

**EL PASO COUNTY SPECIAL DISTRICTS  
ANNUAL REPORT and DISCLOSURE FORM**

1. Name of District:	Waterview II Metropolitan District
2. Report for Calendar Year:	202_
3. Contact Information	Sean Allen, Esq. White Bear Ankele Tanaka & Waldron, Attorneys at Law 2154 E. Commons Ave., Suite 2000 Centennial, CO 80122 Phone: 303-858-1800, Email: sallen@wbapc.com
4. Meeting Information	Regular meetings are scheduled the first Wednesday of March, June, September, and December at 10:00 a.m. at 555 Middle Creek Parkway #500, Colorado Springs, Colorado.
5. Type of District(s)/ Unique Representational Issues (if any)	This is a 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.
6. Authorized Purposes of the District	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, Water, Wastewater, Street Improvements and Safety Protection, Park and Recreation, Drainage, Landscaping, Mosquito Control, Transportation, Television Relay and Translation, subject to the limitations contained in the District's Service Plan
7. Active Purposes of the District	The primary active purpose of the district is to construct and provide public infrastructure and improvements and perform covenant enforcement and design review services.
8. Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	a. _____ b. _____ c. _____ d. _____
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Assumptions:  \$400,000.00 is the total actual value of a typical single family home as determined by El Paso County.  \$750,000 is the total actual value of the sample commercially- assessed property  Sample Metropolitan District Mill Levy Calculation for a Residential Property:  \$400,000 x .0715 = \$28,600 (Assessed Value)

	<p>\$28,600 x _____ mills = \$ _____ <b>per year</b> in sample taxes owed solely to this Special District at its current 202__ total mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$750,000 x .2900 = \$217,500 (Assessed Value) \$217,500 x _____ mills = \$ _____ <b>per year</b> in sample taxes owed solely to this Special District at its current 202__ total 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 and Operational b. Special Purpose c. Total</p>	<p>*202__ residential assessment rate of ___% changes the maximum mill levy rates (see adjusted mill levies below)</p> <p>a. 50 + 10 Mills *(____) b. 5 Mills *(____) c. 65 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; Sample Metropolitan District Maximum Mill Levy Calculation for a Residential Property:</p> <p>\$400,000 x _____ [assessment ratio] = \$ _____ (Assessed Value) \$AV x _____ mills = \$ _____ per year in sample taxes owed solely to this Special District if the District imposes its maximum mill levy.</p> <p>Sample Metropolitan District Mill Levy Calculation for a Commercial Property:</p> <p>\$750,000 x .2900 = \$217,500 (Assessed Value) \$217,500 x .0650 mills = \$14,137.50 per year in sample taxes owed solely to this Special District if the District imposes its maximum mill levy.</p>
<p>12. Current Outstanding Debt of the District (as of the end of year of this report)</p>	
<p>13. Total voter-authorized debt of the District (including current debt)</p>	<p>\$560,000,000 (the District's Service Plan limits the outstanding principal of any limited tax general obligation bonds to \$50,000,000)</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	
<p>16. Summary of major property exclusion or inclusion activities in the past year.</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.

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Name and Title of Respondent

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Signature of Respondent

Date

RETURN COMPLETED FORM TO: [specialdistrictnotices@elpasoco.com](mailto:specialdistrictnotices@elpasoco.com)

Or mail to:

El Paso County  
Clerk and Recorder

Attention: Clerk to the Board Department  
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 Road, #2201, Colorado Springs, CO 80907

County Treasurer - 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907