

**EAST SMOKY HILL METROPOLITAN DISTRICT NO. 2 Property Tax Summary  
Information. 2026 Budget with 2024 Actual and 2025 Estimated for the Years Ended  
and Ending December 31st**

	<u>Actual 2024</u>	<u>Budget 2025</u>	<u>Estimated 2025</u>	<u>Budget 2026</u>
<b><u>ASSESSED VALUATION</u></b>				
Residential Single-Family	\$ 78,477,814	\$ 78,475,723	\$ 78,475,723	\$ 76,997,540
Residential - Multi-Family	\$ 6,428,349	\$ 6,428,349	\$ 6,428,349	\$ 5,800,031
State Assessed	\$ 1,051,500	\$ 1,090,750	\$ 1,090,750	\$ 1,050,030
Vacant Land	\$ -	\$ -	\$ -	\$ -
Personal Property	\$ 164,421	\$ 183,512	\$ 183,512	\$ 209,342
Other	\$ 165	\$ 165	\$ 165	\$ 160
<b>Certified Assessed Value</b>	<b>\$ 86,122,249</b>	<b>\$ 86,178,499</b>	<b>\$ 86,178,499</b>	<b>\$ 84,057,103</b>

<b><u>MILL LEVY</u></b>				
General	3.193	3.193	3.193	3.193
Debt Service	6.673	6.673	6.673	6.673
<b>Total Mill Levy</b>	<b>9.866</b>	<b>9.866</b>	<b>9.866</b>	<b>9.866</b>

<b><u>PROPERTY TAXES</u></b>				
General	\$ 274,988	\$ 275,168	\$ 275,168	\$ 268,421
Debt Service	\$ 574,694	\$ 575,069	\$ 575,069	\$ 560,969
Refund and Abatements	\$ -	\$ -	\$ -	\$ -
Levied Property Taxes Adj	\$ (10,185)	\$ -	\$ -	\$ -
<b>Budgeted Property Taxes</b>	<b>\$839,497</b>	<b>\$850,237</b>	<b>\$850,237</b>	<b>\$829,390</b>

**BUDGETED PROPERTY TAXES**  
**General**  
**Debt Service**

<b>EAST SMOKY HILL METROPOLITAN DISTRICT NO. 2 GENERAL FUND 2026 BUDGET WITH 2024 ACTUAL AND 2025 ESTIMATED For the Years Ended and Ending December 31st</b>					
	<b>BUDGET</b>	<b>BUDGET</b>	<b>ESTIMATED</b>	<b>ACTUAL</b>	
	<b>2026</b>	<b>2025</b>	<b>2025</b>	<b>2024</b>	
<b>BEGINNING FUND BALANCES</b>	\$900,000.00	\$895,279.00	\$895,279.00	\$1,074,222.00	
<b>REVENUES</b>					
Property Taxes	\$ 268,421	\$ 275,168	\$ 275,000	\$ 301,636	
Specific Ownership Taxes	\$ 40,000	\$ 50,000	\$ 50,000	\$ 50,334	
Interest Income	\$ 50,000	\$ 60,000	\$ 50,000	\$ 77,422	
Other Revenue	\$ 8,053	\$ -	\$ -	\$ -	
<b>Total Revenue</b>	<b>\$ 366,474</b>	<b>\$ 385,168</b>	<b>\$ 375,000</b>	<b>\$ 429,392</b>	
Total Funds Available	\$ 1,266,474	\$ 1,280,447	\$ 1,270,279	\$ 1,503,614	
<b>EXPENDITURES</b>					
<b>General Administrative</b>					
Auditing	\$ 6,500	\$ 6,200	\$ 6,200	\$ 4,900	
County Treasurer's Fee	\$ 6,500	\$ 4,128	\$ 6,073	\$ 4,185	
Directors' Fees	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,738	
Dues and Membership	\$ 900	\$ 900	\$ 200	\$ 632	
Insurance	\$ 13,000	\$ 11,500	\$ 12,470	\$ 11,786	
Accounting/ District Management Fee	\$ 43,140	\$ 43,140	\$ 43,140	\$ 50,409	
District Management	\$ -	\$ -	\$ -	\$ 20,792	
Legal	\$ 15,000	\$ 12,000	\$ 13,000	\$ 9,797	
Miscellaneous	\$ 4,500	\$ 3,000	\$ 5,000	\$ 5,582	
Payroll Taxes	\$ -	\$ 230	\$ -	\$ 69	
Bank Service Fees	\$ -	\$ -	\$ 100	\$ 150	
Election	\$ -	\$ 3,000	\$ -	\$ 85	
Contingency	\$ -	\$ 33,000	\$ -	\$ -	
<b>Operations and Maintenance</b>					
Repairs and Maintenance	\$ 1,000	\$ 5,000	\$ -	\$ 1,635	
Annual Flowers	\$ 26,210	\$ 25,450	\$ 25,450	\$ 24,700	
Landscaping	\$49,260	20,000	39890	63934.96	
Landscape Contract	\$ 49,260	\$ 40,000	\$ 39,890	\$ 20,805	
Landscape - Trees	\$ 17,500	\$ 16,290	\$ 15,000	\$ 3,373	
Landscape Maintenance - Medians	\$ 75,000	\$ 10,000	\$ 6,000	\$ -	
Snow Removal	\$ 12,000	\$ 12,000	\$ 7,500	\$ 8,525	
Park Improvements	\$ 2,000	\$ -	\$ 5,000	\$ 98,696	
Playground Improvements	\$ 2,000	\$ 300,000	\$ 135,000	\$ 276,151	
Playground Maintenance	\$ 3,000	\$ 5,000	\$ 500	\$ 3,200	
Irrigation Repairs	\$ 15,000	\$ 8,000	\$ 15,000	\$ 11,710	
Engineering	\$ 2,000	\$ -	\$ 4,500	\$ -	
<b>Total Expenditures</b>	<b>\$ 345,770</b>	<b>\$ 560,838</b>	<b>\$ 381,913</b>	<b>\$ 622,855</b>	
Total Expenditures and Transfers out Requiring Appropriation	\$ 349,170	\$ 560,838	\$ 381,913	\$ 622,855	
<b>ENDING FUND BALANCE</b>	<b>\$ 920,704</b>	<b>\$ 719,609</b>	<b>\$ 888,366</b>	<b>\$ 880,759</b>	
EMERGENCY RESERVE	\$ 11,600	\$ 11,600	\$ 10,500	\$ 10,800	
AVAILABLE FOR OPERATIONS	\$ 909,104	\$ 708,009	\$ 877,866	\$ 869,959	
<b>TOTAL RESERVE</b>	<b>\$ 920,704</b>	<b>\$ 719,609</b>	<b>\$ 888,366</b>	<b>\$ 880,759</b>	

<b>EAST SMOKY HILL METROPOLITAN DISTRICT NO. 2 DEBT SERVICE FUND 2026 BUDGET WITH 2024 ACTUAL AND 2025 ESTIMATED For the Years Ended and Ending December 31st</b>				
	<b>BUDGET</b>	<b>BUDGET</b>	<b>ESTIMATED</b>	<b>ACTUAL</b>
	<b>2026</b>	<b>2025</b>	<b>2025</b>	<b>2024</b>
<b>BEGINNING FUND BALANCES</b>	\$ 304,645	\$ 222,787	\$ 251,010	\$ 173,233
<b>REVENUES</b>				
Property Taxes	\$ 560,969	\$ 575,069	\$ 570,000	\$ 582,697
Interest Income	\$ 8,000	\$ 1,000	\$ 7,000	\$ 14,648
<b>Transfer in from General Fund</b>				\$ 3,818
Total Revenues	\$ 568,969	\$ 576,069	\$ 577,000	\$ 601,163
Total Funds Available	\$ 873,613	\$ 798,856	\$ 828,010	\$ 774,396
<b>EXPENDITURES</b>				
General and Administrative				
County Treasurer's Fee	\$ 9,000	\$ 8,626	\$ 9,000	\$ 8,746
Paying Agent Fees	\$ -	\$ -	\$ -	\$ -
Debt Service				
Bond Interest	\$ 14,985	\$ 22,365	\$ 22,365	\$ 29,640
Bond Principal	\$ 499,000	\$ 492,000	\$ 492,000	\$ 485,000
<b>Total Expenditures</b>	<b>\$ 522,985</b>	<b>\$ 522,991</b>	<b>\$ 523,365</b>	<b>\$ 523,386</b>
Total Expenditures and Transfers out Requiring Appropriation	\$ 522,985	\$ 522,991	\$ 523,365	\$ 523,386
<b>ENDING FUND BALANCES</b>	<b>\$ 350,628</b>	<b>\$ 275,865</b>	<b>\$ 304,645</b>	<b>\$ 251,010</b>

**EAST SMOKY HILL 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 on October 14, 1994, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Arapahoe County, Colorado.

The District was established to provide financing for the design, acquisition, installation, construction and operation of public improvements, including water, sanitary, streets, safety protection and park and recreation improvements and services for the District and to the District's service area.

On November 8, 1994, the District's electors authorized the issuance of indebtedness in an amount of \$10,000,000 at an interest rate not to exceed 18% per annum. The District has no authorized but unissued debt remaining. Per the Service Plan, the District is limited to issuing \$10,000,000 in debt. Also, on November 8, 1994, a majority of the District's electors authorized the District to collect and spend or retain in reserve \$275,000 annually in taxes generated by the certification of an operating mill levy not to exceed 25 mills commencing in 1995 and all subsequent years without any limitations under TABOR.

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 difference 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 Information page of the budget using the adopted mill levy imposed by the District.

**EAST SMOKY HILL METROPOLITAN DISTRICT NO. 2  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - (continued)**

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
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 budget assumes that the District's share will be equal to approximately 6.00% of the property taxes collected. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The District allocates all of its specific ownership taxes to the General Fund.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on historical interest earnings.

**Expenditures**

**General and Administrative**

General and administrative 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, managerial, insurance, general engineering, meeting expense, and other administrative expenditures.

**Operations and Maintenance**

Operations and maintenance expenditures include the estimates for projects such as: annual flowers, repairs and maintenance, landscaping maintenance and improvements, and playground maintenance and improvements.

**Debt Service**

Interest and principal payments are provided based on the debt amortization schedule from the Series 2022 General Obligation Refunding Bonds (discussed under Debt and Leases).

**EAST SMOKY HILL METROPOLITAN DISTRICT NO. 2  
2026 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Debt and Leases**

On February 10, 2022, the District issued \$3,456,000 in Series 2022 General Obligation Refunding Bonds with interest of 1.50%, consisting of bonds due through December 1, 2028.

The bonds are secured by and payable from ad valorem property taxes to be levied on all taxable property in the District without limitation as to rate and in amounts sufficient, when combined with other legally available moneys of the District, if any, to pay the principal of and interest on the Series 2022 Bonds when due.

The District has no capital or operating leases.

**Reserves**

**Emergency Reserve**

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

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

**EAST SMOKY HILL METROPOLITAN DISTRICT NO. 2  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

\$3,456,000  
General Obligation Refunding Bonds  
Series 2022  
Dated February 10, 2022  
Interest Rate 1.50%  
Principal Due December 1  
Interest Due June 1 and December 1

<u>Year Ending</u> <u>December 31,</u>	Principal	Interest	<u>Total</u>
2025	492,000	22,365	514,365
2026	499,000	14,965	513,965
2027	500,000	7,500	507,500
	-		-
Total	<u>\$ 1,976,000</u>	<u>\$ 74,470</u>	<u>\$ 2,050,470</u>