

Sample Form for a Single Recent Metropolitan District
EL PASO COUNTY SPECIAL DISTRICTS
ANNUAL REPORT and DISCLOSURE FORM

1. Name of District(s):	Jones Metropolitan District
2. Report for Calendar Year:	2018
3. Contact Information	<p>William Smith Smith District Management Group P.O. Box 456 1234 Blissful Valley Road Anywhere, CO 00000 (719) 123-2345 wsmith@sdmg.com</p> <p>Note: this district does not have an office within the Jones Acres project</p>
4. Meeting Information	<p>District Board meetings are normally held on the second Tuesday of each month at 1:00 p.m. at the offices of Smith District Management Group (SDMG), but are subject to change and may be cancelled if there is no business to transact. Up-to-date meeting times, locations, and agendas can be obtained by calling the office and are posted at the offices of SDMG)</p>
5. Type of District(s)/ Unique Representational Issues (if any)	<p>Jones Metropolitan District is single conventional Title 32 Special Metropolitan District. All property owners within the boundaries of this district who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the district and are eligible to run for Director positions when these positions become open</p>
6. Authorized Purposes of the District(s)	<p>The Service Plan authorizes all allowable purposes for Title 32 Special Districts with the exception of ___ and ___. For additional details, please contact the District Office</p>
7. Active Purposes of the District(s)	<p>The primary active purpose of the district is to construct water and sewer facilities all of which will be conveyed to the Broadacre Water and Sanitation District upon completion, and to construct identified road and drainage improvements to be conveyed to El Paso County upon completion. The district will maintain certain neighborhood park and entry features on an ongoing basis. For additional details, please contact the District Office</p>
8. Current Certified Mill Levies a. Debt Service b. Operational	<p>a. 25 mills b. 5 c. none</p>

<p>c. Other d. Total</p>	<p>d. 30 mills</p>
<p>9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions:</p> <p>\$200,000.00 is the total actual value of a typical single family home as determined by El Paso County.</p> <p>\$500,000 is the total actual value of the sample commercially- assessed property</p> <p>Aggregate total mill levy is projected to remain at 30.0 mills but could be increased by the Board of Directors in the future.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0796 = \$15,920 (Assessed Value) \$15,920 x .0300 mills = \$478 per year in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .030 mills = \$4,350 per year in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.</p>
<p>10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)</p> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>a. 35.0 mills b. 10.0 mills c. none d. 45.0 mills</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions: See Assumptions in #9 above; (please note that these higher sample tax liabilities would occur only if the mill levies were increased to the allowable maximum rates. The Board of Directors does not anticipate at this time that this will occur)</p> <p>Sample Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u>:</p>

	<p>\$200,000 x .0796 = \$15,920 (Assessed Value) \$15,920 x .0450 mills = \$717 per year in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .045 mills = \$6,525 per year in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.</p>
<p>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	<p>No General Obligation or Revenue Bonds have been issued by the district as of the date of this report. The district has incurred a total of \$4,398,549 in funding agreements which are essentially a loan from the developer group to the district in advance of issuing bonds.</p>
<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>At formation an aggregate total of \$25,000,000 in debt was voter-authorized by this district. Some or all of this amount may be issued by an affirmative vote of the Board of Directors in the future without the necessity of a district-wide vote</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>In 2019 the district proposes to issue approximately \$10,000,000 in Series A Limited General Obligation Bonds for the purpose of repaying the developer advances noted in No. 12 above and using the available remaining proceeds to fund the construction of a community center as well as other eligible improvements to be determined by the Directors.</p>
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>As noted above, a significant amount of public water and sewer infrastructure has been initiated and/or completed in the past year, by the developer group on behalf of the district. Work includes completion of approximately 10,000 feet of water and sewer lines, sewage lift station No. 1, a large detention pond, approximately 2 miles of local streets and a ½ mile-long 2-lane section of Prattle Lady Drive which is a major arterial street.</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year.</p>	<p>There were no inclusions or exclusions of property in 2018.</p>

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Name and Title of Respondent

Signature of Respondent

Date

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

Or mail to:

El Paso County
Clerk and Recorder

Attention: Clerk to the Board
P.O. Box 2007
Colorado Springs, Colorado 80901-2007

****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907
County Treasurer - 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907