

**SOUTHGLENN METRO DISTRICT NO. 2**  
**ANNUAL BUDGET**  
**FOR THE YEAR ENDING DECEMBER 31, 2025**

**SOUTHGLENN METRO DISTRICT NO. 2  
GENERAL FUND  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/16/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ -	\$ -	\$ 142,174
REVENUES			
Property taxes	-	134,126	15,482
Specific ownership taxes	-	8,048	929
Interest income	-	-	1,000
Total revenues	-	142,174	17,411
Total funds available	-	142,174	159,585
EXPENDITURES			
General and administrative			
Accounting	-	-	22,500
County Treasurer's fee	-	-	232
Dues and membership	-	-	500
Insurance	-	-	2,000
Legal	-	-	22,500
Contingency	-	-	32,268
Total expenditures	-	-	80,000
Total expenditures and transfers out requiring appropriation	-	-	80,000
ENDING FUND BALANCES	\$ -	\$ 142,174	\$ 79,585
EMERGENCY RESERVE	\$ -	\$ 4,300	\$ 600
AVAILABLE FOR OPERATIONS	-	137,874	78,985
TOTAL RESERVE	\$ -	\$ 142,174	\$ 79,585

No assurance provided. See summary of significant assumptions.

**SOUTHGLENN METRO DISTRICT NO. 2  
PROPERTY TAX SUMMARY INFORMATION  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

1/16/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
<b>ASSESSED VALUATION</b>			
Commercial	\$ -	\$ 5,191,418	\$3,245,936
Adjustments	-	(3,127,942)	(1,955,747)
Certified Assessed Value	\$ -	\$ 2,063,476	\$1,290,189
 <b>MILL LEVY</b>			
General	0.000	65.000	12.000
Total mill levy	0.000	65.000	12.000
 <b>PROPERTY TAXES</b>			
General	\$ -	\$ 134,126	\$ 15,482
Levied property taxes	-	134,126	15,482
Budgeted property taxes	\$ -	\$ 134,126	\$ 15,482
 <b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ 134,126	\$ 15,482
	\$ -	\$ 134,126	\$ 15,482

**SOUTHGLENN METROPOLITAN DISTRICT NO. 2**  
**2025 BUDGET**  
**SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court of the County of Arapahoe on May 11, 2023, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Centennial on March 7, 2023. The District's service area is located entirely within the City of Centennial, in Arapahoe County, Colorado.

The District was established to provide for the design, acquisition, installation, construction, financing, operation, and maintenance of public improvements, including but not limited to sanitation, water, streets, traffic and safety controls, park and recreation, transportation, and security.

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$25 million. In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area, however, as of the date of this budget, the amount and timing of any debt issuances is not determinable.

The District has no employees and all administrative functions are contractual.

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

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

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

**SOUTHGLENN METROPOLITAN DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Property Taxes – (continued)**

For property tax collection year 2025, SB22-238, SB 22-238, SB 23B-001, SB 24-233, and HB24B-1001 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District’s share will be equal to approximately 6% of the property taxes collected.

**Expenditures**

**General and Administrative Expenditures**

General and administrative expenditures include the estimated services necessary to maintain the District’s administrative viability such as legal, management, accounting, and insurance expense.

**Debt and Leases**

The District has no debt or operating or capital leases.

**SOUTHGLENN METROPOLITAN DISTRICT NO. 2  
2025 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Reserves**

**Emergency Reserve**

TABOR requires local governments to establish emergency reserves, which is equal to at least 3% of fiscal year spending. Since all funds to be received by the District are provided by the Developer, an emergency reserve is not reflected in the budget.

**This information is an integral part of the accompanying budget.**