

COLUMBIA METROPOLITAN DISTRICT

2026 Budget Message

Introduction

The District was formed in 1986 for the purpose of providing design, financing, acquisition, and construction of certain infrastructure improvements including streets, curbs and gutters, culverts and other drainage facilities, grading, paving, landscaping and irrigation, fencing, and a system of traffic control and safety protection devices including traffic signalization. When appropriate, these improvements have been dedicated to the City of Centennial, Arapahoe County, or such other entities as appropriate for the use and benefit of the District taxpayers and service users.

The 2026 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2026 fiscal year based upon available revenues. This budget provides for the general operation of the District. The District has no outstanding General Obligation Debt.

The District's 2025 assessed value is \$96,032,322, a decrease from \$97,729,230 the previous year. The District's mill levy remains at 1.640 mills for taxes collected in the 2026 fiscal year with all mills dedicated to the General Fund.

Budgetary Basis of Accounting

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60-days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

Fund Summaries

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government.

Property Tax Revenue Growth Limitation (5.25%)

Pursuant to SB24-233 and HB24B-1001, beginning with the 2026 budget year, the District is subject to a statutory 5.25% Property Tax Revenue Growth Limitation. This limitation restricts annual growth in the District's qualified property tax revenue, which excludes revenue attributable to voter-approved debt service, new construction, changes in valuation due to law, and other statutorily excluded categories. The District has evaluated this limitation and prepared the budget in compliance with the allowable revenue growth.

Emergency Reserve

As required by Section 20 of Article X of the Colorado Constitution (“TABOR”), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

COLUMBIA METROPOLITAN DISTRICT
Assessed Value, Property Tax and Mill Levy Information

	2024 Actual		2025 Adopted Budget		2026 Adopted Budget	
Assessed Valuation	\$	97,678,224	\$	97,729,230	\$	96,032,322
Mill Levy						
General Fund		1.640		1.640		1.640
Total Mill Levy		1.640		1.640		1.640
Property Taxes						
General Fund (Subject to 5.25% Limitation)	\$	160,192	\$	160,276	\$	157,493
General Fund (Not subject to 5.25% Limitation)		-		-	\$	-
Actual/Budgeted Property Taxes	\$	160,192	\$	160,276	\$	157,493

COLUMBIA METROPOLITAN DISTRICT

GENERAL FUND 2026 Adopted Budget with 2024 Actual, 2025 Adopted Budget and 2025 Estimated

	2024 Actual	2025 Adopted Budget	2025 Estimated	2026 Adopted Budget
BEGINNING FUND BALANCE	\$ 585,963	\$ 526,722	\$ 557,067	\$ 467,230
REVENUE				
Property Taxes	160,181	160,276	160,276	157,493
Specific Ownership Taxes	15,862	12,000	7,000	8,000
Interest Income	31,480	5,000	19,000	5,000
Miscellaneous Income	1,048	-	-	-
Total Revenue	208,572	177,276	186,276	170,493
Total Funds Available	794,535	703,997	743,343	637,722
EXPENDITURES				
Administration				
Accounting	17,409	15,500	15,500	17,500
Management	21,128	23,000	23,000	36,000
Director's Fees	492	1,800	1,000	2,000
Election	51	5,000	2,000	2,000
Insurance	875	6,800	7,581	8,000
Legal	701	3,500	3,500	3,500
Locates	9,545	16,000	12,000	12,000
Payroll Taxes	87	138	138	276
Treasurer's Fees	2,501	2,404	2,404	2,362
Utilities	25,455	26,000	26,000	28,000
Plants & Tree Replacement	89,738	50,000	40,000	40,000
Repair and Maintenance	666	15,000	25,000	20,000
Tree Care	-	-	30,000	20,000
Winter Watering	-	12,000	12,000	14,000
Landscape Contract	55,318	57,000	57,000	60,000
Irrigation Repairs	11,174	16,000	16,000	18,000
Membership Renewal	441	467	490	600
Miscellaneous Expense	1,887	2,000	2,500	2,500
Contingency	-	180,000	-	180,000
Total Expenditures	237,467	432,610	276,113	466,738
Transfers and Other Sources (Uses)				
Emergency Reserve	-	4,808	-	4,725
Total Expenditures Requiring Appropriation	237,467	437,419	276,113	471,463
ENDING FUND BALANCE	\$ 557,067	\$ 266,579	\$ 467,230	\$ 166,259