

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

1. Name of District(s):	Cathedral Pines Metropolitan District
2. Report for Calendar Year:	2023
3. Contact Information	<p>Rebecca Harris WSDM – District Managers 614 N Tejon Street Colorado Springs, CO 80903 (719) 447-1777 Rebecca.h@wsdistricts.co</p> <p>Note: This district does not have an office within the boundaries of the district.</p>
4. Meeting Information	<p>District Board meetings are scheduled as below, the third Tuesday of each month at 9:00 am, except February and November are at 6:00 pm at The Lodge at Cathedral Pines, located at 13977 Milam Road, but are subject to change. Up to date meeting times, locations and agendas can be obtained by calling the office and checking the website at https://cathedralpinesmd.colorado.gov/</p>
5. Type of District(s)/ Unique Representational Issues (if any)	<p>The district is a single conventional Title 32 Special Metropolitan District. All property owners within the boundaries of the 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 roads, park and recreation, and augmentation water. For additional details, please call the District’s contact.</p>
7. Active Purposes of the District(s)	<p>The primary active purpose of the district is to construct roads and the community center. Roads have been conveyed to El Paso County. The district will maintain certain neighborhood trail and open space, detention and entry features and the community center. For additional details, please call the District’s contact.</p>

<p>8. Current Certified Mill Levies</p> <ul style="list-style-type: none"> a. Debt Service b. Operational c. Other d. Total 	<ul style="list-style-type: none"> a. 17.000 b. 19.000 c. - d. 36.000
<p>9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions:</p> <p>\$400,000.00 is the total actual value of a typical single-family homes as determined by El Paso County.</p> <p>Aggregate total mill levy is projected to remain at 38.000 mills.</p> <p>Sample Metropolitan District Mill Levy Calculation for a Residential Property:</p> <p>$\\$400,000 \times .067 = \\$26,800$ (assessed value) $\times .036000$ mills = \$964.80 per year in 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 Commercial Property:</p> <p>$\\$500,000 \times 27.9\% = \\$139,500$ (Assessed Value) $\times .036000$ mills = \$5,022 per year in taxes solely to this Special District if the District imposes its projected debt service 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 this includes being Gallagherized)</p> <ul style="list-style-type: none"> a. Debt Service b. Operational c. Other d. Total 	<ul style="list-style-type: none"> a. 30.000 b. 15.000 c. - d. 45.000

<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions:</p> <p>\$400,000.00 is the total actual value of a typical single-family homes as determined by El Paso County.</p> <p>Aggregate total mill levy is projected to remain at 45.00 mills.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>$\\$400,000 \times .067 = \\$26,800$ (assessed value) $\times .045$ mills = \$1,206 per year in 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 27.9\% = \\$139,500$ (Assessed Value) $\times .045$ mills = \$6,277.50 per year in taxes solely to this Special District if the District imposes its projected debt service mill levy</p>
<p>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	<p>\$4,552,283.34 GO Bond Series 2016</p>
<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>\$5,000,000</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>None.</p>
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>None.</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year.</p>	<p>None.</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.

Rebecca Harris – District Manager

Name and Title of Respondent

Rebecca Harris

2-14-2024

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 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, Colorado Springs, CO 80907

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