

Central Marksheffel Metropolitan District



*Division of Local Government
1313 Sherman Street
Room 521
Denver, CO 80203*

*Colorado State Auditor
Legislative Services Building
200 East 14th Avenue
Denver, CO 80203*

***Re: Central Marksheffel Metropolitan District
Annual Report 2013***

To Whom It May Concern:

Enclosed please find a copy of the 2013 Annual Report filed separately with the County of El Paso, Colorado as required under the Service Plan for the above-referenced special district. The report is being filed with each of the above listed offices pursuant to Section 32-1-207(3)(c) and (d), C.R.S.

If you have any questions, please contact me. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Lori VonFeldt-Wingert'.

*Lori VonFeldt-Wingert
District Manager*

455 E. Pikes Peak Avenue, Suite 308
Colorado Springs, CO 80903
(719) 447-1777 Fax (719) 465-1320

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

1. Name of District(s):	Central Marksheffel Metropolitan District
2. Report for Calendar Year:	2013
3. Contact Information	<p>Terry Schooler Schooler & Associates, Inc. 455 E. Pikes Peak Avenue, Suite 308 Colorado Springs, CO 80903 (719) 447-1777 contact@schoolerandassociates.com</p> <p>(This District does not maintain an office within District boundaries)</p>
4. Meeting Information	<p>District Board meetings are normally held the 1st Tuesday of every month at 9:30a.m. on an as needed basis. All meetings are held at: Case International 102 E. Pikes Peak Ave., Ste. 200 Colorado Springs, CO 80903 Information concerning meetings can be obtained from the Contact.</p>
5. Type of District(s)/ Unique Representational Issues (if any)	<p>This is a single conventional Title 32 Special Metropolitan District. All property owners within the boundaries of this 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 all allowable purposes for Title 32 Special Districts, which includes: road, bridge, channel and utility improvements. For additional details, please contact the District Office.</p>
7. Active Purposes of the District(s)	<p>The primary active purpose of the district is to construct water and sewer facilities all of which will be conveyed to the Cherokee Metropolitan District upon completion, and to construct identified road and drainage improvements to be conveyed to El Paso County upon completion. The district will maintain some improvements for the use and benefit of the District's inhabitants and taxpayers. For additional details, please contact the District Office.</p>
8. Current Certified Mill Levies a. Debt Service	a. 35 mills

b. Operational c. Other d. Total	b. 5 mills c. None d. 40 mills
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Assumptions: \$200,000.00 is the estimated actual value of a typical single family home within the District. \$500,000 is the estimated actual value of the sample commercially- assessed property. Aggregate total mill levy is projected to remain at 40.0 mills by the Board of Directors for some time. Sample Metropolitan District Mill Levy Calculation for a <u>Residential Property</u> : \$200,000 x .0796 = \$15,920 (Assessed Value) \$15,920 x .0400 mills = \$637 per year in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy. Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u> : \$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .040 mills = \$5,800 per year in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.
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) a. Debt Service b. Operational c. Other d. Total	a. 35.0 mills b. 5.0 mills c. none d. 40.0 mills
11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	Assumptions: See Assumptions in #9 above.
12. Current Outstanding Debt of the Districts (as of the end of year of this report)	General Obligation Limited Tax Bonds, Series 2004: \$14,650,000 The balance is: \$13,450,000

13. Total voter-authorized debt of the Districts (including current debt)	Debt is authorized up to \$20,000,000
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	None.
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	Marksheffel road improvements from Hwy 24 to Colorado Tech Drive, road & bridge improvements and related drainage structures have all been completed.
16. Summary of major property exclusion or inclusion activities in the past year.	None.

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.

Lori VonFeldt-Wingert - District Manager

Name and Title of Respondent



2/1/13

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