



Frequently Asked Questions (2021)

1. What are Metropolitan Districts and why do they exist?

Metropolitan Districts are governmental entities and political subdivisions of the State of Colorado organized under Title 32 C.R.S. Metropolitan Districts are designed to provide essential services and serve as perpetual quasi-municipal corporations, operating with an elected Board of Directors. For more information about special districts in Colorado please visit the Division of Local Government (DOLA) website: <https://dola.colorado.gov/lgis/>

The Lakes at Centerra Metropolitan District No. 2 (District) was organized in 2007 under Title 32 C.R.S, with authorization from the City of Loveland, to provide vital services and construct public improvements such as sanitary sewer and water infrastructure, storm drainage, streets, traffic safety and signalization, and park and recreation amenities.

2. What Public Improvements did the District construct?

To serve The Lakes at Centerra community, the District constructed sanitary sewer and water infrastructure, storm drainage, streets, and traffic safety and signalization.

3. How is the District funded?

Tax District	2239
Mill Levy	155.579
Levy	Tax Authority
77.730	THE LAKES AT CENTERRA METRO DIST #2
36.320	THOMPSON R2-J GEN FUND
22.458	LARIMER COUNTY
9.564	LOVELAND
8.258	THOMPSON R2-J BOND PYMT
1.769	THOMPSON VALLEY HLTH SVC DST
1.000	N COLO WATER CONS DIST
0.142	LARIMER CO PEST CTRL DST
0.000	LITTLE THOMPSON WATER

The District is funded via a mill levy which is assessed to each property owner as a part of their annual property taxes. The current residential mill levy is 77.730 mills, the maximum allowed for this District. The current overall mill levy on properties within District No. 2 is 157.241.

Sample Calculation:

\$500,000 Actual Value X 7.15% assessment rate = \$35,750.
 \$35,750 assessed value/divided by 1,000 (mill levy applies to every \$1,000 of value) x 77.730 = \$2,778.85 in annual property taxes paid to the District. The overall payment for all taxing authorities would be 5,561.95.

4. How is the District governed and managed?

The District is governed by a five-member Board of Directors and meets quarterly beginning in February. Meeting notices are posted on the District’s website at www.lakes-metro-district.com at least 24 hours prior to the meeting.

The District retains Pinnacle Consulting Group for Management and Finance/Accounting services. The District Manager is Ryan Abbott. He can be reached via email at info@lakes-metro-district.com.



Frequently Asked Questions (2021)

1. What are Metropolitan Districts and why do they exist?

Metropolitan Districts are governmental entities and political subdivisions of the State of Colorado organized under Title 32 C.R.S. Metropolitan Districts are designed to provide essential services and serve as perpetual quasi-municipal corporations, operating with an elected Board of Directors. For more information about special districts in Colorado please visit the Division of Local Government (DOLA) website: <https://dola.colorado.gov/lgis/>

The Lakes at Centerra Metropolitan District No. 3 (District) was organized in 2007 under Title 32 C.R.S, with authorization from the City of Loveland, to provide vital services and construct public improvements such as sanitary sewer and water infrastructure, storm drainage, streets, traffic safety and signalization, and park and recreation amenities.

2. What Public Improvements did the District construct?

To serve The Lakes at Centerra community, the District constructed sanitary sewer and water infrastructure, storm drainage, streets, and traffic safety and signalization.

3. How is the District funded?

Tax District	2240
Mill Levy	153.831
Levy	Tax Authority
74.320	THE LAKES AT CENTERRA METRO DIST #3
36.320	THOMPSON R2-J GEN FUND
22.458	LARIMER COUNTY
9.564	LOVELAND
8.258	THOMPSON R2-J BOND PYMT
1.769	THOMPSON VALLEY HLTH SVC DST
1.000	N COLO WATER CONS DIST
0.142	LARIMER CO PEST CTRL DST
0.000	LITTLE THOMPSON WATER

The District is funded via a mill levy which is assessed to each property owner as a part of their annual property taxes. The current residential mill levy is 74.320 mills, the maximum allowed for this District. The current overall mill levy on properties within District No. 3 is 153.831.

Sample Calculation:

\$500,000 Actual Value X 7.15% assessment rate = \$35,750.
 \$35,750 assessed value/divided by 1,000 (mill levy applies to every \$1,000 of value) x 74.320 = \$2,656.94 in annual property taxes paid to the District. The overall payment for all taxing authorities would be 5,499.46.

4. How is the District governed and managed?

The District is governed by a five-member Board of Directors and meets bi-monthly beginning in February. Meeting notices are posted on the District’s website at www.lakes-metro-district.com at least 24 hours prior to the meeting.

The District retains Pinnacle Consulting Group for Management and Finance/Accounting services. The District Manager is Ryan Abbott. He can be reached via email at info@lakes-metro-district.com.