

**El Paso County Special Districts  
Annual Report and Disclosure Form**

1. Name of the District	Falcon Highlands Metropolitan District
2. Report for Calendar Year	2021
3. Contact Information	<p>Josh Miller 111 South Tejon Street, Suite 705 Colorado Springs, CO 80903 719-635-0330 <a href="mailto:Josh.Miller@claconnect.com">Josh.Miller@claconnect.com</a></p> <p>Website: <a href="http://www.falconhighlandsmetro.com">www.falconhighlandsmetro.com</a></p> <p>Note: District water office is located at 7464 Antelope Meadows Circle Peyton, CO 80831</p>
4. Meeting Information	<p>Up-to-date meeting dates, times and locations can be obtained by visiting our website at <a href="http://www.falconhighlandsmetro.com">www.falconhighlandsmetro.com</a>.</p>
5. Type of District / Unique Representational Issues (if any)	<p>The District 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 District 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 except for fire protection. For additional details, please contact the District Manager at 719-635-0330.</p>
7. Active Purposes of the District(s)	<p>The primary purpose of the District is to provide water, maintain the District owned infrastructure, and provide services allowable in the District's Service Plan as necessary for the better of the community. For additional details, please contact the District Manager at 719-635-0330.</p>
8. Current Certified Mill Levies	
a. Debt Service	a. 39.574 mills
b. Operational	b. 6.596 mills
c. Other – Refund & Abatements	c. 1.488 mills
d. Total	d. 47.658 mills
9. Sample Calculation of Current Mill Levy for a Residential and	Residential Property: Assumptions:

<p>Commercial Property (as applicable).</p>	<p>\$250,000 is the market value</p> <p>Calculation at Current Mill Levy of 47.658  <math>\\$250,000 \times .0715 = \\$17,875</math> (Assessed Valuation)</p> <p><math>\\$17,875 \times 47.658</math> mills = \$852 per year in taxes owed solely to the Special District</p> <p>Commercial Property: Assumptions:</p> <p>\$500,000 is the market value</p> <p>Calculation at Current Mill Levy of 47.658  <math>\\$500,000 \times 0.29 = \\$145,000</math> (Assessed Valuation)</p> <p><math>\\$145,000 \times 47.658</math> mills = \$6,910 per year in taxes owed solely to the Special District.</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. 39.574 mills, gallagherized  b. 6.596 mills, gallagherized  c. 1.488 mills, gallagherized  d. 47.658 mills, gallagherized</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p>Residential Property: Assumptions:</p> <p>\$250,000 is the market value</p> <p>Mill levy cap is 47.658 mills, gallagherized  Calculation at Mill Levy Cap of 47.658</p> <p><math>\\$250,000 \times .0715 = \\$17,875</math> (Assessed Valuation)</p>

	<p>\$17,875 x 47.658 mills = \$852 per year in taxes owed solely to the Special District</p> <p>Commercial Property:</p> <p>Assumptions:</p> <p>\$500,000 is the market value</p> <p>Mill levy cap is 47.658 mills</p> <p>Calculation at Mill Levy Cap of 47.658  \$500,000 x 0.29 = \$145,000 (Assessed Valuation)</p> <p>\$145,000 x 47.658 mills = \$6,910 per year in taxes owed solely to the Special District.</p>
12. Current Outstanding Debt of the District (as of the end of year of this report)	<p>General Obligation Limited Tax Senior Bonds Series 2004 A - \$5,880,000</p> <p>Series 2004 B-1 Subordinate Notes to related parties - \$1,000,000</p> <p>Series 2006 B-2 Subordinate Notes to related parties - \$1,500,000</p> <p>Series 2006 B-3 Subordinate Notes to related parties - \$440,000</p> <p>General Obligation Limited Tax Subordinate Bonds Series 2007 - \$4,935,000</p>
13. Total voter-authorized debt of the District (including current debt)	<p>At formation, \$40,750,000 in debt was voter authorized by the District. Some or all of this money may be issued by an affirmative vote of the Board of Directors in the future without the necessity of a District-wide vote.</p>
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	<p>District anticipates issuing refinancing and revenue bonds in 2022.</p>
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	<p>There was no new construction in 2021.</p>
16. Summary of major property exclusion or inclusion activities in the past year.	<p>In 2021, the District received a petition for exclusion of property from BLH, LLC No. 1 and BLH, LLC No. 3. The Board held a public hearing on the exclusion on September 13, 2021 and approved the</p>

	exclusion by resolution. An Order for Exclusion of Property was recorded with the El Paso County Clerk and Recorder on November 22, 2021.
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