

LETTER OF BUDGET TRANSMITTAL


Date: January 2, 2021

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

Attached are the 2021 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 10, 2020. If there are any questions on the budget, please contact:

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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 2021 budget.

By: 
Randall S. Warren, General Manager

**RESOLUTION
TO ADOPT 2021 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 2021 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, 2021, AND ENDING ON THE LAST DAY OF DECEMBER, 2021,

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 10, 2020, 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 \$57,065; 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 2018 valuation for assessment for the District as certified by the County Assessor of Arapahoe County is \$71,330,987; 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 2021

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 2021 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 2021 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 2021.

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 2021.

C. Levy for General Obligation Bonds and Interest. That for the purposes of meeting all debt retirement expense of the District during the 2021 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 2021.

D. Levy for Contractual Obligations. That for the purposes of meeting the contractual obligation expense of the District during the 2021 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 2021.

E. Levy for Capital Expenditures. That for the purposes of meeting all capital expenditures of the District during the 2021 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 2021.

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 2021.

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, 2020, 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, 2020, 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 10th day of November, 2020.

SOUTHGATE AT CENTENNIAL
METROPOLITAN DISTRICT

Donald E. Sachs

Title: President

ATTEST:

[Signature]

Title: Secretary

ATTACH COPY OF THE ADOPTED BUDGET
ATTACH COPY OF THE CERTIFICATION OF TAX LEVIES

SOUTHGATE AT CENTENNIAL METROPOLITAN DISTRICT BUDGET MESSAGE

The 2021 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 property tax and other revenues in excess of 2021 expenditures. The general fund budget reflects transfers to the capital fund for 2021 expenditures. The general fund budget reflects a positive fund balance at the end of 2021.
- 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 transfers from the general fund to cover budgeted 2021 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 at CENTENNIAL METROPOLITAN DISTRICT
2021 BUDGET
GENERAL FUND

	2019 Actual	2020 Projection	2020 Budget	2021 Budget
Revenue:				
General Property Taxes	52,634	57,899	57,899	57,065
Specific Ownership	4,130	4,281	3,000	3,000
Interest on Deposits	8,780	2,260	5,000	5,000
Total Revenue	65,544	64,440	65,899	65,065
Expenditures:				
Maintenance & landscaping	3,620	8,822	24,000	24,000
Administration & accounting	8,170	13,495	20,000	20,000
Director's Fees	1,600	1,800	2,500	2,500
Legal	603	1,247	5,500	5,500
Audit	-	-	-	-
Miscellaneous	408	880	-	-
Insurance	2,590	2,590	3,000	3,000
County Treasurer Fees	790	870	868	856
Contingency	-	-	5,000	5,000
Total Expenditures	17,781	29,704	60,868	60,856
Revenue in Excess of Expenditures				
Before Transfers	47,763	34,736	5,031	4,209
Transfer to Capital fund	-	-	(264,397)	(376,397)
Transfer to Debt Fund	-	-	-	-
Revenue in Excess of Expenditures				
After Transfers	47,763	34,736	(259,366)	(372,188)
Fund Balance Beginning of Year	693,719	741,482	741,482	776,218
Fund Balance End of Year	741,482	776,218	482,116	404,030
Assessment year				
Tax Year	2018	2019	2019	2020
	2019	2020	2020	2021
Assessed valuations	65,854,615	72,373,937	72,373,937	71,330,987
Mill Levy				
General Fund	1.00	1.00	1.00	1.00
Temporary reduction	-0.20	-0.20	-0.20	-0.20
Net Mill Levy	0.80	0.80	0.80	0.80
Calculated taxes:	52,684	57,899	57,899	57,065

SOUTHGATE at CENTENNIAL METROPOLITAN DISTRICT

2021 BUDGET

CAPITAL PROJECTS FUND

	2019 Actual	2020 Projection	2020 Budget	2021 Budget
Revenue:				
Bond Proceeds	-			
Interest on Deposits	-	-	-	-
Total Revenue	-	-	-	-
Expenditures:				
Engineering		-	-	-
Sidewalks		-	150,000	200,000
Signage/Landscaping/Other		-	100,000	50,000
Roads & Medians		12,000	-	-
Street Lighting				100,000
Legal / Admin		-	10,000	10,000
Contingency		-	50,000	50,000
Total Expenditures	-	12,000	310,000	410,000
Revenue in Excess of Expenditures Before Transfers	-	(12,000)	(310,000)	(410,000)
Transfer from General Fund	-		264,397	376,397
Transfer from Debt Service Fund		-	-	-
Revenue in Excess of Expenditures After Transfers	-	(12,000)	(45,603)	(33,603)
Reserve Funds Beginning of Year	45,603	45,603	45,603	33,603
Reserve Funds End of Year	45,603	33,603	-	-