

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

1. Name of District:	Jackson Creek North Metropolitan District
2. Report for Calendar Year:	2025
3. Contact Information:	<p><a href="https://www.jacksoncreeknorthmd.com/">https://www.jacksoncreeknorthmd.com/</a></p> <p>Spencer Fane LLP Attn: Ron Fano, Esq. 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 <a href="https://www.jacksoncreeknorthmd.com/">https://www.jacksoncreeknorthmd.com/</a>.</p>
5. Type of District/ Unique Representational Issues (if any):	<p>Jackson Creek North Metropolitan District is a single conventional Title 32 Special 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.</p>
6. Authorized Purposes of the District:	<p>The Service Plan authorizes all allowable purposes for Title 32 Special Districts.</p>
7. Active Purposes of the District:	<p>The primary active purpose of the District is to finance the costs of designing, constructing and installing local roads and safety controls. The roads will be dedicated to the Town in conjunction with the periodic process of platting portions of the Property pursuant to Title 16 of the Code, and the maintenance of the local road and safety controls will be the</p>

	responsibility of Triview pursuant to the provision of Article VI, Section 6.1 of the Intergovernmental Agreement.
8. Current Certified Mill Levies: a. Debt Service b. Operational c. Other d. Total	a. 0.000 b. 0.000 c. 16.646 d. 16.646
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable):	<p>Assumptions:        \$500,000.00 is the total actual value of a typical single-family home as determined by El Paso County.</p> <p>\$500,000.00 is the total actual value of the sample commercially- assessed property.</p> <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><math>\\$500,000.00 \times .0715 = \\$35,750.00</math> (Assessed Value) <math>\\$35,750.00 \times .0500</math> 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><math>\\$500,000.00 \times .2900 = \\$145,000.00</math> (Assessed Value) <math>\\$145,000.00 \times .0500</math> 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>
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	

<p>state statutes or Board of County Commissioners approvals)</p> <p>a. Debt Service b. Operational c. Other d. Total</p>	<p>a. 12.000 mills b. 3.000 mills c. n/a d. 15.000 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><math>\\$500,000.00 \times .0715 = \\$35,750.00</math> (Assessed Value) <math>\\$35,750.00 \times .0650</math> 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><math>\\$500,000.00 \times .2900 = \\$145,000.00</math> (Assessed Value) <math>\\$145,000.00 \times .0650</math> 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 District (as of the end of year of this report):</p>	<p>\$4,000,000.00</p>
<p>13. Total voter-authorized debt of the District (including current debt):</p>	<p>\$4,000,000.00</p>
<p>14. Debt proposed to be issued, reissued or otherwise obligated in the coming year:</p>	<p>\$0.00</p>

15.	Notice of uncured defaults existing for more than ninety days under any debt instruction of the District:	None
16.	Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period:	None
17.	Final Assessed Valuation of the District:	\$14,749,000.00
18.	Current year budget:	The current year budget can be found on the District website: <a href="https://www.jacksoncreeknorthmd.com/">https://www.jacksoncreeknorthmd.com/</a>
19.	Copy of the audit or audit exemption:	The audit or audit exemption can be found on the District website once it's available: <a href="https://www.jacksoncreeknorthmd.com/">https://www.jacksoncreeknorthmd.com/</a>
20.	Status of construction of public improvements by the District:	Public improvements have been constructed.
21.	Major facilities/ infrastructure improvements initiated or completed in the prior year:	None
22.	Summary of major property exclusion or inclusion activities in the past year:	None
23.	Intergovernmental Agreements entered into or terminated with other governmental entities:	None
24.	Access information to obtain a copy of the rules and regulations adopted by the Board:	The Board has not adopted Rules and Regulations as of the date of this report.
25.	Summary of litigation involving public improvements owned by the District:	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 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Ron Fano, Esq., Attorney for the District  
Name and Title of Respondent

*/s/ Ron Fano, Esq.*

Dated: May 18, 2026

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

And 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

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