%	
<b>Total</b>	<b>\$ 1,741,130</b>	<b>\$ 1,111,361</b>	<b>\$ 1,199,596</b>	<b>\$ 1,492,030</b>	<b>\$ 1,427,916</b>	<b>\$ 64,115</b>	<b>\$ 1,111,999</b>	<b>\$ (87,597)</b>	<b>-7%</b>	

KINSTON METROPOLITAN DISTRICT NO. 5									
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS									
CAPITAL PROJECTS FUND									
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	
	Audited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance
							SB 23B-001	SB 23B-001	
									2024
									Comments
<b>Revenues</b>									
Interest & Other Income	\$ 262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Total Revenues</b>	<b>\$ 262</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Expenditures</b>									
Transfer to District No. 1	\$ 2,759,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Total Expenditures</b>	<b>\$ 2,759,696</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ (2,759,434)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Rev Over/(Under) Exp after Other</b>	<b>\$ (2,759,434)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Beginning Fund Balance</b>	<b>\$ 2,759,434</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
						=			

KINSTON METROPOLITAN DISTRICT NO. 2									
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS									
GENERAL FUND									
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	
	Unaudited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance
							SB 23B-001	SB 23B-001	
<b>Revenues</b>									
Property Taxes	\$ 1,540	\$ 6,100	\$ 6,100	\$ 6,136	\$ 6,100	\$ 36	\$ 585,032	\$ 578,932	9491%
Specific Ownership Taxes	124	8,521	8,593	7,837	7,890	(53)	35,102	26,509	308%
Interest & Other	-	100	-	-	24	(24)	100	100	100%
<b>Total Revenues</b>	<b>\$ 1,664</b>	<b>\$ 14,721</b>	<b>\$ 14,693</b>	<b>\$ 13,973</b>	<b>\$ 14,014</b>	<b>\$ (41)</b>	<b>\$ 620,234</b>	<b>\$ 605,541</b>	<b>4121%</b>
Payment for Services to No. 1 - O&M	\$ 318	\$ 2,830	\$ 2,830	\$ 2,690	\$ 2,647	\$ 43	\$ 119,096	\$ 116,266	4108%
Payment for Services to No. 5 - Debt	1,315	11,699	11,699	11,119	11,275	(156)	492,263	480,564	4108%
Treasurer Fees	31	92	164	164	92	72	8,775	8,611	5251%
Contingency	-	100	-	-	-	-	100	100	100%
<b>Total Operating Expenditures</b>	<b>\$ 1,664</b>	<b>\$ 14,721</b>	<b>\$ 14,693</b>	<b>\$ 13,973</b>	<b>\$ 14,014</b>	<b>\$ (41)</b>	<b>\$ 620,234</b>	<b>\$ 605,541</b>	<b>4121%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
						=			
<b>Mill Levy</b>									
Operating	15,000	15,000	15,000	15,000			15,031	0,031	0%
Debt Service	62,000	62,000	62,000	62,000			63,236	1,236	2%
<b>Total Mill Levy</b>	<b>77,000</b>	<b>77,000</b>	<b>77,000</b>	<b>77,000</b>			<b>78,267</b>	<b>1,267</b>	<b>2%</b>
<b>Assessed Value</b>	<b>\$ 20,012</b>	<b>\$ 79,222</b>	<b>\$ 79,222</b>	<b>\$ 79,222</b>			<b>\$ 7,474,818</b>	<b>\$ 7,395,596</b>	<b>9335%</b>
<b>Property Tax Revenue</b>									
Operating	300	1,188	1,188	1,188			112,354	111,166	9355%
Debt Service	1,241	4,912	4,912	4,912			472,678	467,766	9523%
<b>Total Property Tax Revenue</b>	<b>\$ 1,541</b>	<b>\$ 6,100</b>	<b>\$ 6,100</b>	<b>\$ 6,100</b>			<b>\$ 585,032</b>	<b>\$ 578,931</b>	<b>9491%</b>



KINSTON METROPOLITAN DISTRICT NO. 4									
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS									
GENERAL FUND									
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	
	Unaudited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance
							SB 23B-001	SB 23B-001	
<b>Revenues</b>									
Property Taxes	\$ 109	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1	\$ 113	\$ 13	13%
Specific Ownership Taxes	82	7	25	20	7	13	7	(18)	-72%
Interest & Other	-	100	-	-	-	-	100	100	100%
<b>Total Revenues</b>	<b>\$ 191</b>	<b>\$ 207</b>	<b>\$ 125</b>	<b>\$ 120</b>	<b>\$ 107</b>	<b>\$ 14</b>	<b>\$ 220</b>	<b>\$ 95</b>	<b>76%</b>
<b>Expenditures</b>									
Payment for Services to No. 1 - O&M	\$ 37	\$ 20	\$ 25	\$ 23	\$ 20	\$ 3	\$ 23	\$ (2)	-7%
Payment for Services to No. 5 - Debt	152	84	98	95	84	11	95	(3)	-3%
Treasurer Fees	2	2	2	2	2	-	2	-	0%
Contingency	-	100	-	-	-	-	100	100	100%
<b>Total Operating Expenditures</b>	<b>\$ 191</b>	<b>\$ 207</b>	<b>\$ 125</b>	<b>\$ 120</b>	<b>\$ 107</b>	<b>\$ 14</b>	<b>\$ 220</b>	<b>\$ 95</b>	<b>76%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
							=		
<b>Mill Levy</b>									
Operating	15.000	15.000	15.000	15.000			16.477	1.477	10%
Debt Service	62.000	62.000	62.000	62.000			68.106	6.106	10%
<b>Total Mill Levy</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>	<b>77.000</b>			<b>84.583</b>	<b>7.583</b>	<b>10%</b>
<b>Assessed Value</b>	<b>\$ 1,414</b>	<b>\$ 1,300</b>	<b>\$ 1,300</b>	<b>\$ 1,300</b>			<b>\$ 1,340</b>	<b>\$ 40</b>	<b>3%</b>
<b>Property Tax Revenue</b>									
Operating	21	20	20	20			22	3	13%
Debt Service	88	81	81	81			91	11	13%
<b>Total Property Tax Revenue</b>	<b>\$ 109</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>\$ 100</b>			<b>\$ 113</b>	<b>\$ 13</b>	<b>13%</b>

KINSTON METROPOLITAN DISTRICT NO. 6										
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS										
GENERAL FUND										
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)	
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year		
	Unaudited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%	
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance	
							SB 23B-001	SB 23B-001		
<b>Revenues</b>										
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Specific Ownership Taxes	-	-	-	-	-	-	-	-	0%	
Interest & Other	-	100	-	-	-	24	(24)	100	100%	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ (24)</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>100%</b>
<b>Expenditures</b>										
Payment for Services to No. 1 - O&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Treasurer Fees	-	-	-	-	-	-	-	-	0%	
Contingency	-	100	-	-	-	24	(24)	100	100%	
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ (24)</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>100%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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			27.885	2.885	12%	
Debt Service	0.000	0.000	0.000	0.000			0.000	0.000	0%	
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>			<b>27.885</b>	<b>2.885</b>	<b>12%</b>	
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 13</b>	<b>\$ 13</b>	<b>\$ 13</b>			<b>\$ 13</b>	<b>\$ -</b>	<b>0%</b>	
<b>Property Tax Revenue</b>										
Operating	-	-	-	-			-	-	0%	
Debt Service	-	-	-	-			-	-	0%	
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	

KINSTON METROPOLITAN DISTRICT NO. 7										
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS										
GENERAL FUND										
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)	
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year		
	Unaudited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%	
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance	
<b>Revenues</b>							SB 23B-001	SB 23B-001		
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Specific Ownership Taxes	-	-	-	-	-	-	-	-	0%	
Interest & Other	-	100	-	-	-	24	(24)	100	100%	
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ (24)</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>100%</b>
<b>Expenditures</b>										
Payment for Services to No. 1 - O&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%	
Treasurer Fees	-	-	-	-	-	-	-	-	0%	
Contingency	-	100	-	-	-	24	(24)	100	100%	
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ (24)</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>100%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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			27.885	2.885	12%	
Debt Service	0.000	0.000	0.000	0.000			0.000	0.000	0%	
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>			<b>27.885</b>	<b>2.885</b>	<b>12%</b>	
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 13</b>	<b>\$ 13</b>	<b>\$ 13</b>			<b>\$ 13</b>	<b>\$ -</b>	<b>0%</b>	
<b>Property Tax Revenue</b>										
Operating	-	-	-	-			-	-	0%	
Debt Service	-	-	-	-			-	-	0%	
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	

KINSTON METROPOLITAN DISTRICT NO. 8									
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS									
GENERAL FUND									
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	
	Unaudited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance
							SB 23B-001	SB 23B-001	
<b>Revenues</b>									
Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Specific Ownership Taxes	-	-	-	-	-	-	-	-	0%
Interest & Other	-	100	-	-	24	(24)	100	100	100%
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ (24)</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>100%</b>
<b>Expenditures</b>									
Payment for Services to No. 1 - O&M	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
Treasurer Fees	-	-	-	-	-	-	-	-	0%
Contingency	-	100	-	-	24	(24)	100	100	100%
<b>Total Operating Expenditures</b>	<b>\$ -</b>	<b>\$ 100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 24</b>	<b>\$ (24)</b>	<b>\$ 100</b>	<b>\$ 100</b>	<b>100%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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			27.885	2.885	12%
Debt Service	0.000	0.000	0.000	0.000			0.000	0.000	0%
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>			<b>27.885</b>	<b>2.885</b>	<b>12%</b>
<b>Assessed Value</b>	<b>\$ 15</b>	<b>\$ 13</b>	<b>\$ 13</b>	<b>\$ 13</b>			<b>\$ 13</b>	<b>\$ -</b>	<b>0%</b>
<b>Property Tax Revenue</b>									
Operating	-	-	-	-			-	-	0%
Debt Service	-	-	-	-			-	-	0%
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>



KINSTON METROPOLITAN DISTRICT NO. 9									
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS									
GENERAL FUND									
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	
	Unaudited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance
<b>Revenues</b>							SB 23B-001	SB 23B-001	
Property Taxes	\$ 12	\$ 11	\$ 11	\$ 11	\$ 11	\$ -	\$ 12	\$ 1	13%
Specific Ownership Taxes	1	1	1	1	1	-	1	-	0%
Interest & Other	-	100	-	-	24	(24)	100	100	100%
<b>Total Revenues</b>	<b>\$ 13</b>	<b>\$ 112</b>	<b>\$ 12</b>	<b>\$ 12</b>	<b>\$ 36</b>	<b>\$ (24)</b>	<b>\$ 113</b>	<b>\$ 101</b>	<b>846%</b>
<b>Expenditures</b>									
Payment for Services to No. 1 - O&M	\$ 13	\$ 12	\$ 12	\$ 12	\$ 12	\$ -	\$ 13	\$ 1	12%
Treasurer Fees	-	-	-	-	-	-	-	-	0%
Contingency	-	100	-	-	24	(24)	100	100	100%
<b>Total Operating Expenditures</b>	<b>\$ 13</b>	<b>\$ 112</b>	<b>\$ 12</b>	<b>\$ 12</b>	<b>\$ 36</b>	<b>\$ (24)</b>	<b>\$ 113</b>	<b>\$ 101</b>	<b>846%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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			27.467	2.467	10%
Debt Service	0.000	0.000	0.000	0.000			0.000	0.000	0%
<b>Total Mill Levy</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>	<b>25.000</b>			<b>27.467</b>	<b>2.467</b>	<b>10%</b>
<b>Assessed Value</b>	<b>\$ 487</b>	<b>\$ 444</b>	<b>\$ 444</b>	<b>\$ 444</b>			<b>\$ 454</b>	<b>\$ 10</b>	<b>2%</b>
<b>Property Tax Revenue</b>									
Operating	12	11	11	11			12	1	12%
Debt Service	-	-	-	-			-	-	0%
<b>Total Property Tax Revenue</b>	<b>\$ 12</b>	<b>\$ 11</b>	<b>\$ 11</b>	<b>\$ 11</b>			<b>\$ 12</b>	<b>\$ 1</b>	<b>12%</b>

Modified Accrual Budgetary Basis

KINSTON METROPOLITAN DISTRICT NO. 10									
STATEMENT OF REVENUES & EXPENDITURES WITH BUDGETS									
GENERAL FUND									
	(a)	(b)	(c)	(d)	(e)	(d-e)	(f)	(f-c)	(g)
	2022	2023	2023	Actual	Budget	Variance	2024	Year to Year	
	Unaudited	Adopted	Projected	Through	Through	Through	Adopted	Budget	%
	Actual	Budget	Actual	9/30/2023	9/30/2023	9/30/2023	Budget	Variance	Variance
							SB 23B-001	SB 23B-001	
<b>Revenues</b>									
Property Taxes	\$ -	\$ -	\$ 1	\$ 1	\$ -	\$ 1	\$ 840	\$ 839	83900%
Specific Ownership Taxes	4	5	6	6	5	1	50	44	733%
Interest & Other	-	100	-	-	24	(24)	100	100	100%
<b>Total Revenues</b>	<b>\$ 4</b>	<b>\$ 105</b>	<b>\$ 7</b>	<b>\$ 7</b>	<b>\$ 29</b>	<b>\$ (22)</b>	<b>\$ 990</b>	<b>\$ 983</b>	<b>14043%</b>
<b>Expenditures</b>									
Payment for Services to No. 1 - O&M	\$ 1	\$ 2	\$ 2	\$ 2	\$ 2	\$ -	\$ 399	\$ 397	19832%
Payment for Services to No. 5 - Debt	3	3	5	5	3	2	478	473	9467%
Treasurer Fees	-	-	-	-	-	-	13	13	100%
Contingency	-	100	-	-	24	(24)	100	100	100%
<b>Total Operating Expenditures</b>	<b>\$ 4</b>	<b>\$ 105</b>	<b>\$ 7</b>	<b>\$ 7</b>	<b>\$ 29</b>	<b>\$ (22)</b>	<b>\$ 990</b>	<b>\$ 983</b>	<b>14043%</b>
<b>Revenues Over/(Under) Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</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>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Ending Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>Mill Levy</b>									
Operating	15.000	15.000	15.000	15.000			15.591	0.591	4%
Debt Service	27.786	18.000	18.000	18.000			18.710	0.710	4%
<b>Total Mill Levy</b>	<b>42.786</b>	<b>33.000</b>	<b>33.000</b>	<b>33.000</b>			<b>34.301</b>	<b>1.301</b>	<b>4%</b>
<b>Assessed Value</b>	<b>\$ 9</b>	<b>\$ 15</b>	<b>\$ 15</b>	<b>\$ 15</b>			<b>\$ 24,496</b>	<b>\$ 24,481</b>	<b>163206%</b>
<b>Property Tax Revenue</b>									
Operating	-	-	-	-			382	382	100%
Debt Service	-	-	-	-			458	458	100%
<b>Total Property Tax Revenue</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>			<b>\$ 840</b>	<b>\$ 840</b>	<b>100%</b>

Modified Accrual Budgetary Basis

















