

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

1. Name of District:	Riverbend Crossing Metropolitan District
2. Report for Calendar Year:	2022
3. Contact Information:	<p>Russell W. Dykstra, Esq.  c/o Spencer Fane LLP  1700 Lincoln Street, Suite 2000  Denver, CO 80203  (303) 839-3800  <a href="mailto:rdykstra@spencerfane.com">rdykstra@spencerfane.com</a></p>
4. Meeting Information:	<p>The district has decided to schedule special meetings as needed at the Offices of Spencer Fane LLP, 1700 Lincoln Street, Suite 2000, Denver, CO 80203. Locations and agendas for special meetings may be obtained by calling the offices of Spencer Fane LLP. The meeting notice will be posted to the district website: <a href="https://www.riverbendcrossingmd.com/">https://www.riverbendcrossingmd.com/</a> 24 hours prior to the meeting.</p>
5. Type of District/ Unique Representational Issues (if any):	<p>Riverbend Crossing Metropolitan District is a single conventional Title 32 Special Metropolitan District. 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:	<p>The Service Plan authorizes all allowable purposes for Title 32 Special Districts. For additional details, please contact the district or Spencer Fane LLP.</p>
7. Active Purposes of the District:	<p>The primary active purpose of the district is to acquire, construct, finance and provide public infrastructure to support the needs of a new development planned primarily for residential uses.</p>
8. Current Certified Mill Levies a. Debt Service b. Operational c. Other d. Total	<p>a. 0.000 mills  b. 45.000 mills  c. 0.000 mills  d. 45.000 mills</p>
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as	<p>Assumptions:  \$400,000.00 is the total actual value of a typical</p>

<p>applicable):</p>	<p>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>\$4700,000 x .0796 = \$31,840 (Assessed Value)  \$31,840 x .0500 mills = <b>\$1,592 per year</b> 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 = <b>\$7,250 per year</b> 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. 45.000 mills  b. 10.000 mills  c. 0.000 mills  d. 45.000 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>\$400,000 x .0796 = \$31,840 (Assessed Value)  \$31,840 x .0500 mills = <b>\$1,592 per year</b> 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 = <b>\$7,250 per year</b> in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy.</p>
12. Current Outstanding Debt of the District (as of the end of year of this report):	The district has not issued general obligation or revenue bonds as of the date of this report.
13. Total voter-authorized debt of the District (including current debt):	At formation, the voters of the district authorized an aggregate total of \$598,600,000 in debt. 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.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year:	The district has no plans to issue debt as of the date of this notice.
15. Major facilities/infrastructure improvements initiated or completed in the prior year:	The district did not initiate or complete the construction of major facilities or infrastructure improvements in 2022.
16. Summary of major property exclusion or inclusion activities in the past year:	There were no inclusions or exclusions of property in 2022.

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 District  
Name and Title of Respondent

<u>Russell W. Dykstra</u>	<u>February 28, 2023</u>
Russell W. Dykstra	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