

LETTER OF BUDGET TRANSMITTAL

Date: January 28, 2025

To: Division of Local Government
1313 Sherman Street, Room 521
Denver, Colorado 80203

Attached are the 2025 budget and budget message for SOUTHGLENN METROPOLITAN DISTRICT in Arapahoe County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on December 2, 2024. If there are any questions on the budget, please contact

CliftonLarsonAllen LLP
Attn: Denise Denslow, District Manager
8390 E. Crescent Parkway, Suite 300
Greenwood Village, CO 80111
Telephone number: 303-779-5710

I, Denise Denslow, District Manager of the Southglenn Metropolitan District hereby certify that the attached is a true and correct copy of the 2025 budget.

By: 

Denise Denslow, District Manager

RESOLUTION
ADOPTING BUDGET, APPROPRIATING SUMS OF MONEY AND CERTIFYING
MILL LEVIES FOR THE CALENDAR YEAR 2025

The Board of Directors of Southglenn Metropolitan District (the “**Board**”), City of Centennial, Arapahoe County, Colorado (the “**District**”), held a regular meeting, via teleconference on December 2, 2024, at the hour of 10:00 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2025 BUDGET

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2025. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2025 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Arapahoe County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

SOUTHGLENN METROPOLITAN DISTRICT
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

**SOUTHGLENN METRO DISTRICT
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 4,214,013	\$ 4,528,295	\$ 6,084,105
REVENUES			
Property taxes	1,069,545	1,064,201	1,063,172
Property Tax - CURA	5,093,164	6,770,044	4,918,553
Specific ownership taxes	182,940	160,394	159,037
CURA Sales/Use Tax	367,782	300,000	300,000
Interest Income	302,675	215,000	125,000
Developer advance	371,876	517,500	517,500
Other Revenue	1	-	-
Total revenues	<u>7,387,983</u>	<u>9,027,139</u>	<u>7,083,262</u>
Total funds available	<u>11,601,996</u>	<u>13,555,434</u>	<u>13,167,367</u>
EXPENDITURES			
General Fund	877,187	1,203,353	1,100,000
Debt Service Fund	6,196,514	6,267,976	6,325,000
Total expenditures	<u>7,073,701</u>	<u>7,471,329</u>	<u>7,425,000</u>
Total expenditures and transfers out requiring appropriation	<u>7,073,701</u>	<u>7,471,329</u>	<u>7,425,000</u>
ENDING FUND BALANCES	<u>\$ 4,528,295</u>	<u>\$ 6,084,105</u>	<u>\$ 5,742,367</u>
EMERGENCY RESERVE	\$ 17,200	\$ 20,400	\$ 16,700
GENERAL RESERVE	500,000	500,000	500,000
AVAILABLE FOR OPERATIONS	71,722	61,220	37,543
DEBT SERVICE RESERVE FUND 2016	3,408,000	3,408,000	3,408,000
RATE STABILIZATION FUND 2016	300,000	300,000	300,000
DESIGNATED FOR DEBT SERVICE	231,373	1,794,485	1,480,124
TOTAL RESERVE	<u>\$ 4,528,295</u>	<u>\$ 6,084,105</u>	<u>\$ 5,742,367</u>

No assurance provided. See summary of significant assumptions.

**SOUTHGLENN METRO DISTRICT
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
ASSESSED VALUATION - ARAPAHOE			
Residential - Multi Family	\$ 4,368,048	\$ 4,871,235	\$ 4,871,235
Commercial	40,307,683	39,518,678	39,536,676
State assessed	159,350	163,550	171,400
Vacant land	580	560	560
	<u>44,835,661</u>	<u>44,554,023</u>	<u>44,579,871</u>
Adjustments	(27,128,249)	(26,844,766)	(26,860,339)
Certified Assessed Value	<u>\$ 17,707,412</u>	<u>\$ 17,709,257</u>	<u>\$ 17,719,532</u>
MILL LEVY			
General	12.000	12.000	12.000
Debt Service	48.000	48.000	48.000
Total mill levy	<u>60.000</u>	<u>60.000</u>	<u>60.000</u>
PROPERTY TAXES			
General	\$ 212,489	\$ 212,511	\$ 212,634
Debt Service	849,956	850,044	850,538
Levied property taxes	1,062,445	1,062,555	1,063,172
Adjustments to actual/rounding	7,100	1,646	-
Budgeted property taxes	<u>\$ 1,069,545</u>	<u>\$ 1,064,201</u>	<u>\$ 1,063,172</u>
ASSESSED VALUATION			
TIF Increment in District	\$ 27,128,249	\$ 26,844,766	\$ 26,860,339
TIF Increment Not in District	5,367,225	4,996,577	3,798,878
Total Increment Assessed Value	<u>\$ 32,495,474</u>	<u>\$ 31,841,343</u>	<u>\$ 30,659,217</u>
MILL LEVY			
General	12.000	12.000	12.000
Debt Service	48.000	48.000	48.000
CURA Debt Service	107.116	110.304	110.304
Total mill levy	<u>167.116</u>	<u>170.304</u>	<u>170.304</u>
CURA PROPERTY TAXES (LESS 1.50% TREASURER FEE)			
General in District	\$ 320,656	\$ 317,305	\$ 317,489
Debt Service in District	1,282,624	1,269,221	1,269,957
CURA Debt Service	3,428,573	3,459,544	3,331,107
Levied property taxes	5,031,853	5,046,070	4,918,553
Adjustments to actual/rounding	61,311	7,374	-
Refunds and abatements	-	1,716,600	-
Budgeted property taxes	<u>\$ 5,093,164</u>	<u>\$ 6,770,044</u>	<u>\$ 4,918,553</u>
BUDGETED PROPERTY TAXES			
General	\$ 213,909	\$ 212,840	\$ 212,634
Debt Service	855,636	851,361	850,538
General - CURA	324,563	425,711	317,489
Debt Service - CURA	4,768,601	6,344,333	4,601,064
	<u>\$ 6,162,709</u>	<u>\$ 7,834,245</u>	<u>\$ 5,981,725</u>

No assurance provided. See summary of significant assumptions.

**SOUTHGLENN METRO DISTRICT
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 523,079	\$ 588,922	\$ 581,620
REVENUES			
Property taxes	213,909	212,840	212,634
Property Tax - CURA	324,563	425,711	317,489
Interest Income	32,681	40,000	25,000
Developer advance	371,876	517,500	517,500
Other Revenue	1	-	-
Total revenues	<u>943,030</u>	<u>1,196,051</u>	<u>1,072,623</u>
Total funds available	<u>1,466,109</u>	<u>1,784,973</u>	<u>1,654,243</u>
EXPENDITURES			
General and administrative			
Accounting	40,986	50,000	52,500
Auditing	7,600	7,500	8,000
County Treasurer's Fee	3,231	3,188	3,190
Directors' fees	400	200	200
Dues and Membership	983	990	2,500
Insurance	39,684	43,055	45,000
District management	11,255	20,000	27,500
Legal	18,249	30,000	32,500
Payroll taxes	29	14	14
Stormwater fees	5,630	5,884	6,500
Election	2,264	22	3,000
Repay developer advance	375,000	525,000	400,000
Management fee (3.5%)	14,915	17,500	17,500
Reimbursement per management agreeme	356,961	500,000	500,000
Contingency	-	-	1,596
Total expenditures	<u>877,187</u>	<u>1,203,353</u>	<u>1,100,000</u>
Total expenditures and transfers out requiring appropriation	<u>877,187</u>	<u>1,203,353</u>	<u>1,100,000</u>
ENDING FUND BALANCES	<u>\$ 588,922</u>	<u>\$ 581,620</u>	<u>\$ 554,243</u>
EMERGENCY RESERVE	\$ 17,200	\$ 20,400	\$ 16,700
GENERAL RESERVE	500,000	500,000	500,000
AVAILABLE FOR OPERATIONS	71,722	61,220	37,543
TOTAL RESERVE	<u>\$ 588,922</u>	<u>\$ 581,620</u>	<u>\$ 554,243</u>

No assurance provided. See summary of significant assumptions.

**SOUTHGLENN METRO DISTRICT
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,**

1/26/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 3,690,934	\$ 3,939,373	\$ 5,502,485
REVENUES			
Property taxes	855,636	851,361	850,538
Property Tax - CURA	4,768,601	6,344,333	4,601,064
Specific ownership taxes	182,940	160,394	159,037
CURA Sales/Use Tax	367,782	300,000	300,000
Interest Income	269,994	175,000	100,000
Total revenues	6,444,953	7,831,088	6,010,639
Total funds available	10,135,887	11,770,461	11,513,124
EXPENDITURES			
General and administrative			
County Treasurer's Fee	12,924	12,751	12,758
Paying agent fees	3,500	3,500	3,500
Contingency	-	-	5,217
Debt Service			
Bond interest	2,796,000	2,681,725	2,558,525
Bond principal	3,365,000	3,520,000	3,695,000
CURA fees	19,090	50,000	50,000
Total expenditures	6,196,514	6,267,976	6,325,000
Total expenditures and transfers out requiring appropriation	6,196,514	6,267,976	6,325,000
ENDING FUND BALANCES	\$ 3,939,373	\$ 5,502,485	\$ 5,188,124
DEBT SERVICE RESERVE FUND 2016	\$ 3,408,000	\$ 3,408,000	\$ 3,408,000
RATE STABILIZATION FUND 2016	300,000	300,000	300,000
DESIGNATED FOR DEBT SERVICE	231,373	1,794,485	1,480,124
TOTAL RESERVE	\$ 3,939,373	\$ 5,502,485	\$ 5,188,124

No assurance provided. See summary of significant assumptions.

**SOUTHGLENN METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Southglenn Metropolitan District (District), a quasi-municipal corporation and political subdivision of the State of Colorado was organized by order and decree of the District Court of Arapahoe County on November 23, 2005, 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 September 19, 2005. The District's service area is located entirely within the City of Centennial, Arapahoe County, Colorado. The District was established to provide financing for the design, acquisition, installation and construction of water, streets, traffic and safety controls, parks and recreation, sewer and drainage facilities, mosquito control, public transportation systems, television relay, security services and operation and maintenance of the District.

District voters approved authorization to increase property tax up to \$1,000,000, annually, as necessary, to pay for the operations and maintenance expenditures of the District. Debt authorization was approved in the amount of \$670,500,000 for the above listed facilities, \$85,000,000 for refunding debt. The voters also authorized debt of \$5,000,000 for the cost of operating and maintaining the District's systems and \$85,000,000 for construction management. Additionally, amounts were authorized for an intergovernmental contract of \$85,000,000, reimbursement agreement of \$85,000,000 and mortgages of \$85,000,000. The election also provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues without regard to the limitations contained in Article X, Section 20 of the Colorado constitution or any other law. However, within the service plan for the District, the total debt that the District is permitted to issue shall not exceed \$85,000,000 from the imposition of mill levy, fees, and revenues.

On November 8, 2016, a Notice of Election to Increase Taxes/To Increase Debt/On a Referred Measure was approved by the registered voters.

Shall taxes be increased \$2,500,000 annually (such tax increase to be authorized notwithstanding any provision of Article X, Section 20 of the Colorado Constitution, including any future amendments to Article X, Section 20 of the Colorado Constitution imposing property tax cuts) or such lesser amount as necessary to pay the District's administration, covenant enforcement, design review, operations, maintenance, and other similar expenses by the imposition of ad valorem property taxes levied in any year, without limitation as to rate or amount or any other condition, to pay such expenses and shall the revenue from such taxes and any investment income thereon be collected, retained and spent by the District in fiscal year 2016 and in each fiscal year thereafter as a voter-approved revenue change without regard to any spending, revenue-raising, or other limitation contained within Article X, Section 20 of the Colorado Constitution, the limits imposed on increases in taxation by Section 29-1-301, C.R.S., in any year, or any other law which purports to limit the District's revenues or Expenditures as it currently exists or as it may be amended in the future, all without limiting in any year the amount of other revenues that may be collected, retained and spent by the District?

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.

**SOUTHGLENN METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

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.

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. Pursuant to the Series 2016 Special Revenue Refunding Bonds, specific ownership taxes are pledged to the payment of the principal and interest on the bonds. Therefore, all specific ownership taxes are reported in the Debt Service Fund. On the first day of each bond year, the specific ownership taxes collected by the District in the immediately preceding bond year not utilized for payment of the Bonds shall be available to the District for any lawful purpose. The budget assumes that the District’s share will be equal to approximately 6% of the property taxes collected.

Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

**SOUTHGLENN METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Investment Income

Interest earned on the District's available funds has been estimated based on an average interest rate of approximately 4.0%.

Maintenance Advances

On October 25, 2011, the District entered into an Operations and Maintenance Agreement with Southglenn Property Holdings, LLC (the Manager) to provide services related to maintenance, repair, restoration (and replacement of), and insurance and indemnities in connection with the Commons Area in the shopping center commonly known as "The Streets at Southglenn". The District agreed to reimburse the Manager for all expenses incurred in connection with the provision of services, provided that anticipated costs are approved by the District in the annual budget. Any unpaid maintenance advances shall continue to accrue, at 6% simple interest, and may be paid to the Manager in future years as funds become available. Furthermore, the District agreed to repay the Manager the principal first, then interest.

On December 22, 2017, a Letter of Assignment was executed by Southglenn Property Holdings, LLC directing all future payments to Alberta Shopping Center Management, LLC.

Centennial Urban Renewal Authority (CURA) Agreement – Property & Sales Taxes

Based on a sales tax sharing agreement between CURA and the District, CURA will remit to the District 76% of the 2.5% Sales Tax Increment received above the \$1,937,569 tax base. CURA has also pledged 100% of the Debt Service property taxes collected within the District and Debt Service related property taxes collected within the CURA boundary to the District for payment of the bonds. The payments will flow from CURA to the District until the District has paid off its outstanding bonds or 25 years, whichever occurs first.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, insurance and other administrative expenses. Additionally, included in this amount are costs related to landscaping, snow removal, utilities, etc., paid for by the developer and reimbursed pursuant to a management agreement by the District.

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Special Revenue Refunding Bonds, Series 2016 (discussed under Debt and Leases). The District's current debt service schedule is attached.

**SOUTHGLENN METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures - (continued)

Repayment of Developer Advances

On May 22, 2009, the District entered into a Reimbursement Agreement to repay advances made by AW Southglenn, LLC (the Developer) for costs related to the provision of public infrastructure in the nature of capital costs. The District agreed to repay the Developer for such advances plus accrued interest at a rate of 7% simple interest per annum for all advances. Furthermore, the District agreed to repay the Developer principal first, and the then interest. The District is to reimburse the Developer at such time that the District has the funds available from any legally available monies.

On December 22, 2017, a Letter of Assignment was executed by AW Southglenn, LLC directing all future payments to Alberta Shopping Center Management, LLC.

**Southglenn Metropolitan District
Schedule of Developer Advances**

	Balance at December 31, 2023	Additions*	Payments*	Balance at December 31, 2024
Developer advance payable	\$ 2,763,380	\$ 517,500	525,000	\$ 2,755,880
Accrued interest on advances	4,438,556	180,835	-	4,619,391
	\$ 7,201,936	\$ 698,335	\$ 525,000	\$ 7,375,271
	Balance at December 31, 2024	Additions*	Payments*	Balance at December 31, 2025
Developer advance payable	\$ 2,755,880	\$ 517,500	400,000	\$ 2,873,380
Accrued interest on advances	4,619,391	189,127	-	4,808,518
	\$ 7,375,271	\$ 706,627	\$ 400,000	\$ 7,681,898

*Estimated amounts

Debt and Leases

2016 Special Revenue Refunding Bonds

On September 22, 2016 the District issued Special Revenue Refunding Bonds in the amount of \$76,170,000 for the purpose of (i) paying the costs of refunding the outstanding Subordinate Convertible Capital Appreciation Special Revenue Bonds, Series 2008; (ii) paying the costs of refunding the outstanding Tax Supported Revenue Refunding Loan 2014; (iii) repaying developer capital advances; (iv) funding the Reserve Fund; and, (v) paying the costs in connection with the issuance of the Bonds. The Bonds have interest rates ranging from 3.00-5.00% payable semi-annually on each June 1 and December 1, beginning on December 1, 2016. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2017. The Bonds mature on December 1, 2046, and are subject to optional redemption on December 1, 2021, and on any date thereafter, upon payment of par and accrued interest, at the following price.

<u>Redemption Date</u>	<u>Redemption Premium</u>
December 1, 2021 through November 30, 2022	103%
December 1, 2022 through November 30, 2023	102%
December 1, 2023 through November 30, 2024	101%
December 1, 2024 and thereafter	100%

**SOUTHGLENN METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

The Bonds are also subject to extraordinary mandatory redemption on December 1 in each year, commencing December 1, 2017, solely from and to the extent of moneys on deposit in the Redemption Account of the Bond Fund on October 15 in each such year.

The Mill Levy Stabilization Fund shall terminate on November 22, 2030. The Bonds are secured by and payable solely from and to the extent of the Pledged Revenue, which is defined as follows:

(a) *during* the PFA Term:

- i. the Net Pledged Property Tax Revenues;
- ii. the Net Pledged Sales Tax Revenues; and
- iii. all amounts allocable to the Property Tax Base derived from imposition of the Required Mill Levy, less costs of collection;

(b) *after* the PFA Term:

- i. all amounts derived from imposition of the Required Mill Levy, less costs of collection; and

(c) *both during and after* the PFA Term:

- i. Specific Ownership Taxes; and
- ii. any other legally available moneys of the District that, in its sole discretion, the District transfer (or causes to be transferred) to the Trustee for application as Pledged Revenue.

Pledged Revenue shall be applied to the following funds and in the following order:

- FIRST: Interest Account of the Bond Fund;
- SECOND: Principal Account of the Bond Fund;
- THIRD: Reserve Fund, the amount necessary, if any, to replenish the amount therein to the Reserve Requirement;
- FOURTH: *During the PFA Term:* Mill levy Stabilization Fund, the amount, if any, to cause the amount therein to equal a minimum amount of \$300,000, until its termination of November 22, 2030;
- FIFTH: *During the PFA Term:* Redemption Account of the Bond Fund;
- SIXTH: *After the PFA Term:* Any fund or account as may be established for the payment of Subordinate Bonds; and
- SEVENTH: *After the PFA Term:* Any fund or account as may be designated by the District.

The Bonds are further secured by the Reserve Fund, which will initially be funded with proceeds of the Bonds in the amount of \$3,408,000.

**SOUTHGLENN METROPOLITAN DISTRICT
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserve Funds

General Reserve

The District has established a general reserve in the General Fund of \$500,000.

Debt Service Reserve

The Debt Service Reserve Requirement on the 2016 Bonds is \$3,408,000 and was fully funded at closing.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

This information is an integral part of the forecasted budget.

**SOUTHGLENN METROPOLITAN DISTRICT
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$76,170,000

Special Revenue Refunding Bonds, Series 2016

Dated September 22, 2016

Interest Rate 3.00 - 5.00%

Interest Due June 1 and December 1

Principal and Interest Maturing in the Year Ending December 31	Principal Due December 1		
	Principal	Interest	Total
2025	\$ 3,695,000	\$ 2,558,525	\$ 6,253,525
2026	3,970,000	2,429,200	6,399,200
2027	4,160,000	2,290,250	6,450,250
2028	4,525,000	2,082,250	6,607,250
2029	4,800,000	1,856,000	6,656,000
2030	5,200,000	1,616,000	6,816,000
2031	845,000	1,356,000	2,201,000
2032	930,000	1,313,750	2,243,750
2033	975,000	1,267,250	2,242,250
2034	1,070,000	1,218,500	2,288,500
2035	1,125,000	1,165,000	2,290,000
2036	1,225,000	1,108,750	2,333,750
2037	1,285,000	1,047,500	2,332,500
2038	1,395,000	983,250	2,378,250
2039	1,465,000	913,500	2,378,500
2040	1,585,000	840,250	2,425,250
2041	1,665,000	761,000	2,426,000
2042	1,800,000	677,750	2,477,750
2043	1,890,000	587,750	2,477,750
2044	2,030,000	493,250	2,523,250
2045	2,135,000	391,750	2,526,750
2046	5,700,000	285,000	5,985,000
	\$ 53,470,000	\$ 27,242,475	\$ 80,712,475

No assurance provided. See summary of significant assumptions.

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of ARAPAHOE COUNTY, Colorado.

On behalf of the SOUTHGLEN METROPOLITAN DISTRICT,
(taxing entity)^A

the BOARD OF DIRECTORS
(governing body)^B

of the SOUTHGLENN METROPOLITAN DISTRICT
(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS \$ 44,579,871 assessed valuation of: (GROSS^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of: \$ 17,719,532 (NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)
USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/5/2024 for budget/fiscal year 2025.
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY ²	REVENUE ²
1. General Operating Expenses ^H	12.000 mills	\$ 212,634
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	< > mills	\$ < >
SUBTOTAL FOR GENERAL OPERATING:	12.000 mills	\$ 212,634
3. General Obligation Bonds and Interest ^J	48.000 mills	\$ 850,538
4. Contractual Obligations ^K	_____ mills	\$ _____
5. Capital Expenditures ^L	_____ mills	\$ _____
6. Refunds/Abatements ^M	_____ mills	\$ _____
7. Other ^N (specify): _____	_____ mills	\$ _____
	_____ mills	\$ _____
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	60.000 mills	\$ 1,063,172

Contact person: (print) Paul Wilson Daytime phone: (303)-779-5710
Signed: Paul A. Wilson Title: Accountant for the District

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

¹ If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.
² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).

CERTIFICATION OF TAX LEVIES, continued

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS^J:

1.	Purpose of Issue:	<u>Refunding</u>
	Series:	<u>Series 2016, Special Revenue Refunding Bonds</u>
	Date of Issue:	<u>September 22, 2016</u>
	Coupon Rate:	<u>3.00-5.00%</u>
	Maturity Date:	<u>December 1, 2046</u>
	Levy:	<u>48.000</u>
	Revenue:	<u>850,538</u>
2.	Purpose of Issue:	_____
	Series:	_____
	Date of Issue:	_____
	Coupon Rate:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

CONTRACTS^K:

3.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____
4.	Purpose of Contract:	_____
	Title:	_____
	Date:	_____
	Principal Amount:	_____
	Maturity Date:	_____
	Levy:	_____
	Revenue:	_____

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.