

ANNUAL REPORT and DISCLOSURE FORM

1. Name of District(s)	Eagleview Metropolitan District
2. Report for Calendar Year	2024
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 5, 2025 at 9:45 a.m. and a Regular Meeting will be held on November 5, 2025 at 10:00 a.m. via online meeting at https://zoom.us/j/8830224247, Meeting ID: 883 022 4247; One tap mobile: +17193594580,,8830224247#,,,,*0000#.</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 entrance to Eagleview at South Arroya Lane.</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 .0625 = \$12,500 (Assessed Value) \$12,500 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 .0625 = \$12,500 (Assessed Value)</p>

	<p>\$12,500 x .000 mills = \$0 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 2025.
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 2024.

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

March 3, 2025

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 2024.

For the year ending December 31, 2024, the District makes the following report:

(A) Boundary changes made.

The District had no boundary changes in 2024.

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

There were no intergovernmental agreements entered into or terminated in 2024.

(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 2024, 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 2024.

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

In 2024, 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 \$192,240 for the taxable year 2024.

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

A copy of the District's 2025 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 is attached hereto **Exhibit B**.

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

As of December 31, 2024, 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, 2024, 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
2025 ADOPTED BUDGET

EXHIBIT B

2023 APPLICATION FOR EXEMPTION FROM AUDIT