

KENT PLACE METROPOLITAN DISTRICT NO. 2
ADOPTED 2026 BUDGET

KENT PLACE METROPOLITAN DISTRICT NO. 2

GENERAL FUND

ADOPTED 2026 BUDGET

	2024 Actual	2025 Estimated	Adopted 2026 Budget
REVENUE			
Property Tax	\$ 42,295	\$ 43,713	\$ 45,052
Specific Ownership Tax	2,494	2,300	2,500
Intergovernmental revenue	2,007	-	-
Interest/Miscellaneous Income	-	50	50
Total Revenue	<u>\$ 46,796</u>	<u>\$ 46,063</u>	<u>\$ 47,602</u>
EXPENDITURES			
County Treasurer's Fees	\$ 664	\$ 656	\$ 700
Transfer to District No. 1 - Operations	28,000	39,000	38,000
Transfer to Debt Service Fund	14,000	10,000	15,000
Contingency	-	-	500
Total Expenditures	<u>\$ 42,664</u>	<u>\$ 49,656</u>	<u>\$ 54,200</u>
NET CHANGE IN FUND BALANCE	<u>\$ 4,132</u>	<u>\$ (3,593)</u>	<u>\$ (6,598)</u>
FUND BALANCE - BEGINNING	<u>\$ 9,920</u>	<u>\$ 14,052</u>	<u>\$ 10,459</u>
FUND BALANCE - ENDING	<u><u>\$ 14,052</u></u>	<u><u>\$ 10,459</u></u>	<u><u>\$ 3,861</u></u>
<u>2026 Budget</u>			
Assessed Valuation - Final	\$ 4,526,496		
Mill Levy	<u>10.250</u>		
Property Taxes	<u>\$ 46,397</u>		

KENT PLACE METROPOLITAN DISTRICT NO. 2

DEBT SERVICE FUND

ADOPTED 2026 BUDGET

	2024 Actual	2025 Estimated	Adopted 2026 Budget
REVENUE			
Property Tax	\$ 158,369	\$ 160,401	\$ 173,727
Specific Ownership Tax	9,336	8,600	9,400
Interest Income	4,695	4,700	4,000
Transfer from General Fund	14,000	10,000	15,000
Total Revenue	\$ 186,400	\$ 183,701	\$ 202,127
EXPENDITURES			
County Treasurer's Fees	\$ 2,376	\$ 2,410	\$ 2,650
Arbitrage	-	2,250	-
Debt Service			
Bond Interest	66,495	64,740	62,985
Bond Principal	45,000	45,000	50,000
Subordinate Note - Interest	60,000	70,000	100,000
Total Expenditures	\$ 173,871	\$ 184,400	\$ 215,635
NET CHANGE IN FUND BALANCE	\$ 12,529	\$ (699)	\$ (13,508)
FUND BALANCE - BEGINNING	\$ 1,037	\$ 13,566	\$ 22,867
FUND BALANCE - ENDING	\$ 13,566	\$ 22,867	\$ 24,359
<u>2026 Budget</u>			
Assessed Valuation - Final	\$ 4,526,496		
Mill Levy	38.380		
Property Taxes	\$ 173,727		

Final Assessed Valuation

CERTIFICATION OF VALUATION BY ARAPAHOE COUNTY ASSESSOR

New Tax Entity

☐ YES ☒ NO

Date: November 25, 2025

NAME OF TAX ENTITY: KENT PLACE METRO DIS #2

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 2025:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	4,175,403
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$	4,526,496
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$	4,526,496
5. NEW CONSTRUCTION: *	5.	\$	4
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.): Φ	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.	\$	0
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.	\$	10

‡ 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.

Φ 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 2025:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$	14,989,981
ADDITIONS TO TAXABLE REAL PROPERTY			
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2.	\$	16
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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IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:

HB21-1312 VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$	14,952
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** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.

NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.

USE FOR STATUTORY PROPERTY TAX LIMIT CALCULATION ("5.25%" LIMIT) 29-1-1703, C.R.S.

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 2025:

1. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION:	1.	\$	4,526,496
2. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	2.	\$	0
3. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	3.	\$	4,526,496
4. NEW CONSTRUCTION:	4.	\$	4
5. ANNEXATIONS/INCLUSIONS:	5.	\$	0
6. PREVIOUSLY EXEMPT PROPERTY:	6.	\$	0
7. 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:	7.	\$	0
8. INCREASED VALUATION FOR ASSESSMENT ATTRIBUTABLE TO A CHANGE IN LAW FOR A PROPERTY TAX CLASSIFICATION:	8.	\$	0
9. TAXES ABATED AND REFUNDED AS OF AUG.1 (29-1-301(1)(A), C.R.S.) and (39-10-114(1)(a)(1)(B), C.R.S.):	9.	\$	10
10. TOTAL VALUATION FOR ASSESSMENT FROM PRODUCING MINES OR LANDS OR LEASEHOLDS PRODUCING OIL OR GAS:	10.	\$	0
11. REVENUE INCREASE FROM EXPIRED TIF:	11.	\$	0

Notes:

The property tax limit will apply to all property taxing entities with the exception of school districts, city and county, city, or town that has adopted a home rule charter (29-1-306(1)(b), C.R.S.). The revenue limit applies to any property taxing entities that have authority to exceed current 5.5% and the TABOR limit.

The Division of Local Government ("the Division") has developed technical assistance resources to assist in taxing entities with the calculation of the property tax limit available online here (<https://dlg.colorado.gov/budget-information-and-resources>). Please understand that the Division has no statutory or administrative role in calculating or enforcing the property tax limit, and each taxing entity's revenue limits and voter approval history may be unique. The technical assistance resources provided by the Division with regard to the property tax limit are not definitive and not legal advice. Taxing entities may choose to calculate the property tax limit with a methodology that is different from the methodology presented in the Division's technical assistance resources. The Division always recommends that taxing entities consult with an attorney in order to understand and apply the various statutory and constitutional revenue limits that may apply to that taxing entity.