

SOUTHGLENN METRO DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2026

**SOUTHGLENN METRO DISTRICT NO. 2
GENERAL FUND
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,**

12/28/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
BEGINNING FUND BALANCES	\$ -	\$ 153,311	\$ 90,869
REVENUES			
Property taxes	134,126	15,482	15,104
Specific ownership taxes	19,867	2,076	906
Interest income	1,350	-	-
Total revenues	<u>155,343</u>	<u>17,558</u>	<u>16,010</u>
Total funds available	<u>155,343</u>	<u>170,869</u>	<u>106,879</u>
EXPENDITURES			
General and administrative			
Accounting	-	22,500	22,500
County Treasurer's fee	2,032	232	227
Dues and membership	-	500	500
Insurance	-	2,000	2,000
Legal	-	22,500	22,500
Contingency	-	32,268	32,273
Total expenditures	<u>2,032</u>	<u>80,000</u>	<u>80,000</u>
Total expenditures and transfers out requiring appropriation	<u>2,032</u>	<u>80,000</u>	<u>80,000</u>
ENDING FUND BALANCES	<u>\$ 153,311</u>	<u>\$ 90,869</u>	<u>\$ 26,879</u>
EMERGENCY RESERVE	\$ 4,700	\$ 600	\$ 500
AVAILABLE FOR OPERATIONS	<u>148,611</u>	<u>90,269</u>	<u>26,379</u>
TOTAL RESERVE	<u>\$ 153,311</u>	<u>\$ 90,869</u>	<u>\$ 26,879</u>

See summary of significant assumptions.

SOUTHGLENN METRO DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2026 BUDGET
WITH 2024 ACTUAL AND 2025 ESTIMATED
For the Years Ended and Ending December 31,

12/28/25

	ACTUAL 2024	ESTIMATED 2025	BUDGET 2026
ASSESSED VALUATION			
Commercial	\$ 5,191,418	\$ 3,245,936	\$2,798,759
State assessed	-	-	8,330
Vacant land	-	-	270
	5,191,418	3,245,936	2,807,359
Adjustments	(3,127,942)	(1,955,747)	(1,548,687)
Certified Assessed Value	\$ 2,063,476	\$ 1,290,189	\$1,258,672
 MILL LEVY			
General	65.000	12.000	12.000
Total mill levy	65.000	12.000	12.000
 PROPERTY TAXES			
General	\$ 134,126	\$ 15,482	\$ 15,104
Levied property taxes	134,126	15,482	15,104
Budgeted property taxes	\$ 134,126	\$ 15,482	\$ 15,104
 BUDGETED PROPERTY TAXES			
General	\$ 134,126	\$ 15,482	\$ 15,104
	\$ 134,126	\$ 15,482	\$ 15,104

See summary of significant assumptions.

SOUTHGLENN METROPOLITAN DISTRICT NO. 2
2026 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
2026 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Property Taxes – (continued)

For property tax collection year 2026, HB24B-1001 set the assessment rates as follows:

Category	Rate	Category	Rate
Single-Family Residential	6.25%	Agricultural Land	27.00%
Multi-Family Residential	6.25%	Renewable Energy Land	27.00%
Commercial	27.00%	Vacant Land	27.00%
Industrial	27.00%	Personal Property	27.00%
Lodging	27.00%	State Assessed	27.00%
		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 5.5% 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.

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.