

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

1. Name of District(s):	Mayberry Colorado Springs Metropolitan District Nos. 1-8
2. Report for Calendar Year:	2025
3. Contact Information	121 S. Tejon Street, Ste. 1100 Colorado Springs, CO 80903 719-635-0330 Stephanie Odewumi Stephanie.Odewumi@claconnect.com Note: This District does not have an office within the Boundaries of the District
4. Meeting Information	District Board meetings are normally held on the fourth Tuesday of each month at 8:30 a.m. via teleconference but are subject to change and may be cancelled if there is no business to transact. Up-to-date meeting times, locations, and agendas can be obtained by calling the Contact.
5. Type of District(s)/ Unique Representational Issues (if any)	These Districts are single conventional Title 32 Special Metropolitan Districts. All property owners within the boundaries of these districts who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the districts and are eligible to run for Director positions when these positions become open. Districts 5, 6, and 7 are on Inactive Status.
6. Authorized Purposes of the District(s)	The Service Plans authorizes all allowable purposes for Title 32 Special Districts. For additional details, please call the Contact.

<p>7. Active Purposes of the District(s)</p>	<p>The primary active purpose of the district is to construct water and sewer facilities, roads and park and recreation facilities. Road and drainage facilities will be conveyed to El Paso County upon completion. The district will maintain certain neighborhood park and entry features. Water and waste water are provided by Sunset Water and Sanitation District. For additional details, please call the contact.</p>
<p>8. District #2 Certified Mill Levies  a. Debt Service  b. Operational  c. Other  d. Total</p>	<p>a. 31.840  b. 12.736  c. 0  d. 44.576</p>
<p>9. Sample Calculation of District 2's Current Mill Levy for a Commercial Property.</p>	<p>\$500,000.00 is the total actual value of a typical commercial property as determined by El Paso County.  Aggregate total mill levy is projected to remain at 40.00 mills as Gallagher adjusted, but could be increased by the Board of Directors in the future.  Sample Metropolitan District Mill Levy Calculation for a Residential Property:  \$500,000 x .27 = \$135,000 (Assessed Value) x .044576 mills = \$6,017.76 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. District #3 Certified Mill Levies  a. Debt Service  b. Operational  c. Other  d. Total</p>	<p>a. 63.680  b. 10.794  c. 5.404  d. 79.878</p>
<p>11. Sample Calculation of District 3's Current Mill Levy for a Residential Property.</p>	<p>\$300,000.00 is the total actual value of a typical single family home as determined by El Paso County.  Aggregate total mill levy is projected to remain at 65.00 mills as Gallagher adjusted, but could be increased by the Board of Directors in the future.  Sample Metropolitan District Mill Levy Calculation for a Residential Property:  \$300,000 x .0625 = \$18,750 (Assessed Value) x .0799 mills = \$1,497.71 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. 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. 50.000 (residential) 25.000 (commercial) b. 10.000 c. 5.000 d. 65.000 (residential) 40.000 (commercial)</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 Residential Property:  <math>\\$300,000 \times .0625 = \\$18,750</math> (Assessed Value)  <math>\\$18,750 \times .065</math> mills = \$1,218.75 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 Commercial Property:  <math>\\$500,000 \times .2700 = \\$135,000</math> (Assessed Value)  <math>\\$135,000 \times .040</math> mills = \$5,400 per year in sample taxes owed solely to this Special District if the District imposes its projected debt service and operations mill levy. Note that maximum mill levy are subject to Gallagher Adjustments per approved service plan.</p>
<p>12. Current Outstanding Debt of the Districts (as of the end of year of this report)</p>	<p>\$6,750,000 Limited Tax Refunding Improvement Bonds, Series 2019          \$14,000,000 Special Improvement District No. 1 Special Assessment Revenue Bond, Series 2025</p>

<p>13. Total voter-authorized debt of the Districts (including current debt)</p>	<p>At formation an aggregate total of \$30,000,000 in debt was voter-authorized by this district. Some or all of this amount may be issued by an affirmative vote of the Board of Directors in the future without the necessity of a district-wide vote</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>None at this time</p>
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>Roads, water and wastewater lines, drainage facilities</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year.</p>	<p>Internal boundaries of Districts 4, 5, 6, and 8 were realigned during the year 2025 to better reflect ongoing development.</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 results shall be filed with the County Clerk and Recorder.

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Stephanie Odewumi. District Manager

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 CA6D13A2F83745D...  
 Signature of Respondent

4/14/2026  
 Date

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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