



TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT

Special Board Meeting

Wednesday, September 20, 2023, at 10:00 AM
17 S. Wahsatch Ave. Colorado Springs, Colorado 80903

&

Via tele/videoconference:

https://video.cloudoffice.avaya.com/join/593400129

United States: (213) 463-4500

Access Code: 593400129

Table with 3 columns: Board of Director, Title, Term. Rows include David Hewett (President, May 2027), Raymond O'Sullivan (Treasurer, May 2027), Roger Lemmon (Secretary, May 2025), Jack Wallace Mason (Assistant Secretary, May 2025), and Jennifer Mullins (Assistant Secretary, May 2027).

AGENDA

- 1. Call to Order
2. Declaration of Quorum/Director Qualifications/Disclosure Matters
3. Approval of Agenda
4. Public Comment - Members of the public may express their views to the Board on matters that affect the Districts. Comments will be limited to three (3) minutes.
5. Consent Agenda - The items listed below are a group of items to be acted on with a single motion and vote by the Boards. Any item may be removed from the Consent Agenda upon request of any Board member.
a. Approval of July 19, 2023 Meeting Minutes (enclosure)
b. Ratification of 2022 Annual Report
c. Ratification of Approval for Payables for July 19, 2023 – September 20, 2023 (enclosure)
d. Acceptance of Unaudited Financial Statements as of August 31, 2023 and the schedule of cash position updated as of August 31, 2023 (enclosure)
6. Financial Matters
a. Review and Consider Approval of the 2022 Audit and Presentation (under separate cover)
b. Discuss Preliminary Assessed Valuation Analysis (enclosure)
c. Review and Discuss Potential 2024 Maintenance & Improvement Projects
7. District Manager Report
8. Development Matters
9. Legal Matters
a. Ratification of Irrigation Services Reimbursement Agreement between the District and Tuscan Foothills Village Paired Homes Owners Association, Inc. (enclosure)
b. Discussion Regarding Accepting Public Improvements Filing 1
c. Discuss Requirement for Annual Town Hall Meeting
10. Adjournment – Next Regular Board Meeting and 2024 Budget Hearing is scheduled for October 18, 2023, at 11:00 a.m.





**MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT  
HELD JULY 19, 2023, AT 10:00 A.M.**

Pursuant to posted notice, the regular meeting of the Board of Directors of the Tuscan Foothills Village Metropolitan District was held on Wednesday, July 19, 2023, at 10:00 AM via video teleconference.

Attendance

In attendance were Directors:

David Hewett, President (Absent)  
Raymond O’Sullivan, Treasurer  
Roger Lemmon, Secretary  
Jack Wallace Mason, Assistant Secretary  
Jennifer Mullins, Assistant Secretary (Absent)

Also in attendance were:

Rebecca Harris, WSDM District Managers  
Heather Smith, WSDM District Managers  
Nelson Dunford, Esq., White Bear Ankele Tanaka & Waldron  
David Talbot, Property Owner

1. Call to Order: President Hewett called the meeting to order at 10:07 AM
2. Declaration of Quorum/Director Qualifications/ Disclosure Matter: President Hewett confirmed a quorum was present. Mr. Dickhoner advised the Board, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Mr. Dickhoner reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State’s Office and the Board at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures were acknowledged by the Board. Mr. Dickhoner inquired into whether members of the Board had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. No additional disclosures were noted. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Board to act.
3. Approval of the Agenda: Director O’Sullivan moved to approve the Agenda as presented; seconded by Director Lemmon. Motion passed unanimously.
4. Public Comment: Mr. Talbot expressed gratitude for the improvements in the landscaped tracts and outlined additional areas needing attention.
5. Consent Agenda: Director Lemmon moved to approve the Consent Agenda as presented; seconded by Director O’Sullivan. Motion passed unanimously.
  - a. Approval of April 19, 2023 Meeting Minutes
  - b. Approval of the June 16, 2023 Special Meeting Minutes

c. Ratification of Approval for Payables for April 19, 2023 – July 19, 2023

6. Financial Matters:

- a. Review and Consider Approval of the 2022 Audit and Presentation: Mrs. Harris explained that Hoelting and Company is still working to complete the 2022 draft audit and recommended that the Board file for an extension. Director Lemmon moved to file an extension for filing of the 2022 audit, seconded by Director O’Sullivan. Motion passed unanimously.

7. District Manager’s Report: Ms. Smith presented the District Manager’s Report in brief.

8. Development Matters: Director O’Sullivan provided an update on construction with all Lots in Filing 3 sold and closed, and two (2) additional foundations being poured in Filing 4. Mule Deer Drive is scheduled for asphalt overlay shortly. Filing 4 is anticipated for build-out in 6 months and Filing 5 will break ground in October.

9. Legal Matters:

- a. Irrigation Agreement between Tuscan Foothills Village Metro District and Tuscan Foothills Village Paired Homes Owners Association: Ms. Smith presented a summary of changes requested by the Association Board. This item was tabled for further discussion once the changes have been incorporated into the agreement.
- b. Detention Pond Maintenance Proposal: After discussion, Director Lemmon moved to approve the proposal from Hammers Construction for annual inspection of the detention pond in Filing 1; seconded by Director O’Sullivan. Motion passed unanimously.

10. Adjournment: Director Lemmon moved to adjourn at 10:32 AM; seconded by Director O’Sullivan. Motion passed unanimously. A Special Meeting of the Board will be held on September 20, 2023 to revisit the 2022 Audit.

Respectfully Submitted,

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Secretary



**Tuscan Foothills Village Metropolitan District**  
**CITY OF COLORADO SPRINGS SPECIAL DISTRICTS**  
**ANNUAL REPORT and DISCLOSURE FORM**

1. Name of District(s):	Tuscan Foothills Village Metropolitan District
2. Report for Calendar Year:	2022
3. Contact Information	<p>Heather Smith  WSDM - District Managers  614 N Tejon Street  Colorado Springs, CO 80903  (719) 447-1777  Heather.s@wsdistricts.co</p> <p>(These Districts do not maintain an office within District boundaries)</p>
4. Meeting Information	<p>District Board meetings are normally held on the 14<sup>th</sup> of November 10:00 a.m. All meetings are held at 17 S. Wahsatch Ave., Colorado Springs, CO 80903</p> <p>Information concerning meetings can be obtained from the Contact. Up to date meeting times, locations and agendas can be obtained by calling the office, and checking the website at <a href="https://tuscanfoothillsvillagemd.colorado.gov/">https://tuscanfoothillsvillagemd.colorado.gov/</a>.</p>
5. Type of District(s)/ Unique Representational Issues (if any)	<p>The Tuscan Foothills Village Metropolitan District consist of Title 32 Special Metropolitan Districts. All property owners within the development are included within the boundaries of the District. The District collects a mill levy to satisfy the debt service and operational obligations. The District also has the authority to collect fees from property owners to satisfy operational expenses.</p> <p>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)	The Service Plan authorizes all allowable purposes for Title 32 Special District. For additional details, please contact the District management office.
7. Active Purposes of the District(s)	<p>The primary active purpose for which the District was formed includes the provision drainage structures, and public tract landscape maintenance and irrigation, all in accordance with the Service Plan.</p> <p>For additional details, please contact the District Office.</p>
8. Current Certified Mill Levies	
a. Debt Service	a. 34.330
b. Operational	b. 5.721
c. Other	c. None
d. Total	d. 40.051

<p>9. Sample Calculation of Current Mill Levy for a Residential Property (as applicable).</p>	<p>Assumptions:</p> <p>If \$250,000 is the total actual value of a typical single-family homes as determined by El Paso County.</p> <p>Aggregate total mill levy is projected to remain at 40.051 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><math>\\$250,000 \times .0715 = \\$17,875</math> (assessed value) <math>\times .040051</math> mills = <b>\$715.91 per year</b> in 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>Excluding Gallagher considerations</p> <p>a. 30.000 mills b. 10.000 mills c. None d. 40.000 mills</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential Property (as applicable).</p>	<p>Assumptions:</p> <p>If \$250,000 is the total actual value of a typical single-family homes as determined by El Paso County.</p> <p>Sample Maximum Metropolitan District Mill Levy Calculation for a <u>Residential Property</u>:</p> <p><math>\\$250,000 \times .0715 = \\$17,875</math> (assessed value) <math>\times .0400</math> mills = <b>\$715 per year</b> in taxes owed solely to this Special District if the District imposes its maximum debt service and operations mill levy.</p>
<p>12. Current Outstanding Debt of the District (as of the end of year of this report)</p>	<p>\$1,240,000</p>
<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>\$1,100,000</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>N/A</p>
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>One storm water detention pond was completed and accepted for ongoing maintenance within the District.</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year.</p>	<p>N/A</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 32-1-823(1), states a certificate of election results shall be filed with the County Clerk and Recorder.

Heather Smith, District Manager

Name and Title of Respondent

*Heather Smith*

8/1/2023

Signature of Respondent

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 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 [asrweb@elpasoco.com](mailto:asrweb@elpasoco.com) – 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907

County Treasurer [trsweb@elpasoco.com](mailto:trsweb@elpasoco.com) - 1675 W. Garden of the Gods Road, Colorado Springs, CO 80907

City of Colorado Springs - [CityClerk@coloradosprings.gov](mailto:CityClerk@coloradosprings.gov)



# TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT

## 2022 ANNUAL REPORT

Pursuant to §32-1-207(3)(c) and the Service Plan for Tuscan Foothills Village Metropolitan District (the “**District**”), the District is required to provide an annual report to the with regard to the following matters:

For the year ending December 31, 2022, the District make the following report:

### §32-1-207(3) Statutory Requirements

**1. Boundary changes made.**

The updated Boundary Map is attached hereto as **Exhibit A**.

**2. Intergovernmental Agreements entered into or terminated with other governmental entities.**

None.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

Full document disclosures may be downloaded from the District website at <https://tuscanfoothillsvillagemd.colorado.gov/>.

**4. A summary of litigation involving public improvements owned by the District.**

To our actual knowledge, based on review of the court records in El Paso County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2022.

**5. The status of the construction of public improvements by the District.**

Construction is ongoing. As of December 31, 2022; no portions of the public land have been accepted by the City and are therefore not under maintenance by the District. Eventually, storm drainage facilities, native landscape and irrigation will be transitioned to maintenance under the District.

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

Filing 1 - Tract C, Filing 3 – Tract D, and Filing 4 – Tract F are public tracts pending conveyance to the City of Colorado Springs.

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

\$2,165,260

**8. A copy of the current year’s budget.**

A copy of the 2023 Budget is attached hereto as **Exhibit B**.

- 9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

The 2022 Audit OR Audit Exemption Application is attached hereto as **Exhibit C**.

- 10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

None.

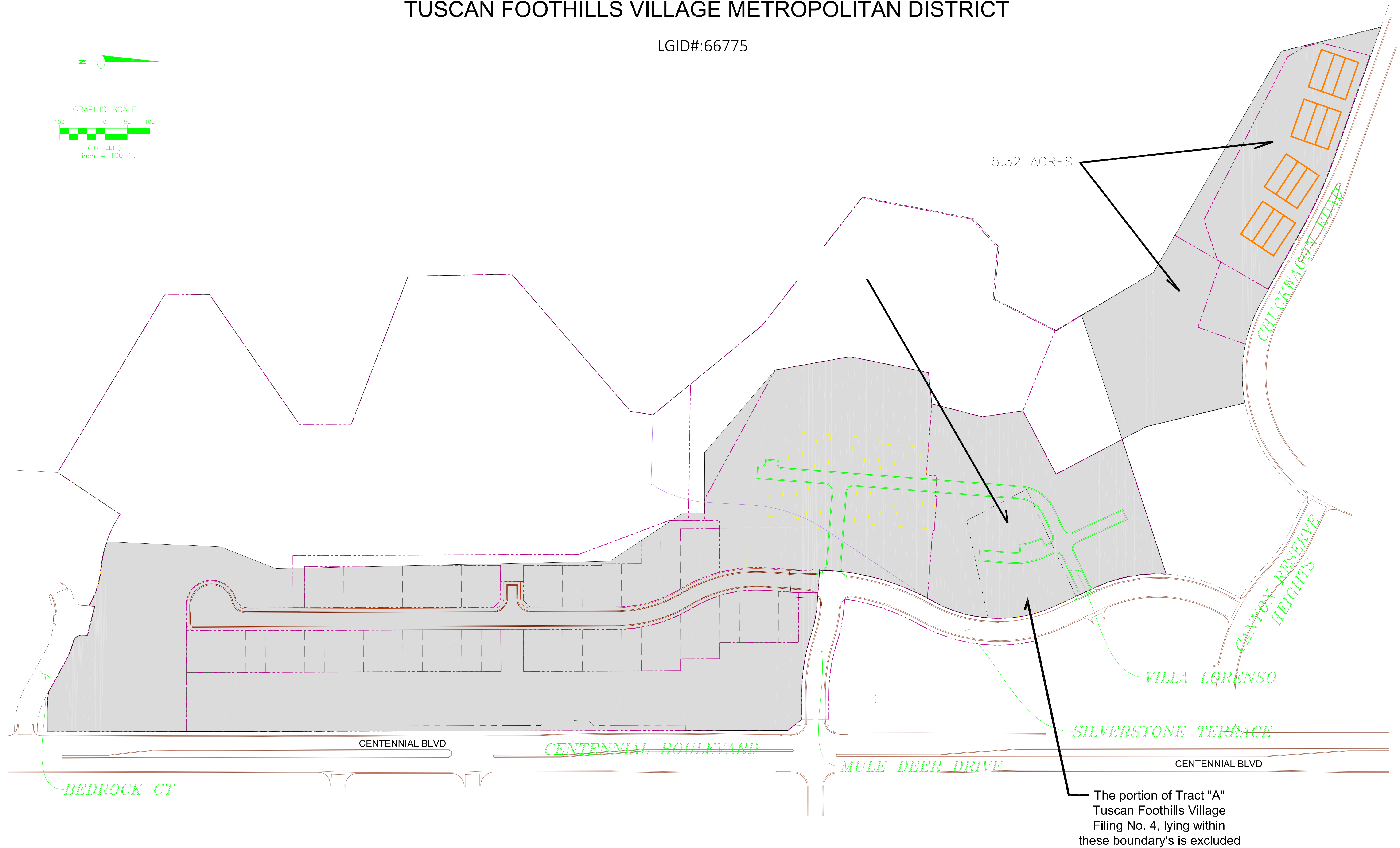
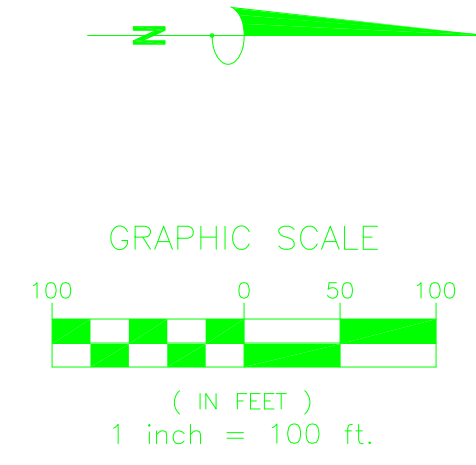
- 11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

Developer Advances are sustaining this District throughout development.

**EXHIBIT A**  
**Boundary Map**

# TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT

LGID#:66775



No.	Description

Notices:

**TUSCAN FOOTHILLS VILLAGE**  
METRO DISTRICT BOUNDARY EXHIBIT  
COLORADO SPRINGS  
EL PASO COUNTY, COLORADO

Project No. 22007  
Drawn By: DJW  
Checked By: DJW  
Date: 6-18/2023  
Sheet 1 of 1

**EXHIBIT B**  
**2023 Budget**

**EXHIBIT C**  
**2022 Audit**



**Tuscan Foothills Village Metropolitan District**  
**PAYMENT REQUEST**  
8/22/2023  
**GENERAL FUND ACCOUNT**

<b>Company</b>	<b>Invoice</b>	<b>Date</b>		<b>Comments</b>
Finsterwald Irrigation	6068	5/31/2023	2,407.17	
Hoelting & Company, Inc.	44582	7/31/2023	2,000.00	
WSDM District Managers	7624	7/31/2023	2,042.18	
WSDM District Managers	7490	6/30/2023	2,006.18	
White Bear Ankele Tanaka	29244	7/31/2023	1,775.68	
<b>TOTAL</b>			<b>\$ 10,231.21</b>	

Alliance Bank	\$	-
8/22 Draw	\$	(10,231.21)
Alliance bank After Draw	\$	(10,231.21)



**Tuscan Foothills Village Metropolitan District**  
**PAYMENT REQUEST**  
 9/13/2023  
**GENERAL FUND ACCOUNT**

<b>Company</b>	<b>Invoice</b>	<b>Date</b>		<b>Comments</b>
City of Colorado Springs	48030796	9/1/2023	31.95	
CO Sprecial Districts Prop & Liab	24WC-61584-0541	8/14/2023	450.00	
Finsterwald Irrigation	6295	8/31/2023	1,915.35	
WSDM District Managers	7660	8/31/2023	2,006.18	
White Bear Ankele Tanaka	29709	8/31/2023	568.80	
<b>TOTAL</b>			<b>\$ 4,972.28</b>	

Eastern Colorado	\$	11,278.17
8/22 Draw	\$	(4,972.28)
Alliance bank After Draw	<b>\$</b>	<b>6,305.89</b>



## Tuscan Foothills Village Metro District

09/14/23

## Balance Sheet

Accrual Basis

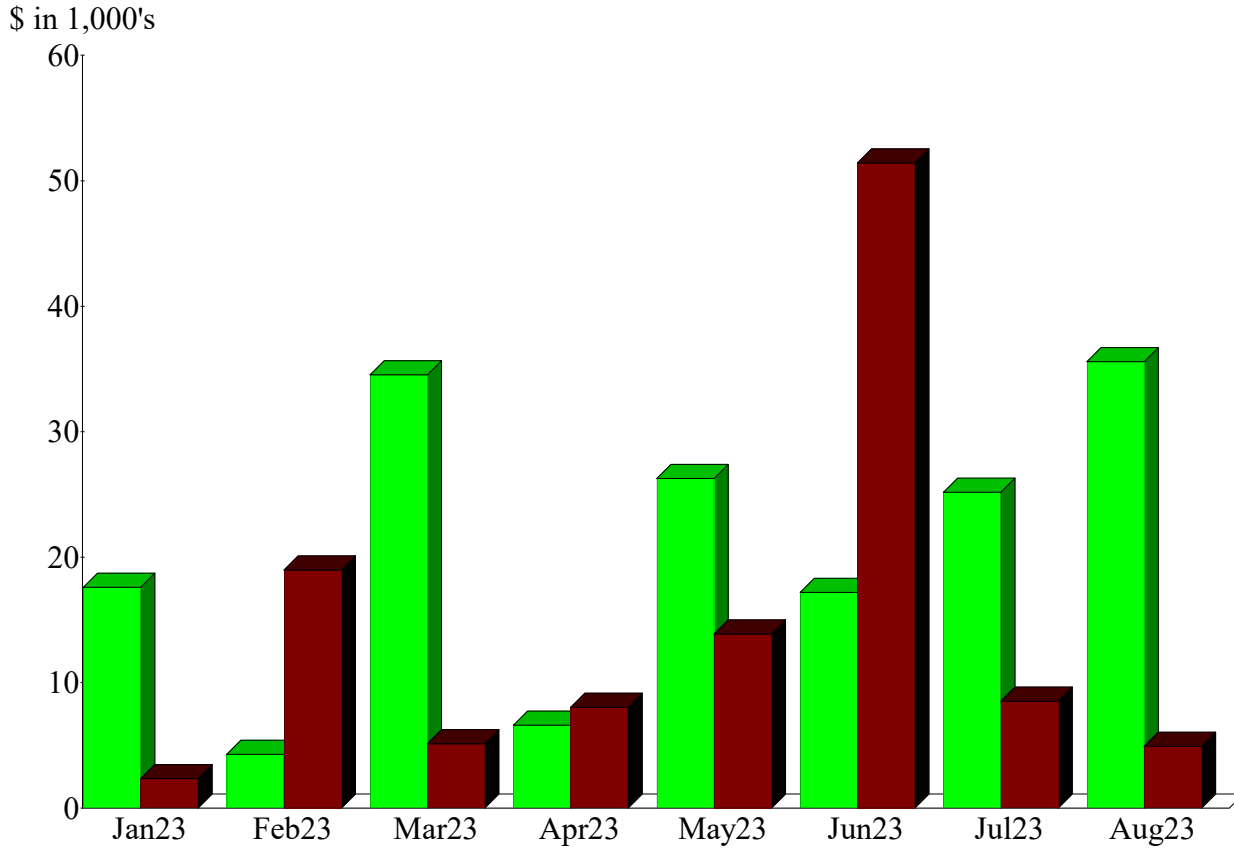
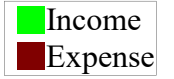
As of August 31, 2023

	<u>Aug 31, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Alliance Association Bank	1,452.65
ECB Checking	1,046.96
Colo Trust	129,804.64
UMB Bond Account	525.34
UMB - Surplus Fund	4.58
<b>Total Checking/Savings</b>	<u>132,834.17</u>
<b>Other Current Assets</b>	
Property Tax Receivable	678.10
<b>Total Other Current Assets</b>	<u>678.10</u>
<b>Total Current Assets</b>	<u>133,512.27</u>
<b>TOTAL ASSETS</b>	<b><u>133,512.27</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	15,171.54
<b>Total Accounts Payable</b>	<u>15,171.54</u>
<b>Other Current Liabilities</b>	
Deferred Property Tax Revenue	678.10
<b>Total Other Current Liabilities</b>	<u>678.10</u>
<b>Total Current Liabilities</b>	<u>15,849.64</u>
<b>Total Liabilities</b>	15,849.64
<b>Equity</b>	
Retained Earnings	63,678.99
Net Income	53,983.64
<b>Total Equity</b>	<u>117,662.63</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>133,512.27</u></b>

## Tuscan Foothills Village Metro District Profit & Loss Budget vs. Actual January through August 2023

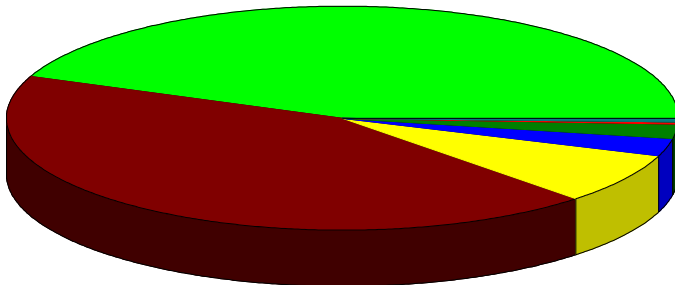
	TOTAL				
	Aug 23	Jan - Aug 23	Budget	\$ Over Budget	% of Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Developer Advance	34,267.80	72,583.57	55,000.00	17,583.57	131.97%
Property Tax - O&M	0.00	12,290.61	12,388.00	-97.39	99.21%
Specific Ownership Tax - O&M	103.46	729.10	867.00	-137.90	84.1%
Delinquent Interest - O&M	0.00	1.89			
Property Tax - Debt	0.00	73,752.29	74,333.00	-580.71	99.22%
Specifice Ownership Tax - Debt	620.80	4,375.06	5,203.00	-827.94	84.09%
Delinquent Interest - Debt	0.00	11.36			
<b>Total Income</b>	<u>34,992.06</u>	<u>163,743.88</u>	<u>147,791.00</u>	<u>15,952.88</u>	<u>110.79%</u>
<b>Expense</b>					
<b>General &amp; Administration</b>					
Audit	0.00	6,500.00	9,325.00	-2,825.00	69.71%
District Management	2,006.18	14,917.39	24,000.00	-9,082.61	62.16%
Dues	0.00	366.14	400.00	-33.86	91.54%
Election Expense	0.00	2,246.80	10,000.00	-7,753.20	22.47%
Insurance	450.00	819.00	3,000.00	-2,181.00	27.3%
Legal Fees	568.80	17,976.73	15,000.00	2,976.73	119.85%
Miscellaneous	0.00	2,829.76			
<b>Total General &amp; Administration</b>	<u>3,024.98</u>	<u>45,655.82</u>	<u>61,725.00</u>	<u>-16,069.18</u>	<u>73.97%</u>
<b>Bond Expense</b>					
Bank Fees	0.06	63.07			
Bond Interest Series 2020A	0.00	38,750.00	77,500.00	-38,750.00	50.0%
Paying Agent Fee	0.00	0.00	4,000.00	-4,000.00	0.0%
<b>Total Bond Expense</b>	<u>0.06</u>	<u>38,813.07</u>	<u>81,500.00</u>	<u>-42,686.93</u>	<u>47.62%</u>
<b>Operations &amp; Maintenance</b>					
Irrigation Usage	0.00	11,800.00			
Landscaping	1,915.35	15,638.86	8,200.00	7,438.86	190.72%
Stormwater	0.00	0.00	2,000.00	-2,000.00	0.0%
Utilites	0.00	122.12	6,000.00	-5,877.88	2.04%
<b>Total Operations &amp; Maintenance</b>	<u>1,915.35</u>	<u>27,560.98</u>	<u>16,200.00</u>	<u>11,360.98</u>	<u>170.13%</u>
Treasurer Collection Fee - O&M	0.00	184.39	186.00	-1.61	99.13%
Treasurer Collection Fee - Debt	0.00	1,106.46	1,115.00	-8.54	99.23%
<b>Total Expense</b>	<u>4,940.39</u>	<u>113,320.72</u>	<u>160,726.00</u>	<u>-47,405.28</u>	<u>70.51%</u>
<b>Net Ordinary Income</b>	<u>30,051.67</u>	<u>50,423.16</u>	<u>-12,935.00</u>	<u>63,358.16</u>	<u>-389.82%</u>
<b>Other Income/Expense</b>					
<b>Other Income</b>					
Interest Income	0.31	0.31			
Interest Income - Debt	600.92	3,560.17			
<b>Total Other Income</b>	<u>601.23</u>	<u>3,560.48</u>			
<b>Net Other Income</b>	<u>601.23</u>	<u>3,560.48</u>			
<b>Net Income</b>	<u><u>30,652.90</u></u>	<u><u>53,983.64</u></u>	<u><u>-12,935.00</u></u>	<u><u>66,918.64</u></u>	<u><u>-417.35%</u></u>

Income and Expense by Month  
January through August 2023



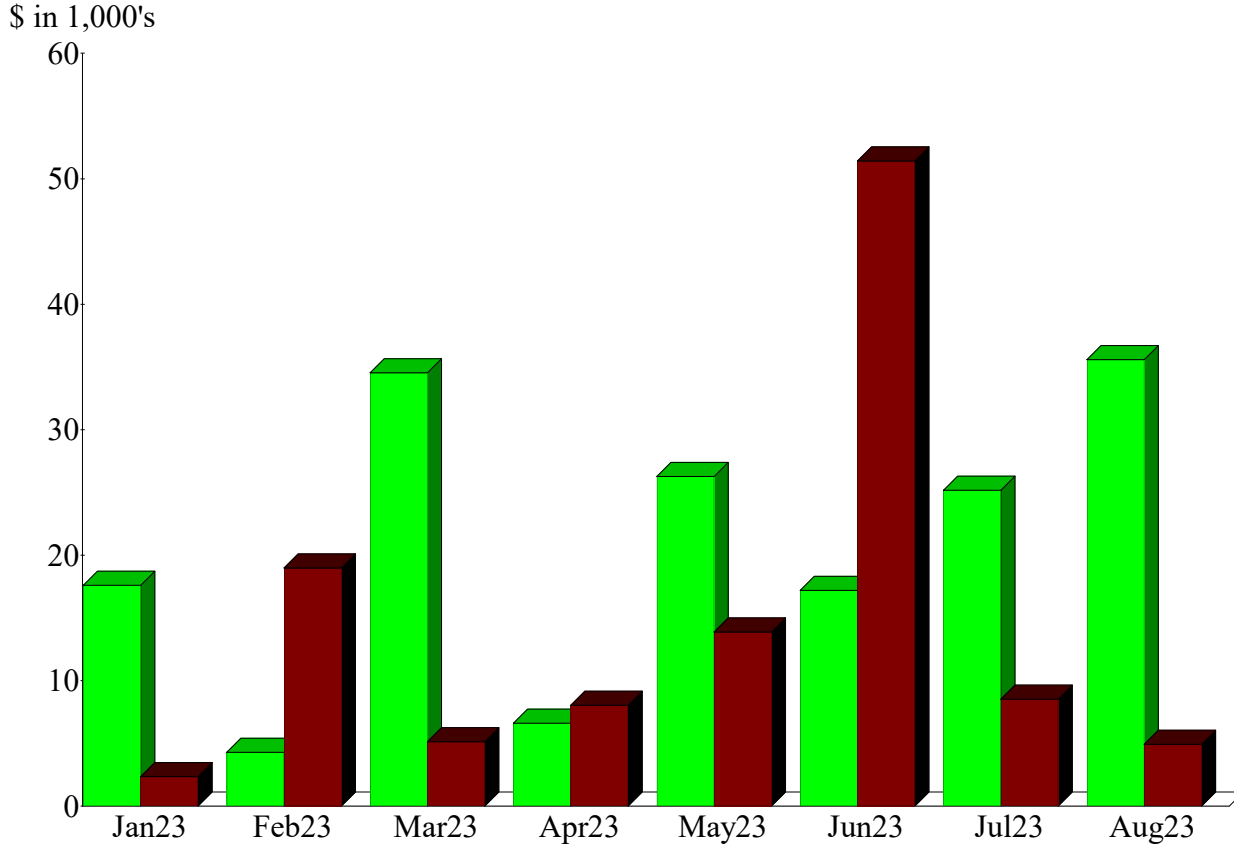
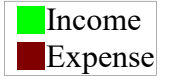
Income Summary  
January through August 2023

Property Tax - Debt	44.08%
Developer Advance	43.38
Property Tax - O&M	7.35
Specifice Ownership Tax - Debt	2.62
Interest Income - Debt	2.13
Specific Ownership Tax - O&M	0.44
Delinquent Interest - Debt	0.01
Delinquent Interest - O&M	0.01
Interest Income	0.01
<b>Total</b>	<b>\$167,304.36</b>



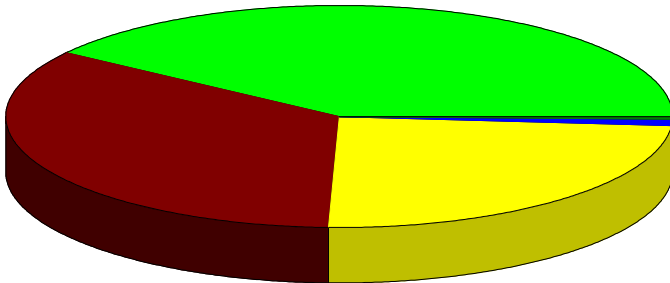
By Account

Income and Expense by Month  
January through August 2023



Expense Summary  
January through August 2023

General & Administration	40.29%
Bond Expense	34.25
Operations & Maintenance	24.32
Treasurer Collection Fee - Debt	0.98
Treasurer Collection Fee - O&M	0.16
<b>Total</b>	<b>\$113,320.72</b>



By Account





**EL PASO COUNTY, COLORADO**  
**Office of the County Assessor**  
**Mark Flutter**

363

August 25, 2023

**TUSCAN FOOTHILLS VILLAGE METROPOLITAN**  
**WILLIAM ANKELE**  
**2154 E COMMONS AVE, #2000**  
**CENTENNIAL, CO 80122**

No later than August 25 of each year, the assessor shall certify to the department of education, to the clerk of each town and city, to the secretary of each school district, and to the secretary of each special district within the assessor's county the total valuation for assessment of all taxable property located within the territorial limits of each such town, city, school district, or special district and shall notify each such clerk, secretary, and board to officially certify the levy of such town, city, school district, or special district to the board of county commissioners no later than December 15. The assessor shall also certify to the secretary of each school district the actual value of the taxable property in the district. **§ 39-5-128, C.R.S.**

The following is a summary of values by use code category:

<u>Use Classification</u>	<u>Assessed</u>	<u>Market</u>
Vacant Land	450,050	1,613,133
Residential	2,792,250	41,274,729
Commercial	380	1,353
Industrial	0	0
Agricultural	0	0
Natural Resources	0	0
Producing Mines	0	0
Oil & Gas	0	0
State Assessed	0	0
<i>Sub Total</i>	<i>3,242,680</i>	<i>42,889,215</i>
Exempt	3,170	11,400
<b>Grand Total</b>	<b>3,245,850</b>	<b>42,900,615</b>

**Citizens Service Center**

1675 West Garden of the Gods Road, Suite 2300 • Colorado Springs, CO 80907  
P (719) 520-6600 • F (719) 520-6635 • Website: [assessor.elpasoco.com](http://assessor.elpasoco.com)



## CERTIFICATION OF VALUATION BY EL PASO COUNTY ASSESSOR

Name of Jurisdiction: **363 - TUSCAN FOOTHILLS VILLAGE METROPOLITAN**  
 IN EL PASO COUNTY ON 8/25/2023

New Entity: No

### USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN EL PASO COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$2,165,260
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$3,242,680
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,242,680
5. NEW CONSTRUCTION: **	\$543,590
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$216,910
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

# Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

### USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN EL PASO COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$42,899,262
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: I	\$8,034,373
3. ANNEXATIONS/INCLUSIONS:	\$1,265,951
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0
(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

I Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: →	\$0
NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023	
IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$0
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

Year		AV	Mill Levies				Tax Revenue		
Budget Year	Tax Collection Year	Total Assessed Valuation	% Growth over previous year	O&M Mill Levy	Debt Mill Levy	Total Mill Levy	Certified O&M Tax Revenue	Certified Debt Tax Revenue	Total Certified Revenue
2018	2017	\$ 534,190.00			30.000		\$ -	\$ 16,025.70	\$ 16,025.70
2019	2018	\$ 417,340.00	-21.87%	0.000	30.000	30.000	\$ -	\$ 12,520.20	\$ 12,520.20
2020	2019	\$ 329,650.00	-21.01%	5.566	30.000	35.566	\$ 1,834.83	\$ 9,889.50	\$ 11,724.33
2021	2020	\$ 884,080.00	168.19%	5.566	33.398	38.964	\$ 4,920.79	\$ 29,526.50	\$ 34,447.29
2022	2021	\$ 1,894,040.00	114.24%	5.566	33.398	38.964	\$ 10,542.23	\$ 63,257.15	\$ 73,799.37
2023	2022	\$ 2,165,260.00	14.32%	5.721	34.330	40.051	\$ 12,387.45	\$ 74,333.38	\$ 86,720.83
2024	2023 - Option 1	\$ 3,242,680.00	49.76%	10.000	30.000	40.000	\$ 32,426.80	\$ 97,280.40	\$ 129,707.20
2024	2023 - Option 2	\$ 3,242,680.00	49.76%	10.000	30.000	40.000	\$ 32,426.80	\$ 97,280.40	\$ 129,707.20



## 2024 Projects / Goals

- Overseed native areas
- Transition maintenance of landscaping in Filings 3, 3a, & 4
- Transition maintenance of pond in Filing 3
- 5562 Silverstone rear patio vs stormwater concern







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## MEMORANDUM

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**TO:** TUSCAN FOOTHILLS VILLAGE METROPOLITAN DISTRICT  
BOARD OF DIRECTORS  
**FROM:** HEATHER SMITH  
**SUBJECT:** MANAGERS REPORT FOR JULY 19, 2023, BOARD MEETING  
**DATE:** SEPTEMBER 15, 2023  
**CC:** KEVIN WALKER  
BOARD PACKET

### Sales & Occupancy:

- Filing 1 – COMPLETED – 50 homes occupied
- Filing 3 & 3A – COMPLETED - 24 homes occupied
- Filing 4 – 2 homes occupied - 22 homes under construction
- Filing 5 – breaking ground in October

### Financial Review:

- Payables processed 8/22/2023 & 9/13/2023
- Current Contracted Services:
  - District Management
  - Landscape Maintenance
  - Annual Pond Inspection
  - Legal Counsel
  - Insurance

### Landscape Turnover:

- Detention Pond – accepted
- Trees & Shrubs – accepted
- Native Grasses – accepted

### Management Task List:

- Irrigation System Audit – Completed & Operating
- Landscape Transition - City Acceptance Completed & Board Resolution Pending
- 2022 Audit – Completed & On Agenda
- 2023 Assessed Valuation Analysis
- 2024 Draft Budget
- 2024 Contract Renewals
- Insurance Renewal
- 2023 Annual Town Hall Meeting









SB23-110 Concerning Transparency for Metropolitan Districts was passed this legislative session and is effective as of August 7, 2023. Included in this new legislation is a requirement for all active metropolitan districts with residential units that were organized after January 1, 2000, to hold an “annual meeting” in person, virtually, or a combination meeting of virtually and in person.

At the annual meeting, the Board cannot conduct any official business or take any action. This annual meeting must include:

1. A presentation regarding the status of the public infrastructure projects within the district, if any;
2. A presentation regarding outstanding bonds, if any;
3. A review of unaudited financial statements showing the year-to-date revenue and expenditures of the district in relation to its adopted budget, as amended (if applicable), for that calendar year; and
4. An opportunity for members of the public to ask questions about the district.

Because Tuscan Foothills Village Metropolitan District (the “District”) was organized after January 1, 2000, is in active status, and contains residential units, it is required to hold this annual meeting beginning this year. The annual meeting must be the subject of a separate meeting notice, and the Board may not take any official action during this session. **For ease of scheduling, we had previously proposed that the annual meeting be held at Fire Station #18 on October 26, 2023, at 6:00 p.m. The Fire Station is currently reserved for this time. The District’s Budget Hearing is currently scheduled for October 18, 2023 at 10:00 a.m. at 17 S. Wahsatch. Do these dates both work for the Board?**