

Eagleview Metropolitan District

405 Urban Street, Suite 310

Lakewood, Co 80228

Phone: 720-213-6621

Website: <https://eagleviewmd.org>

February 28, 2024

El Paso County Clerk & Recorder
Attention: Clerk to the Board
P.O. Box 2007
Colorado Springs, Colorado 80901-2007
Via Email specialdistrictnotices@elpasoco.com

State of Colorado
Office of the State Auditor
Local Government Audit Division
1525 Sherman St., 7th Floor
Denver, CO 80203
Via E-Portal

El Paso County Board of County Commissioners
200 South Cascade Avenue, Suite 100
Colorado Springs, CO 80903

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

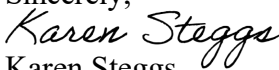
Division of Local Government 1313
Sherman Street, Room 521
Denver, CO 80203
Via E-Portal

Re: Eagleview Metropolitan District
Filing of 2023 Annual Reports

Dear Sir or Madam:

Enclosed for your information and records is a copy of the 2023 Annual Report and 2022 El Paso County Special Districts Annual Report & Disclosure Form for Eagleview Metropolitan District. These reports are being submitted as required by Section 32-1-207(3)(c), C.R.S. and the Service Plan approved by the El Paso County Board of County Commissioners on July 20, 2023. These Annual Reports are being submitted to satisfy the February 28, 2024 deadline.

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

Sincerely,

Karen Steggs
Administrative Manager

ANNUAL REPORT and DISCLOSURE FORM

1. Name of District(s)	Eagleview Metropolitan District
2. Report for Calendar Year	2023
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, LLC 405 Urban Street, Suite 310 Lakewood, CO 80228 Attn: Ann Finn (720) 213-6621 ann@publicalliancellc.com</p>
4. Meeting Information	<p>An Annual Meeting will be held on November 6, 2024 at 9:45 a.m. and a Regular Meeting will be held on November 6, 2024 at 10:00 a.m. via online meeting at https://zoom.us/j/7848826891, Meeting ID: 784 882 6891; and via telephone conference at 1 (719) 359-4580, Meeting ID: 784 882 6891, Participant Code: press #.</p> <p>Meeting dates, times, and locations are subject to change.</p> <p>The URL Domain eagleviewmd.org is designated as the District’s official website and posting place for notices of meetings pursuant to Sections 24-6-402(2)(c) and 32-1-104.5, C.R.S. If the District is unable to post notice on the official website of the District, the following location is designated as the posting place for the District: the north side of Crimson Clover Drive at its intersection with Cloverleaf Road.</p>
5. Type of District(s)/Unique Representational Issues (if any)	Metropolitan District
6. Authorized Purposes of the District(s)	The Service Plan authorizes the District to provide the following public improvements which include, but are not limited to, on and off-site roadway improvements, safety protection, on and off-site drainage facilities, and landscaping.
7. Active Purposes of the District(s)	The primary active purpose of the District is to finance ongoing operations and maintenance of District-owned, operated, and maintained two stormwater quality ponds and associated drainage ways.

<p>8. Current Certified Mill Levies</p> <ul style="list-style-type: none"> a. Debt Service b. Operational c. Special Purpose d. Total 	<ul style="list-style-type: none"> a. 0.000 Mills b. 0.000 Mills c. 0.000 Mills d. 0.000 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>Aggregate total mill levy for the <u>Eagleview Metropolitan District</u> is currently at 0.000 mills but could be increased by the Board of Directors in the future.</p> <p>Sample <u>Eagleview Metropolitan District</u> Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .06700 = \$13,400 (Assessed Value) \$13,400 x .0.000 mills = \$0 per year in sample taxes owed solely to this District if the District imposes its projected total mill levy.</p> <p>A sample <u>Eagleview Metropolitan District</u> Mill Levy Calculation for a <u>Commercial Property</u> has not been included as the District is comprised of residential development only.</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. Special Purpose d. Total 	<ul style="list-style-type: none"> a. 50.000 Mills, subject to adjustment as set forth in the Service Plan b. 15.000 Mills, subject to adjustment as set forth in the Service Plan c. 5.000 Mills, subject to adjustment as set forth in the Service Plan d. 65.000 Mills, subject to adjustment as set forth in the Service Plan
<p>11. Sample Calculation of Maximum Authorized 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>Sample <u>Eagleview Metropolitan District</u> Maximum Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0670 = \$13,400 (Assessed Value)</p>

	<p>\$13,400 x .065000 mills = \$871 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>A sample <u>Eagleview Metropolitan District Maximum Mill Levy Calculation for a Commercial Property</u> has not been included as the District is comprised of residential development only.</p>
12. Current Outstanding Debt of the District (as of the end of the year of this report)	Eagleview Metropolitan District currently has no debt.
13. Total voter authorized debt of the District (including current debt)	At the organizational election of the District, voters authorized a maximum principal amount of debt of \$80,000,000 for the various categories of public improvements, along with additional debt authorization for operations, refunding, intergovernmental agreements, mortgage, reimbursement agreements and construction management agreements. However, the District's Service Plan only authorizes the District to issue Debt up to \$8,000,000 in principal amount for the proposed completion of on and off-site public improvements serving the Eagleview subdivision.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year	It is not currently anticipated that any debt will be issued, reissued or otherwise obligated in 2024.
15. Major facilities/infrastructure improvements initiated or completed in the prior year	There were no major facilities/infrastructure improvements initiated or completed in the prior year.
16. Summary of major property exclusion or inclusion activities in the past year	There were no inclusions or exclusions of property in 2023.

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.

Karen Steggs, Administrative Manager

Name and Title of Respondent

Karen Steggs

February 28, 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
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

EAGLEVIEW METROPOLITAN DISTRICT
ANNUAL REPORT PURSUANT TO SECTION 32-1-207(3)(c), C.R.S.

Pursuant to Section 32-1-207(3)(c), C.R.S., the Eagleview Metropolitan District (the “District”) is required to submit an annual report for the preceding calendar year commencing in 2024 for the 2023 calendar year to El Paso County, the Division of Local Government, the state auditor, and the El Paso County Clerk and Recorder. The District hereby submits this annual report pursuant to Section 32-1-207(3)(c), C.R.S. to satisfy the reporting requirement for the year 2023.

For the year ending December 31, 2023, the District makes the following report:

(A) Boundary changes made.

The District had no boundary changes in 2023.

(B) Intergovernmental agreements entered into or terminated with other governmental entities.

There were no intergovernmental agreements entered into or terminated in 2023.

(C) Access information to obtain a copy of rules and regulations adopted by the board.

For information concerning rules and regulations adopted by the District please contact the District’s manager:

Ann Finn
Public Alliance, LLC
405 Urban Street, Suite 310
Lakewood, CO 80226
Phone: (720) 213-6621
Email: ann@publicalliance.com

(D) A summary of litigation involving public improvements owned by the special district.

In 2023, the District was not involved in any litigation involving public improvements owned by the District.

(E) The status of the construction of public improvements by the special district.

There were no construction of public improvements in 2023.

(F) A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.

In 2023, there were no facilities or improvements constructed by the District.

(G) The final assessed valuation of the special district as of December 31 of the reporting year.

The final assessed valuation of the District is \$0 for the taxable year 2023.

(H) A copy of the current year's budget.

A copy of the District's 2024 Budget is attached hereto as **Exhibit A**.

(I) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

As of the date of filing this annual report, the application for exemption from Audit for the District is not yet completed. A copy of the 2023 application for exemption from Audit will be provided with the District's 2024 annual report.

(J) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2023, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(K) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2023, the District did not have any inability to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

EXHIBIT A
2024 ADOPTED BUDGET

STATE OF COLORADO
COUNTY OF EL PASO
EAGLEVIEW METROPOLITAN DISTRICT
2024 BUDGET RESOLUTION

The Board of Directors of the Eagleview Metropolitan District, El Paso County, Colorado held an organizational meeting on Thursday, January 18, 2024, at the hour of 10:00 A..M., via video conference at <https://us06web.zoom.us/j/84812382246?pwd=nmxu6jQzbgeL5xz1nxDJzqVbmtU7tC.1>, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 848 1238 2246, Passcode: 698262.

The following members of the Board of Directors were present:

President:	Andrew Biggs
Treasurer:	Tamrin Apaydin
Secretary:	Joseph DesJardin
Assistant Secretary:	Charlie Williams

Also present were: Alicia J. Corley, Icenogle Seaver Pogue, P.C.; Ann Finn, Public Alliance, LLC; and Diane Wheeler, Simmons & Wheeler P.C.

Ms. Corley reported that proper notice was made to allow the Board of Directors of the Eagleview Metropolitan District to conduct a public hearing on the 2024 budget and, prior to the meeting, each of the directors had been notified of the date, time and place of this meeting and the purpose for which it was called. It was further reported that this meeting is an organizational meeting of the Board of Directors of the District and that a notice of organizational meeting was posted in the designated public place within the boundaries of the District no less than twenty-four hours prior to the holding of the meeting, and to the best of her knowledge, remains posted to the date of this meeting.

Thereupon, Director Apaydin introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND AND ADOPTING A BUDGET, APPROPRIATING SUMS OF MONEY TO EACH FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN AND LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2024 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE EAGLEVIEW METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2024 AND ENDING ON THE LAST DAY OF DECEMBER 2024.

WHEREAS, the Board of Directors (the "Board") of the Eagleview Metropolitan District (the "District") has authorized its treasurer and accountant to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget was submitted to the Board for its review and consideration; and

WHEREAS, the proposed budget is less than fifty thousand dollars (\$50,000.00), due and proper notice was made by posting in three public places within the District's boundaries a notice indicating (i) the date and time of the hearing at which the adoption of the proposed budget will be considered; (ii) that the proposed budget is available for inspection by the public at a designated place; (iii) that any interested elector of the District may file any objections to the proposed budget at any time prior to the final adoption of the budget by the District; and (iv) if applicable, the amount of the District's increased property tax revenues resulting from a request to the Division pursuant to Section 29-1-302(1), C.R.S.; and the Affidavit of Posting evidencing the same is attached hereto as Exhibit A and incorporated herein by this reference; and

WHEREAS, the proposed budget was open for inspection by the public at the designated place; and

WHEREAS, a public hearing was held on Thursday, January 18, 2024 and interested electors were given the opportunity to file or register any objections to said proposed budget and any such objections were considered by the Board; and

WHEREAS, the budget being adopted by the Board has been prepared based on the best information available to the Board regarding the effects of Section 29-1-301, C.R.S., and Article X, Section 20 of the Colorado Constitution; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

WHEREAS, pursuant to Section 29-1-113(1), C.R.S., the Board shall cause a certified copy of the budget, including the budget message and any resolutions adopting the budget, appropriating moneys and fixing the rate of any mill levy, to be filed with the Division of Local Government within thirty (30) days following the beginning of the fiscal year of the budget adopted; and

WHEREAS, pursuant to Section 32-1-1201, C.R.S., the Board shall determine in each year the amount of money necessary to be raised by taxation, taking into consideration those items required by law, and shall certify the rate so fixed to the board of county commissioners of each county within the District or having a portion of its territory within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE EAGLEVIEW METROPOLITAN DISTRICT, EL PASO COUNTY, COLORADO:

Section 1. Summary of 2024 Revenues and 2024 Expenditures. That the estimated revenues and expenditures for each fund for fiscal year 2024, as more specifically set forth in the budget attached hereto as Exhibit B and incorporated herein by this reference, are accepted and approved.

Section 2. Adoption of Budget. That the budget as submitted, and if amended, then as amended, and attached hereto as Exhibit B and is approved and adopted as the budget of the District for fiscal year 2024. In the event the final assessed valuation provided by the El Paso County Assessor's Office differs from the assessed valuation used in the proposed budget, the District's accountant is hereby directed to modify and/or adjust the budget and mill levy certification as needed to reflect the final assessed valuation without the need for additional Board authorization.

Section 3. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached, are hereby appropriated from the revenue of each fund to each fund, for the purposes stated and no other.

Section 4. Budget Certification. That the budget shall be certified by Joseph DesJardin, Secretary of the District, and made a part of the public records of the District and a certified copy of the approved and adopted budget shall be filed with the Division of Local Government.

[The remainder of this page is intentionally left blank.]

The foregoing Resolution was seconded by Director Williams.

RESOLUTION APPROVED AND ADOPTED THIS 18TH DAY OF JANUARY 2024.

EAGLEVIEW METROPOLITAN DISTRICT

DocuSigned by:
Andrew Biggs
830CC1272749488

By: Andrew Biggs
Its: President

ATTEST:

DocuSigned by:
Joe DesJardin
E9760347AEE640B

By: Joseph DesJardin
Its: Secretary

STATE OF COLORADO
COUNTY OF EL PASO
EAGLEVIEW METROPOLITAN DISTRICT

I, Joseph DesJardin, hereby certify that I am a director and the duly elected and qualified Secretary of the Eagleview Metropolitan District, and that the foregoing constitutes a true and correct copy of the record of proceedings of the Board of Directors of the District, adopted at a organizational meeting of the Board of Directors of the Eagleview Metropolitan District held on January 18, 2024 via video conference at <https://us06web.zoom.us/j/84812382246?pwd=nmXu6jQzbgeL5xz1nxDJzqVbmtU7tC.1>, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 848 1238 2246, Passcode: 698262, as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2024; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 18th day of January 2024.

DocuSigned by:
Joe DesJardin
2976D347AEE64DB...

Joseph DesJardin, Secretary

[SEAL]



EXHIBIT A

Affidavit
Notice as to Proposed 2024 Budget

185972

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO
COUNTY OF EL PASO

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Colorado Springs Gazette, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Colorado Springs Gazette; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper **1 time(s) to wit 01/08/2024**

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

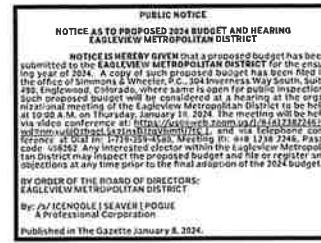
Subscribed and sworn to me this 01/10/2024, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.



Karen Hogan
Notary Public

1 **KAREN HOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224024441
MY COMMISSION EXPIRES 06/23/2026**

Document Authentication Number
20224024441-333930



**NOTICE AS TO PROPOSED 2024 BUDGET AND HEARING
EAGLEVIEW METROPOLITAN DISTRICT**

NOTICE IS HEREBY GIVEN that a proposed budget has been submitted to the **EAGLEVIEW METROPOLITAN DISTRICT** for the ensuing year of 2024. A copy of such proposed budget has been filed in the office of Simmons & Wheeler, P.C., 304 Inverness Way South, Suite 490, Englewood, Colorado, where same is open for public inspection. Such proposed budget will be considered at a hearing at the organizational meeting of the Eagleview Metropolitan District to be held at 10:00 A.M. on Thursday, January 18, 2024. The meeting will be held via video conference at: <https://us06web.zoom.us/j/84812382246?pwd=nmxu6jQzbgeL5xz1nxDJzqVbmtU7tC.1>, and via telephone conference at Dial In: 1-719-359-4580, Meeting ID: 848 1238 2246, Passcode: 698262. Any interested elector within the Eagleview Metropolitan District may inspect the proposed budget and file or register any objections at any time prior to the final adoption of the 2024 budget.

**BY ORDER OF THE BOARD OF DIRECTORS:
EAGLEVIEW METROPOLITAN DISTRICT**

By: /s/ ICENOGLE | SEAVER | POGUE
A Professional Corporation

Publish In: *The Gazette*
Publish On: Monday, January 8, 2024

EXHIBIT B

Budget Document
Budget Message

**EAGLEVIEW METROPOLITAN DISTRICT
2024
BUDGET MESSAGE**

Attached please find a copy of the adopted 2024 budget for the Eagleview Metropolitan District.

The Eagleview Metropolitan District has adopted budgets for one fund, a General Fund to provide for operating and maintenance expenditures.

The district's accountants have utilized the modified accrual basis of accounting, and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the district in 2024 will be property taxes. The district does not intend to impose a mill levy on property within the district for 2024.

Eagleview Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2024

	Not formed <u>2022</u>	Adopted Budget <u>2023</u>	Estimate <u>2023</u>	Adopted Budget <u>2024</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -
Revenues:				
Property taxes	-	-	-	-
Specific Ownership taxes	-	-	-	-
Developer advances	-	51,000	-	51,000
Interest/Misc Income	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>-</u>	<u>51,000</u>	<u>-</u>	<u>51,000</u>
Total funds available	<u>-</u>	<u>51,000</u>	<u>-</u>	<u>51,000</u>
Expenditures:				
Accounting / audit	-	2,500	-	2,500
Engineering	-	10,000	-	10,000
Insurance/ SDA Dues	-	3,000	-	3,000
Legal	-	20,000	-	20,000
Management	-	1,500	-	1,500
Miscellaneous	-	2,000	-	2,000
Treasurer's Fees	-	-	-	-
Contingency	-	10,830	-	10,830
Emergency Reserve	-	1,170	-	1,170
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>51,000</u>	<u>-</u>	<u>51,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ -</u>		<u>\$ -</u>
Mill Levy		<u>-</u>		<u>-</u>

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Eagleview Metropolitan District of El Paso County, Colorado on this 18th day of January 2024.

DocuSigned by:
Joe DesJardin
E976D347AEE64DB...

Joseph DesJardin, Secretary

SEAL

