

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

1. Name of District(s):	Ellicott Town Center Metropolitan District
2. Report for Calendar Year:	2007
3. Contact Information	Sean Allen, Esq. 1805 Shea Center Drive, Suite 100 Highlands Ranch, CO 80129 sallen@wbapc.com 303 858-1800 (This District does not maintain an office within District boundaries)
4. Meeting Information	District Board meetings are normally held the 2 nd Thursday of every month at 10:00 a.m. on an as needed basis. All meetings are held at: 31 E. Platte Avenue, Suite 200 Colorado Springs, Colorado 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, drainage, water, sewer, traffic and safety controls, landscaping and utility improvements. For additional details, please contact the District Office.
7. Active Purposes of the District(s)	The primary active purpose of the district is to construct public improvements to be conveyed to the County, Sunset Metropolitan District and other appropriate entities. The district may maintain some improvements for the use and benefit of the District's inhabitants and taxpayers that are not otherwise conveyed such as street medians, islands, roundabouts, storm water detention ponds, trails, open space and recreational amenities. For additional details, please contact the District Office.
8. Current Certified Mill Levies (2007 Mill Levy Collected in 2008)	
a. Debt Service	a. 0 mills
b. Operational	b. 0 mills
c. Other	c. None
d. Total	d. 0 mills

<p>9. Sample Calculation of Current/Projected Mill Levy for a Residential and Commercial Property (as applicable).</p>	<p>Assumptions:</p> <p>\$200,000.00 is the estimated actual value of a typical single family home within the District.</p> <p>\$500,000 is the estimated actual value of the sample commercially- assessed property.</p> <p>Aggregate total mill levy is projected at 40.0 mills.</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 .0400 mills = \$637 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 .040 mills = \$5,800 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. 50.0 mills b. 10.0 mills c. none d. 60.0 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.</p> <p>\$200,000 x .0796 = \$15,920 (Assessed Value) \$15,920 x .0600 mills = \$955 per year</p> <p>\$500,000 x .2900 = \$145,000 (Assessed Value) \$145,000 x .0600 mills = \$8,700 per year</p>
<p>12. Current Outstanding Debt of the District(s) (as of the end of year of this report)</p>	<p>none</p>
<p>13. Total voter-authorized debt of the District(s) (including current debt)</p>	<p>Debt is authorized up to \$25,000,000</p>
<p>14. Debt proposed to be issued, reissued or</p>	<p>none</p>

	otherwise obligated in the coming year.	
15.	Major facilities/ infrastructure improvements initiated or completed in the prior year	none
16.	Summary of major property exclusion or inclusion activities in the past year.	none

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.

White Bear & Ankele, P.C., Sean Allen, Esq. – District General Counsel

Name and Title of Respondent

/s/ 
Signature of Respondent

February 26, 2008

Date

RETURN COMPLETED FORM TO: El Paso County Board of County Commissioners
Attention: Deputy Clerk to the Board
200 South Cascade Avenue
Colorado Springs, Colorado 80903

****NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor - 27 East Vermijo, Colorado Springs, Colorado 80903

County Treasurer - 27 East Vermijo, Colorado Springs, Colorado 80903