

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

1.	Name of District:	Peterson Gateway Metropolitan District
2.	Report for Calendar Year:	2024
3.	Contact Information	Nicole Peykov Spencer Fane LLP 1700 Lincoln Street, Ste. 2000 Denver, CO 80203 (303) 839-3800 <a href="mailto:npeykov@spencerfane.com">npeykov@spencerfane.com</a>
4.	Meeting Information	Information about District meetings can be found on the District's website: <a href="http://www.petersongatewaymd.com">www.petersongatewaymd.com</a>
5.	Type of District/ Unique Representational Issues (if any)	The District is a single conventional Title 32 Metropolitan District. All property owners within the boundaries of the 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	The Service Plan authorizes all allowable purposes for Title 32 Special Districts except the District shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services unless such facilities and services are provided pursuant to an intergovernmental agreement with the applicable fire district. For additional details, please contact the District's contact person listed above.
7.	Active Purposes of the District(s)	Proposed design, construction and completion of on and off-site public improvements including, but not limited to, on and off-site streets, roadway, landscaping, water, sanitary sewer, and park and recreation improvements.
8.	Current Certified Mill Levies (2024) a. Debt Service b. Operational c. Other (contractual obligations) d. Total	a. none b. 10.056 mills c. none d. 10.056 mills
9.	Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Sample Calculation of Mill Levy for <u>Residential</u> Property:  \$300,000 Actual Value x 6.70% assessment rate (2024 rate) = \$20,100 assessed value  Property tax: \$20,100 assessed / divide by 1,000 (mill levy applies to every \$1,000 in value) x 10.056 mills = \$202.13 in annual property tax, or \$16.84 per month on a 12-month basis.

	<p>Sample Metropolitan District Mill Levy Calculation for a <u>Commercial Property</u>:</p> <p><math>\\$300,000 \times 27.9\% = \\$83,700</math> (Assessed Value) <math>\\$83,700 /</math> divide by <math>1,000 \times 10.056</math> mills = <math>\\$841.69</math> in annual property tax, or <math>\\$70.14</math> per month on a 12-month basis.</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. The Maximum Debt Service Mill Levy shall be Zero (0) mills, subject to adjustment.</p> <p>b. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap for each District shall be Ten (ten) mills, subject to adjustment.</p> <p>c. Maximum Special Purpose Mill Levy. The Maximum Special Purpose Mill Levy for each District is Zero (0) Mills, subject to adjustment.</p> <p>d. Maximum Combined Mill Levy. The Maximum Combined Mill Levy for each District is Ten (10) Mills, subject to adjustment.</p>
<p>11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).</p>	<p>See assumptions in #9 above.</p>
<p>12. Current Outstanding Debt (as of the end of year of this report)</p>	<p>The District has not issued general obligation or revenue bonds as of the date of this report.</p>
<p>13. Total voter-authorized debt of the District (including current debt)</p>	<p>\$15,000,000 for each public improvement category was authorized.</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.</p>	<p>The District does not anticipate issuing any debt in the coming year.</p>
<p>15. Major facilities/ infrastructure improvements initiated or completed in the prior year</p>	<p>The District did not construct improvements in 2024.</p>
<p>16. Summary of major property exclusion or inclusion activities in the past year.</p>	<p>There were no boundary changes to the District.</p>
<b>ADDITIONAL ANNUAL REPORTING REQUIREMENTS PURSUANT TO C.R.S. 32-1-207(3)(C)</b>	
<p>17. Intergovernmental agreements entered into or terminated with other governmental entities.</p>	<p>During the report year of 2024, the District did not enter into or terminate any intergovernmental agreements.</p>
<p>18. Access information to obtain a copy of rules and regulations adopted by the Board.</p>	<p>During the report year of 2024, the District did not adopt rules and regulations.</p>
<p>19. A summary of litigation involving public</p>	<p>During the report year of 2024, the District was not</p>

	improvements owned by the District.	involved in litigation.
20.	A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.	During the report year of 2024 the District did not convey or dedicate any facilities or improvements to the county or municipality.
21.	The final assessed valuation of the District as of December 31 of the reporting year; and <u>Copy of current year's budget.</u>	\$1,492,900; The 2025 Budget is available on the DOLA website.
22.	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.	2024 Audit Exemption Application is in process and will be available on the State Auditor's website when it is completed.
23.	Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.	N/A
24.	Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.	N/A

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.

Nicole Peykov

Name and Title of Respondent

/s/ Nicole Peykov

Signature of Respondent

2/28/2025

Date

RETURN COMPLETED FORM TO: [specialdistrictnotices@elpasoco.com](mailto:specialdistrictnotices@elpasoco.com)

**\*\*NOTE:** As per C.R.S. Section 32-1-104(2), a copy of this report should also be submitted to:  
 County Assessor – [asrweb@elpasoco.com](mailto:asrweb@elpasoco.com) County Treasurer - [trsweb@elpasoco.com](mailto:trsweb@elpasoco.com)

