EL PASO COUNTY SPECIAL DISTRICTS
ANNUAL REPORT and DISCLOSURE FORM

1. Name of District:	High Plains Ranch Metropolitan District
2. Report for Calendar Year:	2020
3. Contact Information	Kevin Walker, Manager Walker Schooler District Managers 614 North Tejon Street Colorado Springs, CO 80903 (719) 447-1777
4. Meeting Information	Regular District Board meetings are held the 2nd Tuesday monthly, as needed, at 10:30 a.m, on an as needed basis, and are subject to change and cancellation if there is no business to transact. Up to date meeting information and agendas can be obtained from the District Contact. All meetings are held at: 119 North Wahsatch Ave., Colorado Springs, CO.
5. Type of District(s)/ Unique Representational Issues (if any)	High Plains Ranch Metropolitan District is a residential 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
6. Authorized Purposes of the District(s)	The Service Plan authorizes all allowable purposes for Title 32 Special Districts for the construction, installation, financing and provision of public improvements. For additional details, please contact the district office.
7. Active Purposes of the District(s)	The primary active purpose of the district is to construct a central water system and related improvements such as wells, pipelines, distribution and treatment facilities, pumping stations, storage tanks, fire hydrants, along with other Special District Act authorized improvements such as wastewater, streets, bridges, traffic controls and signage, drainage and storm water improvements, mosquito control, and park and recreation facilities. The district will own and maintain some improvements for the use and benefit of the district's inhabitants and taxpayers like the central water system. Other public improvements not accepted by appropriate governmental entities for ongoing ownership, operations and/or maintenance, may be owned, operated and/or maintained by the district.
8. Current Certified Mill Levies a. Debt Service	

b. Operational c. Other d. Total	a. 55.663 b. 11.132 c. 0.000 d. 66.795
9. Sample Calculation of Current Mill Levy for a Residential Property	Assumptions: $200,000.00 is the estimated actual value of a typical single family home within the district. Aggregate mill levy example at current 66.795 mills. Sample Metropolitan District Mill Levy Calculation for a Residential Property: $200,000 x .0715 = $14,300 (Assessed Value) $14,300 x .066795 mills = **$955 per year** in sample taxes owed solely to this Special District for debt service and operations at the current residential assessment ratio of 7.15%**.**
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	*2020 residential assessment rate of 7.15% changes the maximum mill levy rates (see adjusted mill levies below) a. 50.0 mills (Adjusted to 55.663) b. 10.0 mills (Adjusted to 11.132) c. None d. 60.0 mills (Adjusted to 66.793)*
11. Sample Calculation of Mill Levy Cap for a Residential Property (as applicable).	See Sample in #9 above.
12. Current Outstanding Debt of the District (as of the end of year of this report)	No general obligation or revenue bonds have been issued as of the date of this annual report. The district is incurring reimbursement obligations as the project's developer is paying ongoing district costs at this time, which are essentially a loan from the developer group to the district in advance of issuing bonds.
13. Total voter-authorized debt of the District (including current debt)	Voted debt is authorized up to $25,000,000 per capital improvement construction category and subject to an overall $25,000,000 total debt authorization limitation in the district's Service Plan.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	District may issue bonds in 2021
15. Major facilities/ infrastructure improvements initiated or completed	None.

in the prior year	
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.

White Bear Ankele Tanaka & Waldron, Sean Allen, Esq. – District General Counsel

Name and Title of Respondent

/S/ Sean Allen 02/24/2021

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, #2201, Colorado Springs, CO 80907

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

And submitted per CRS 32-1-207(3)(c) and (d)