

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

1. Name of Districts:	Jackson Creek Commercial Metropolitan District Nos. 1-7
2. Report for Calendar Year:	2025
3. Contact Information:	<p>https://www.jacksoncreekcommercialmds.com/</p> <p>Spencer Fane LLP Attn: Ron Fano 1700 Lincoln Street, Suite 2000 Denver, CO 80203</p> <p>The physical address of the district office is: 540 Elkton Drive, Suite 202 Colorado Springs, CO 80907</p>
4. Meeting Information:	<p>The District has decided to schedule special meetings as needed at 540 Elkton Drive, Suite 202, Colorado Springs, CO 80907. Locations and agendas for special meetings may be obtained by accessing the website https://www.jacksoncreekcommercialmds.com/.</p>
5. Type of Districts/ Unique Representational Issues (if any):	<p>Jackson Creek Commercial Metropolitan District Nos. 1-7 consist of 7 separate but interrelated Title 32 Special Metropolitan Districts. District No. 1 is the control district, which is intended to include property owned by the organizers of the District and will direct the activities of the Districts to achieve an overall development plan for public improvements. District Nos. 2-7 are the financing districts and will be a mix of residential and commercial development. These districts are expected to produce the required revenue to fund the public improvements and any operations and maintenance costs within/related to their respective boundaries.</p>
6. Authorized Purposes of the Districts:	<p>The Service Plan authorizes the following purposes for Title 32 Special Districts: 1) street improvements, 2) traffic and safety controls, 3) water and sanitation services, and 4) parks and</p>

	recreation facilities. For additional details, please contact the District management office.
7. Active Purposes of the Districts:	<p>The intention of the Districts, in their discretion, is to provide a part or all of various Public Improvements, as defined in the Service Plan, necessary and appropriate for the development of the project. The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements.</p> <p>For additional details, please contact the District Office.</p>
8. Current Certified Mill Levies for MD No. 2: <ul style="list-style-type: none"> a. Debt Service b. Operational c. Other d. Total Current Certified Mill Levies for MD No. 5 <ul style="list-style-type: none"> a. Debt Service b. Operational c. Other d. Total Current Certified Mill Levies for MD Nos. 1, 3, 4, 6 and 7: <ul style="list-style-type: none"> a. Debt Service b. Operational c. Other d. Total 	<ul style="list-style-type: none"> a. 0 mills b. 8.895 mills c. 35 mills d. 43.895 mills <ul style="list-style-type: none"> a. 0 mills b. 11.439 mills c. 35.000 mills d. 46.439 mills <ul style="list-style-type: none"> a. 0 mills b. 0 mills c. 0 mills d. 0 mills
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable):	Assumptions: \$500,000.00 is the total actual value of a typical single-family home as determined by El Paso County. \$500,000.00 is the total actual value of the sample commercially- assessed property.

	<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>\$500,000.00 x .0715 = \$35,750.00 (Assessed Value) \$35,750.00 x .0500 mills = \$1,787.50 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>\$500,000.00 x .2900 = \$145,000.00 (Assessed Value) \$145,000.00 x .0500 mills = \$7,250.00 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. 35.000 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>\$500,000.00 x .0715 = \$35,750.00 (Assessed Value) \$35,750.00 x .0650 mills = \$2,323.75 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>\$500,000.00 x .2900 = \$145,000.00 (Assessed Value) \$145,000.00 x .0650 mills = \$9,425.00 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>12. Current Outstanding Debt of the Districts (as of the end of year of this report):</p>	<p>The Districts were formed in November 2020 and have not issued debt.</p>
<p>13. Total voter-authorized debt of the Districts (including current debt):</p>	<p>At formation an aggregate total of \$35,000,000 in General Obligation debt was voter-authorized by each district. 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. There is no voter authorized limit on potential future revenue obligations.</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year:</p>	<p>None</p>
<p>15. Notice of uncured defaults existing for more than ninety days under any debt instruction of the District:</p>	<p>None</p>
<p>16. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period:</p>	<p>None</p>

<p>17. Final Assessed Valuation of the District:</p> <ul style="list-style-type: none"> a. MD No. 1: b. MD No. 2: c. MD No. 3: d. MD No. 4: e. MD No. 5: f. MD No. 6: g. MD No. 7: 	<ul style="list-style-type: none"> a. \$1,060.00 b. \$2,104,020.00 c. \$112,740.00 d. \$239,600.00 e. \$1,146,810.00 f. \$59,260.00 g. \$458,180.00
<p>18. Current year budget:</p>	<p>The current year budgets can be found on the District website: https://www.jacksoncreekcommercialmds.com/</p>
<p>19. Copy of the audit or audit exemption:</p>	<p>The audit or audit exemption can be found on the District website once it's available: https://www.jacksoncreekcommercialmds.com/</p>
<p>20. Status of construction of public improvements by the District:</p>	<p>Certain public improvements have been constructed by or on behalf of the District. For additional details, please contact the District Office.</p>
<p>21. Major facilities/ infrastructure improvements initiated or completed in the prior year:</p>	<p>Certain public improvements, including roadways, utilities and drainage improvements have been constructed by or on behalf of the District in the prior year. For additional details, please contact the District Office.</p>
<p>22. Summary of major property exclusion or inclusion activities in the past year:</p>	<p>During the report year the districts did not exclude or include property into its boundaries.</p>
<p>23. Intergovernmental Agreements entered into or terminated with other governmental entities:</p>	<p>None</p>
<p>24. Access information to obtain a copy of the rules and regulations adopted by the Board:</p>	<p>The Board has not adopted rules and regulations as of the date of this report.</p>
<p>25. Summary of litigation involving public improvements owned by the District:</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 shall be filed with the County Clerk and Recorder.

Brenden Desmond, Esq., Attorney for the District
Name and Title of Respondent

/s/ Ron Fano, Esq.

Dated: May 27, 2026

RETURN COMPLETED FORM TO: 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