

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

1. Name of District(s):	Central Marksheffel Metropolitan District
2. Report for Calendar Year:	2018
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 scheduled on the 1 <sup>st</sup> Tuesday of every month at 9:30a.m. on an as needed basis. All regular and special 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.
5. Type of District(s)/ Unique Representational Issues (if any)	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.
6. Authorized Purposes of the District(s)	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.
7. Active Purposes of the District(s)	The District constructed water and sewer facilities all of which have been conveyed to the Cherokee Metropolitan District, and also constructed road and drainage improvements which were conveyed to El Paso County. The District maintains some improvements for the use and benefit of the District's inhabitants and taxpayers such as bridge lights and maintenance, open space maintenance, and the District has funded some park equipment that is maintained by other districts. For additional details, please contact the District Office.
8. Current Certified Mill Levies a. Debt Service	a. 27.637 mills b. 5.527 mills

	<p>b. Operational c. Other d. Total</p>	<p>c. None d. 33.164 mills</p>
9.	<p>Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions: \$200,000.00 as estimated actual value of a single-family home. \$500,000 as estimated actual value of a commercially- assessed property. Aggregate total current mill levy is 33.164 mills. Sample Metropolitan District Mill Levy Calculation for a Residential Property: <math>\\$200,000 \times .0720 = \\$14,400</math> (Assessed Value) <math>\\$14,400 \times .033164</math> mills = <b>\$478 per year</b> in sample taxes owed solely to this Special District. Sample Metropolitan District Mill Levy Calculation for a Commercial Property: <math>\\$500,000 \times .2900 = \\$145,000</math> (Assessed Value) <math>\\$145,000 \times .033164</math> mills = <b>\$4,809 per year</b> in sample taxes owed solely to this Special District. 10. Maximum Authorized Mill Levy Caps (Note:</p>
10.	<p>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>*2017 Gallagher Adjustment 7.96% to 7.2% changes the current and maximum mill levy rates (see adjusted mill levies below)</p> <p>a. 35.0 mills *(38.6925) b. 5.0 mills *(5.527) c. none d. 40.0 mills *(44.220)</p>
11.	<p>Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions: See Assumptions in #9 above. <math>\\$200,000 \times .0720 = \\$14,400</math> (Assessed Value) <math>\\$14,400 \times .04422</math> mills = <b>\$637 per</b></p>
12.	<p>Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	<p>General Obligation Limited Tax Bonds, Series 2014: <b>\$12,230,000</b> The year-end 2018 outstanding principal balance is: <b>\$10,665,000</b></p>
13.	<p>Total voter-authorized debt of the Districts (including current debt)</p>	<p>Debt is authorized up to <b>\$20,000,000</b></p>
14.	<p>Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>The District refinanced its Series 2004 Bonds in 2014.</p>
15.	<p>Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>Capital improvement construction is complete.</p>
16.	<p>Summary of major property exclusion or inclusion activities in the past year.</p>	<p>None.</p>

**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, District Manager**

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**Name and Title of Respondent**



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**Signature of Respondent**

**2/21/19**

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**Date**

**RETURN COMPLETED FORM TO: [specialdistrictnotices@elpasoco.com](mailto: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**