



ICENOGLE SEAVER POGUE

February 28, 2022

El Paso County Board of County Commissioners
Attention: Clerk to the Board
200 South Cascade Avenue
Colorado Springs, Colorado 80903
Via Email specialdistrictnotices@elpasoco.com

El Paso County Assessor
1675 W. Garden of the Gods Road
Colorado Springs, CO 80907

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

State of Colorado
Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203
Via Email osa.lg@state.co.us

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203
Via E-Portal

Re: Winsome Metropolitan District Nos. 1-4
Filing of Annual Report

Dear Sir or Madam:

Enclosed for your information and records is a copy of the Consolidated Annual Report for Winsome Metropolitan District Nos. 1-4. This report is submitted as required by the Service Plan approved by the El Paso County Board of County Commissioners on July 23, 2019. This Annual Report is being submitted to satisfy the February 28, 2022 deadline.

Should you have any questions regarding the enclosed, please do not hesitate to contact our office.

Sincerely,

ICENOGLE SEAVER POGUE
A Professional Corporation

/s/ Shantelle Elaine Lucero

/SEL
Enclosure

Shantelle Elaine Lucero | SLucero@isp-law.com | Direct 303.867.3204

4725 S. Monaco St. Suite 360 | Denver, CO 80237 | 303.292-.100 | fax 303.292.9101 | www.isp-law.com

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

1. Name of District(s)	Winsome Metropolitan District Nos. 1, 2, 3, & 4 (combined under a consolidated Service Plan)
2. Report for Calendar Year	2021
3. Contact Information	<p>c/o Icenogle Seaver Pogue, P.C. 4725 South Monaco Street, Suite 360 Denver, Colorado 80237 Attn: Jennifer Ivey (303) 867-3003 JIvey@ISP-Law.com</p> <p>c/o Public Alliance Attn: AJ Beckman (303) 877-6284 AJ@publicalliancellc.com</p>
4. Meeting Information	<p>Regular meetings are held the first Thursday in November at 1:30 P.M. at 1864 Woodmoor Drive, Suite 100, Monument, Colorado 80132, and via video/teleconference at https://us02web.zoom.us/j/7636703470 meeting ID: 763-670-3470, teleconference: (720) 707-2699, meeting ID: 763-670-3470.</p> <p>Meeting dates, times, and locations are subject to change.</p> <p>Posting place for notices of meetings in 2022 for purposes of § 24-6-402(2)(c), C.R.S., are as follows:</p> <p><u>District No. 1:</u> The southwest portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is a portion of Section 24, Township 11 South, Range 65 West, and located northwest of the intersection of Hodgen Road and Meridian Road.</p> <p><u>District No. 2:</u> The southwest portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is a portion of Section 24, Township 11 South, Range 65 West, and located west of the intersection of Hodgen Road and Meridian Road.</p> <p><u>District No. 3:</u> The southwest portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is part of the Southeast Quarter of Section 23 and a portion of Section 24, Township 11 South, Range 65 West, and a portion of the west half of Section 19,</p>

	<p>Township 11 South, Range 64 West, and located west of the intersection of Hodgen Road and Meridian Road.</p> <p><u>District No. 4:</u> The southeast portion of the parcel described in a land survey plat recorded at Reception No. 21890072, which is part of the Southwest Quarter of Section 19, Township 11 South, Range 64 West, and located west of the intersection of Hodgen Road and Meridian Road.</p> <p>Emergency meetings may be called without notice, if notice is not practicable, by the president of the Board or any two (2) Board members in the event of an emergency that requires the immediate action of the Board in order to protect the public health, safety and welfare of the property owners and residents of the Districts. If possible, notice of such emergency meeting may be given to the members of the Board by telephone or whatever other means are reasonable to meet the circumstances of the emergency, and shall be provided to the public via any practicable means available, if any.</p>
<p>5. Type of District(s)/Unique Representational Issues (if any)</p>	<p>The Districts consist of 4 separate but interrelated Title 32 Metropolitan Districts. District No. 1 is the Control District and is expected to be responsible for managing the construction, acquisition, installation, and operation of the public improvements. District Nos. 2, 3, and 4 are Financing Districts expected to be responsible for providing the funding and tax base needed to support the plan for financing the public improvements and for operation, maintenance, and administrative costs. District Nos. 2, 3, and 4 are expected to include residential and/or commercial development.</p>
<p>6. Authorized Purposes of the District(s)</p>	<p>The Service Plan for Winsome Metropolitan District Nos. 1 – 4 authorizes the Districts to provide the following facilities and services: water; storm drainage; street improvements, transportation, and safety protection; parks and recreation; mosquito control; television relay and translation; covenant enforcement and design review; and security services. The Districts may provide fire protection facilities or services only if provided pursuant to an Intergovernmental Agreement with the Falcon Fire Protection District.</p>
<p>7. Active Purposes of the District(s)</p>	<p>The primary active purpose of the Districts is to finance the construction of a part or all of various public improvements necessary and appropriate for the development of the Winsome project. Additional major purposes include covenant enforcement and design review, ongoing service and maintenance of stormwater facilities, open space, trails, noxious weeds, and mosquito control.</p>

<p>8. Current Certified Mill Levies</p> <ul style="list-style-type: none"> a. Debt Service b. Operational c. Other d. Total 	<p><u>District No. 1:</u></p> <ul style="list-style-type: none"> a. 0.000 Mills b. & c. 15.105 Mills d. 15.105 Mills <p><u>District No. 2:</u></p> <ul style="list-style-type: none"> b. 55.664 Mills b. and c. 15.105 Mills c. 70.769 Mills <p><u>District No. 3:</u></p> <ul style="list-style-type: none"> a. 55.664 Mills b. and c. 15.105 Mills d. 70.769 Mills <p><u>District No. 4:</u></p> <ul style="list-style-type: none"> a. 0.000 Mills b. & c. 15.105 Mills d. 15.105 Mills
<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>\$500,000.00 is the total actual value of the sample commercially-assessed property.</p> <p>Aggregate total mill levy for the <u>Winsome Metropolitan District Nos. 1 and 4</u> is projected to remain at 15.105 mills but could be increased by the Board of Directors in the future.</p> <p>Sample <u>Winsome Metropolitan District Nos. 1 & 4</u> Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0715 = \$14,300 (Assessed Value) \$14,300 x .0151 mills = \$216. per year in sample taxes owed solely to this District if the District imposes its projected total mill levy.</p> <p>Sample <u>Winsome Metropolitan District Nos. 1 & 4</u> Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .0151 mills = \$2,190 per year in sample taxes owed solely to this District is the District imposes its projected debt service and operations mill levy.</p>

	<p>Aggregate total mill levy for the <u>Winsome Metropolitan District Nos. 2 and 3</u> is projected to remain at 70.769 mills but could be increased by the Board of Directors in the future.</p> <p>Sample <u>Winsome Metropolitan District Nos. 2 & 3</u> Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0715 = \$14,300 (Assessed Value) \$14,300 x .070769 mills = \$1012 per year in sample taxes owed solely to this District if the District imposes its projected total mill levy.</p> <p>Sample <u>Winsome Metropolitan District Nos. 2 & 3</u> Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .070769 mills = \$10,262 per year in sample taxes owed solely to this District is 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> <ul style="list-style-type: none"> a. Debt Service b. Operational c. Other d. Total 	<ul style="list-style-type: none"> a. 55.277 Mills, subject to adjustment as set forth in the Service Plan b. 10.000 Mills, subject to adjustment as set forth in the Service Plan c. 5.000 Mills for covenant enforcement and design review and/or maintenance of common facilities since no homeowners association will be created, subject to adjustment as set forth in the Service Plan d. 70.277 Mills
<p>11. Sample Calculation of Mill Levy Cap 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>Sample Winsome Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0715 = \$14,300 (Assessed Value) \$14,300 x .070277 mills = \$1,004 per year in sample taxes owed solely to these Special Districts if the Districts impose their projected debt service, operations, and other mill levy.</p> <p>Sample Winsome Metropolitan District Maximum Mill Levy Calculation for a <u>Commercial Property</u>:</p>

	<p>$\\$500,000 \times .2900 = \\$145,000$ (Assessed Value) $\\$145,000 \times .070277$ mills = \$10,190 per year in sample taxes owed solely to these Special Districts if the Districts impose their projected debt service, operations, and other mill levy.</p>
12. Current Outstanding Debt of the Districts (as of the end of the year of this report)	<p>On July 14, 2021, Winsome Metropolitan District No. 3 (“District No. 3”) issued its General Obligation Limited Tax Cash Flow Bonds, Series 2021A₍₃₎ in the amount of \$9,069,000 (the “Bonds”). Winsome Metropolitan District No. 2 (“District No. 2”) entered into a Capital Pledge Agreement dated as of July 14, 2021, with District No. 3 and UMB Bank, n.a. through which District No. 2 has pledged certain revenues generated by an imposition of a limited mill levy to the repayment of a portion of the Bonds. The Bonds are currently outstanding in the amount of \$9,069,000.</p>
13. Total voter authorized debt of the Districts (including current debt)	<p>At the organizational election of the Districts, voters authorized the following principal amounts of debt, which may be issued by District Nos. 1, 2, 3, or 4:</p> <ul style="list-style-type: none"> Water - \$20,000,000 Sanitation - \$20,000,000 Streets - \$20,000,000 Safety Protection - \$20,000,000 Parks and Recreation - \$20,000,000 Transportation - \$20,000,000 Television Relay and Translation - \$20,000,000 Mosquito Control - \$20,000,000 Fire Protection and Emergency Medical - \$20,000,000 Operations and Maintenance - \$20,000,000 Refunding Debt - \$20,000,000 Intergovernmental Agreement Debt - \$20,000,000 Reimbursement Agreements - \$20,000,000 Construction Management Agreement - \$20,000,000 <p>However, the Service Plan provides that the maximum principal amount of debt that the Districts combined may have outstanding at any time is \$20,000,000.</p>
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year	<p>It is not currently anticipated that any debt will be issued, reissued or otherwise obligated in 2022.</p>
15. Major facilities/infrastructure improvements initiated or completed in the prior year	<p>In 2021, the developer completed most public improvements associated with Winsome Filing No. 1 consisting of streets, drainage, park/recreation facilities and landscaping. The developer also completed erosion control, grading and dry utilities for Winsome Filing No 2.</p>

<p>16. Summary of major property exclusion or inclusion activities in the past year</p>	<p>A parcel comprised of 3.153 acres originally located within District No. 1 was excluded from the boundaries of District No. 1 and included within the boundaries of District No. 2, pursuant to orders of the District Court for the County of El Paso dated March 11, 2021 and recorded with the El Paso County Clerk and Recorder on April 20, 2021 at Reception Nos. 221077871 and 221077875, respectively.</p> <p>A parcel comprised of 0.111 acres originally located within District No. 2 was excluded from the boundaries of District No. 2 and included within the boundaries of District No. 1, pursuant to orders of the District Court for the County of El Paso dated March 11, 2021 and recorded with the El Paso County Clerk and Recorder on April 20, 2021 at Reception Nos. 221077872 and 221077873, respectively.</p> <p>The purpose of these boundary changes in District No. 1 and District No. 2 was to better align the boundaries of these districts with the revised development plan.</p>
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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.

Alicia J. Corley, associate attorney, Icenogle Seaver Pogue, P.C. - General Counsel

Name and Title of Respondent

February 28, 2022

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