

**RESOLUTION  
TO ADOPT 2018 BUDGET, APPROPRIATE SUMS OF MONEY,  
AND AUTHORIZE THE CERTIFICATION OF THE TAX LEVY  
SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT**

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES FOR EACH FUND, ADOPTING A BUDGET, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2018 TO HELP DEFRAY THE COSTS OF GOVERNMENT, AND APPROPRIATING SUMS OF MONEY TO THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT, ARAPAHOE COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY, 2018, AND ENDING ON THE LAST DAY OF DECEMBER, 2018,

WHEREAS, the Board of Directors of the Southgate at Centennial Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 14, 2017, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues or planned to be expended from reserves or fund balances so that the budget remains in balance, as required by law; and

WHEREAS, the amount of money necessary to balance the budget for general operating purposes from property tax revenue is \$53,342; and

WHEREAS, the amount of money necessary to balance the budget for voter-approved bonds and interest is \$-0-; and

WHEREAS, the amount of money necessary to balance the budget for contractual obligation purposes from property tax revenue as approved by voters from property tax revenue is \$-0-; and

WHEREAS, the amount of money necessary to balance the budget for capital expenditure purposes from property tax revenue as approved by voters or at public hearing is \$-0-; and

WHEREAS, the amount of money necessary to balance the budget for refunds/abatements is \$-0-; and

WHEREAS, the 2016 valuation for assessment for the District as certified by the County Assessor of Arapahoe County is \$66,678,124; and

WHEREAS, at an election held on November 2, 1999, the District has eliminated the revenue and expenditure limitations imposed on governmental entities by Article X, Section 20 of the Colorado Constitution and Section 29-1-301, C.R.S., as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT OF ARAPAHOE COUNTY, COLORADO:

Section 1. Adoption of Budget. That the budget as submitted, and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Southgate at Centennial Metropolitan District for calendar year 2018

Section 2. Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 4. Levy of General Property Taxes. That the Board of Directors does hereby certify the levy of general property taxes for collection in 2018 as follows:

A. Levy for General Operating and Other Expenses. That for the purposes of meeting all general operating expense of the District during the 2018 budget year, there is hereby levied a tax of 0.800 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2017.

B. Temporary Tax Credit or Rate Reduction. That pursuant to Section 39-1-111.5, C.R.S. for the purposes of effect of a refund for the purposes set forth in Section 20 of Article X of the Colorado Constitution, there is hereby now certified a temporary property tax credit or temporary mill levy rate reduction of 0.200 mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2017.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2018 budget year, as the funding requirements of the current outstanding general obligation indebtedness is detailed in the following "Certification of Tax Levies," there is hereby

levied a tax of -0- mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2017.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2018 budget year, as detailed in the following "Certification of Tax Levies," there is hereby levied a tax of -0- mills upon each dollar of the total valuation for assessment of all taxable property within the District for the year 2017.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2018 budget year pursuant to Section 29-1-301(1.2) or 29-1-302(1.5), C.R.S., there is hereby levied a tax of -0- mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2017.

F. Levy for Refunds/Abatements. That for the purposes of recoupment of refunds/abatements of taxes pursuant to Section 39-10-114(1)(a)(I)(B), C.R.S., there is hereby levied a tax of -0- mills upon each dollar of the total valuation of assessment of all taxable property within the boundaries of the District for the year 2015.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. That the appropriate officers of the District are hereby authorized and directed to certify by December 15, 2017, to the Board of County Commissioners of Arapahoe County, Colorado, the mill levies for the District herein above determined and set, or be authorized and directed to certify to the Board of County Commissioners of Arapahoe County, Colorado, as herein above determined and set, but as recalculated as needed upon receipt of the final certification of valuation from the County Assessor on or about December 10, 2017, in order to comply with any applicable revenue and other budgetary limits or to implement the intent of the District. That said certification shall be in substantially the form set out and attached hereto and incorporated herein by this reference.

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

ADOPTED this 14th day of November 2017.

SOUTHGATE AT CENTENNIAL  
METROPOLITAN DISTRICT

  
Title: V.P.

ATTEST:

  
Title: SECRETARY

LETTER OF BUDGET TRANSMITTAL

Date: January 6, 2018

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

Attached are the 2017 budget and budget message for SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT in Arapahoe County, Colorado, submitted pursuant to Section 29-1-113, C.R.S. This budget was adopted on November 15, 2016. If there are any questions on the budget, please contact:

Randall S. Warren  
Mulhern MRE, Inc.  
188 Inverness Drive West, Ste. 150  
Englewood, CO 80112  
Telephone number: 303.649.9857

I, Randall S. Warren, General Manager of the Southgate at Centennial Metropolitan District, hereby certify that the attached is a true and correct copy of the 2018 budget.

By:   
Randall S. Warren, General Manager

## **SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT BUDGET MESSAGE**

The 2018 budget for the Southgate at Centennial Metropolitan District has been approved by the Board of Directors and is attached. The following constitutes the written budget message for this budget:

I. Important Features of the Budget

- The General Fund has budgeted \$56,842 of revenue and \$55,800 of expenditures with an ending fund balance of \$350,382.
- The Debt Service Fund has budgeted \$0 of revenue and \$0 of expenditures with an ending fund balance of \$0.
- The Capital Projects Fund has budgeted \$0 of revenue and \$300,000 of expenditures with an ending fund balance of \$0.

II. Budgetary Basis of Accounting

- The budgetary basis of accounting is modified accrual.

III. Services to be delivered

- The District provides maintenance services and improvement projects for common area roadway and landscaping. In addition, the District participates in regional transportation projects.

**SOUTHGATE CORPORATE CENTER METROPOLITAN DISTRICT**

**2018 BUDGET**

**GENERAL FUND**

	<b>2016 Actual</b>	<b>2017 Projection</b>	<b>2017 Budget</b>	<b>2018 Budget</b>
<b>Revenue:</b>				
General Property Taxes	46,487	53,269	53,275	53,342
Specific Ownership	3,547	4,150	3,000	3,000
Interest on Deposits	690	654	750	500
<b>Total Revenue</b>	<b>50,724</b>	<b>58,073</b>	<b>57,025</b>	<b>56,842</b>
<b>Expenditures:</b>				
Maintenance & landscaping	15,793	6,797	25,000	24,000
Administration & accounting	10,316	13,338	12,000	15,000
Director's Fees	1,600	1,900	2,000	2,500
Legal	2,730	2,883	5,000	5,500
Audit	-	-		
Miscellaneous	-	-		
Insurance	2,587	2,589	3,000	3,000
County Treasurer Fees	699	800	799	800
Contingency	-	-	5,000	5,000
<b>Total Expenditures</b>	<b>33,725</b>	<b>28,307</b>	<b>52,799</b>	<b>55,800</b>
<b>Revenue in Excess of Expenditures Before Transfers</b>	<b>16,999</b>	<b>29,766</b>	<b>4,226</b>	<b>1,042</b>
Transfer to Capital fund	-	-	(164,397)	(254,397)
Transfer to Debt Fund	-	-	-	-
<b>Revenue in Excess of Expenditures After Transfers</b>	<b>16,999</b>	<b>29,766</b>	<b>(160,171)</b>	<b>(253,355)</b>
Fund Balance Beginning of Year	556,972	573,971	573,971	603,737
<b>Fund Balance End of Year</b>	<b>573,971</b>	<b>603,737</b>	<b>413,800</b>	<b>350,382</b>
<b>Assessment year</b>	<b>2015</b>	<b>2016</b>	<b>2016</b>	<b>2017</b>
<b>Tax Year</b>	<b>2016</b>	<b>2017</b>	<b>2017</b>	<b>2018</b>
<b>Assessed valuations</b>	<b>51,423,356</b>	<b>53,275,029</b>	<b>53,275,029</b>	<b>66,678,124</b>
<b>Mill Levy</b>				
General Fund	1.00	1.00	1.00	1.00
Temporary reduction	-0.10			-0.20
<b>Net Mill Levy</b>	<b>0.90</b>	<b>1.00</b>	<b>1.00</b>	<b>0.80</b>
<b>Calculated taxes:</b>	<b>46,281</b>	<b>53,275</b>	<b>53,275</b>	<b>53,342</b>

**SOUTHGATE CORPORATE CENTER METROPOLITAN DISTRICT  
2018 BUDGET  
CAPITAL PROJECTS FUND**

	<b>2016 Actual</b>	<b>Total Projection</b>	<b>2017 Budget</b>	<b>2018 Budget</b>
<b>Revenue:</b>				
Bond Proceeds	-			
Interest on Deposits	-	-	-	-
<b>Total Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Expenditures:</b>				
Engineering		-	-	-
Sidewalks		-	100,000	200,000
Signage/Landscaping/Other		-	100,000	40,000
Engineering / C.P.S.		-	-	-
Legal / Admin		-	10,000	10,000
Master Plan		-	-	-
Contingency		-	-	50,000
<b>Total Expenditures</b>	<b>-</b>	<b>-</b>	<b>210,000</b>	<b>300,000</b>
<b>Revenue in Excess of Expenditures Before Transfers</b>	<b>-</b>	<b>-</b>	<b>(210,000)</b>	<b>(300,000)</b>
Transfer from General Fund	-		164,397	254,397
Transfer from Debt Service Fund		-	-	-
<b>Revenue in Excess of Expenditures After Transfers</b>	<b>-</b>	<b>-</b>	<b>(45,603)</b>	<b>(45,603)</b>
<b>Reserve Funds Beginning of Year</b>	<b>45,603</b>	<b>45,603</b>	<b>45,603</b>	<b>45,603</b>
<b>Reserve Funds End of Year</b>	<b>45,603</b>	<b>45,603</b>	<b>-</b>	<b>-</b>

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**

**TO:** County Commissioners<sup>1</sup> of Arapahoe County, Colorado.

On behalf of the Southgate at Centennial Metropolitan District,  
(taxing entity)<sup>A</sup>

the Board of Directors  
(governing body)<sup>B</sup>

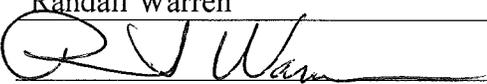
of the Southgate at Centennial Metropolitan District  
(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ 66,678,124 assessed valuation of: (GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> 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: \$ \_\_\_\_\_ (NET<sup>G</sup> 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:** 12/15/2017 for budget/fiscal year 2018.  
(not later than Dec. 15) (mm/dd/yyyy) (yyyy)

<b>PURPOSE</b> (see end notes for definitions and examples)	<b>LEVY</b> <sup>2</sup>	<b>REVENUE</b> <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	0.800 mills	\$ 53,342
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< > mills	\$
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	<b>0.800 mills</b>	<b>\$ 53,342</b>
3. General Obligation Bonds and Interest <sup>J</sup>	mills	\$
4. Contractual Obligations <sup>K</sup>	mills	\$
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify): _____	mills	\$
_____	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	<b>0.800 mills</b>	<b>\$ 53,342</b>

Contact person: (print) Randall Warren Daytime phone: 303-649-9857  
Signed:  Title: General Manager

*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.*

<sup>1</sup> 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.  
<sup>2</sup> 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 VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity

 YES  NO

Date: December 1, 2017

NAME OF TAX ENTITY: SOUTHGATE CORP CNTR METRO

### USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2017:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	53,275,029
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	66,678,124
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	66,678,124
5. NEW CONSTRUCTION: *	5.	\$	3
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$	0
7. ANNEXATIONS/INCLUSIONS:	7.	\$	0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Ⓟ	9.	\$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$	592
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$	138

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Ⓟ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

### USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2017:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	210,735,587
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	12
3. ANNEXATIONS/INCLUSIONS:	3.	\$	0
4. INCREASED MINING PRODUCTION: §	4.	\$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5.	\$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$	0

#### DELETIONS FROM TAXABLE REAL PROPERTY

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$	0
9. DISCONNECTIONS/EXCLUSIONS:	9.	\$	0
10. PREVIOUSLY TAXABLE PROPERTY:	10.	\$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1.	\$	0
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NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.



Marc Scott

Assessor

December 1, 2017

OFFICE OF THE ASSESSOR  
5334 S. Prince Street  
Littleton, CO 80120-1136  
Phone: 303-795-4600  
TDD: Relay-711  
Fax:303-797-1295  
[www.arapahoegov.com/assessor](http://www.arapahoegov.com/assessor)  
[assessor@arapahoegov.com](mailto:assessor@arapahoegov.com)

AUTH 4631 SOUTHGATE AT CENTENNIAL  
METRO DISTRICT  
NIKI BUSSEY  
MULHERN MRE INC  
2 INVERNESS DR EAST STE. 200  
ENGLEWOOD CO 80112-5508

Code # 4631

### CERTIFICATION OF VALUATION

The Arapahoe County Assessor reports a taxable assessed valuation for your taxing entity for 2017 of:

\$66,678,124

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

Marc Scott  
Arapahoe County Assessor

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