

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

1. Name of District(s):	The Retreat Metropolitan District Nos. 1 and 2
2. Report for Calendar Year:	2021
3. Contact Information	<p>Russell W. Dykstra, Esq. c/o Spencer Fane LLP 1700 Lincoln Street, Suite 2000 Denver, CO 80203 (303) 839-3800 rdykstra@spencerfane.com</p> <p>The physical address of the district office is:</p> <p>Classic Homes 2138 Flying Horse Club Drive Colorado Springs, CO 80921 (719) 592-9333</p> <p>For District emergencies (only) at all hours. Please call (719) 592-9333.</p>
4. Meeting Information	<p>The District has decided to schedule special meetings as needed at Offices of Classic Homes, 2138 Flying Horse Club Drive, Colorado Springs, CO 80921. Locations and agendas for special meetings may be obtained by calling the offices of Spencer Fane LLP or the District Office.</p>
5. Type of District(s)/ Unique Representational Issues (if any)	<p>The Retreat Metropolitan District Nos. 1 and 2 are conventional Title 32 Special Metropolitan Districts and are designated for residential development. District No. 1 is the control district, which is intended to direct the activities of the Districts to achieve an overall development plan for the public improvements. District No. 2 is the financing district and is expected to produce the required revenue to fund the public improvements and any operations and maintenance costs. 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 all allowable purposes for Title 32 Special Districts, except the Districts shall not</p>

	<p>be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services unless such facilities and services are provided pursuant to an intergovernmental agreement with the applicable fire district. For additional details, please contact the District management office.</p>
<p>7. Active Purposes of the District(s)</p>	<p>The primary active purpose of the District is to finance the construction of public improvements. Additional major purposes may include covenant enforcement, design review and park and recreation purposes.</p> <p>District No. 1 currently has an intergovernmental agreement with Sterling Ranch Metropolitan District No. 1 (“SRMD”), whereby SRMD agreed to provide water services following construction of water infrastructure by District No. 1.</p> <p>For additional details, please contact the District Office.</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. 40.000 mills b. 10.000 mills c. 0.000 mills d. 50.000 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>\$500,000 is the total actual value of the sample commercially- assessed property</p> <p>Aggregate total mill levy is projected to remain at 50.000 mills but could be increased by the Board of Directors in the future.</p> <p>Sample Metropolitan District Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0796 = \$15,920 (Assessed Value) \$15,920 x .0500 mills = \$796 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>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .0500 mills = \$7,250 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>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> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>a. 50.000 mills b. 10.000 mills c. 0.000 mills d. 60.000 mills</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions: See Assumptions in #9 above; (please note that these higher sample tax liabilities would occur only if the mill levies were increased to the allowable maximum rates. The Board of Directors does not anticipate at this time that this will occur)</p> <p>Sample Metropolitan District Maximum Mill Levy Calculation for a <u>Residential Property</u>:</p> <p>\$200,000 x .0796 = \$15,920 (Assessed Value) \$15,920 x .0500 mills = \$796 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>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .0500mills = \$7,250 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>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	<p>The Districts have not issued debt.</p>

13. Total voter-authorized debt of the Districts (including current debt)	At formation an aggregate total of \$1,200,000,000 in General Obligation per District. Some or this entire amount may be issued by an affirmative vote of the Board of Directors in the future without the necessity of a district-wide vote. There is no voter authorized limit on potential future revenue obligations.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	N/A
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	N/A
16. Summary of major property exclusion or inclusion activities in the past year.	Both districts excluded property from the district boundaries in 2021.

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.

Russell W. Dykstra, Esq., Attorney for the District
/s/ Russell W. Dykstra, Esq.

2/24/2022

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