

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

1. Name of Districts:	Monument Junction Metropolitan District Nos. 1 and 2
2. Report for Calendar Year:	2022
3. Contact Information:	<p>Russell W. Dykstra, Esq. c/o Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80203 (303) 839-3800 rdykstra@spencerfane.com</p> <p>The physical address of the district office is:</p> <p>Classic Homes 2138 Flying Horse Club Drive Colorado Springs, CO 80921 (719) 592-9333</p> <p>For district emergencies (only) at all hours. Please call (719) 592-9333.</p>
4. Meeting Information:	<p>The districts have decided to schedule special meetings as needed at Offices of Classic Homes, 2138 Flying Horse Club Drive, Colorado Springs, CO 80921. Locations and agendas for special meetings may be obtained by calling the offices of Spencer Fane LLP or the District Office. A notice of meeting will also be posted to the districts website: https://www.monumentjunctionmds.com/ 24 hours before the meeting.</p>
5. Type of Districts/ Unique Representational Issues (if any):	<p>Monument Junction Metropolitan District Nos. 1 and 2 are conventional Title 32 Special Metropolitan Districts and are designated for primarily residential development as well as commercial development. All property owners within the boundaries of the districts who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the districts and are eligible to run for director positions when these positions become open.</p>
6. Authorized Purposes of the Districts:	<p>The Service Plan authorizes all allowable purposes for Title 32 Special Districts.</p>
7. Active Purposes of the Districts:	<p>The primary active purpose of the districts is to</p>

	<p>finance the costs of water, sanitation, storm drainage, detention ponds, streets, park and recreation, traffic and safety control, fire protection, mosquito control, television relay and translator, signage, monumentation, landscaping, and transportation facilities and improvements. It is anticipated that Woodmoor Water and Sanitation District No. 1 will own, operate, and maintain the water and sanitary sewer improvements that will serve the property within the districts' boundaries following construction and installation by the districts. The districts will own, operate, and maintain all Public Improvements not otherwise dedicated or transferred to the Town, Woodmoor Water and Sanitation District No. 1, or other appropriate entity.</p>
<p>8. 2022 Certified Mill Levies for MD No. 1: a. Debt Service b. Operational c. Other d. Total</p> <p>2022 Certified Mill Levies for MD No. 2: a. Debt Service b. Operational c. Other d. Total</p>	<p>a. 50.000 b. 10.000 c. 0.000 d. 60.000</p> <p>a. 40.000 b. 10.000 c. 0.000 d. 50.000</p>
<p>9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions: \$400,000.00 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 50.000 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>\$4700,000 x .0796 = \$31,840 (Assessed Value) \$31,840 x .0500 mills = \$1,592 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</p>

	<p>for a <u>Commercial Property</u>:</p> <p>$\\$500,000 \times .2900 = \\$145,000$ (Assessed Value) $\\$145,000 \times .0500$ mills = \$7,250 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. 50.000 mills b. 10.000 mills c. 0.000 mills d. 60.000 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 \times .0796 = \\$15,920$ (Assessed Value) $\\$15,920 \times .0500$ mills = \$796 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 \times .2900 = \\$145,000$ (Assessed Value) $\\$145,000 \times .0500$mills = \$7,250 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>\$12,258,000.00 General Obligation Limited Tax Bonds Series 2021A(3)</p>
<p>13. Total voter-authorized debt of the Districts (including current debt):</p>	<p>\$37,000,000.00</p>
<p>14. Debt proposed to be issued, reissued or</p>	<p>None</p>

	otherwise obligated in the coming year:	
15.	Major facilities/ infrastructure improvements initiated or completed in the prior year:	None
16.	Summary of major property exclusion or inclusion activities in the past year:	The districts did not exclude or include property into the district boundaries in 2022.

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.

Russell W. Dykstra, Esq., Attorney for the District
Name and Title of Respondent

/s/ Russell W. Dykstra

Dated: February 28, 2022

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