

HIGH PLAINS RANCH METROPOLITAN DISTRICT

ANNUAL TOWN HALL MEETING
November 11, 2025, at 10:30 am

Held In Person and Virtual:

119 N Wahsatch Ave
Colorado Springs, CO 80903

-or-

<https://video.cloudoffice.avaya.com/join/237307427>

United States: +1 (213) 463-4500

Access Code: 237 307 427

AGENDA

- 1) Call to Order
- 2) Current Public Infrastructure Projects
- 3) Current Bond Status
- 4) Review Current Year to Last Month
Unaudited Financial Statements
- 5) Questions
- 6) Adjourn

Agenda Item 2) Current Public Infrastructure Projects

- There are currently No planned Public Infrastructure Projects

Agenda Item 3)

Current Bond and Debt Status

- There are currently No Bonds issued. Bonds are anticipated to be issued as activity in the District grows.

Operations & Maintenance Mill Levy
9.753

Debt Service Mill Levy
55.663

How to Calculate your Property Taxes:

Market Value of your home
X (times) Residential Assessment Rate (RAR)
= Assessed Valuation (AV)
AV x (times) Mill Levy Rate
÷ (divided by) 1,000
= **Annual Property Tax**

EXAMPLE:

Home Value is \$500,000
\$500,000 x 6.15% (current RAR)
= 30,750 (AV)
30,750 x 65.416 (current mill levy) = 2,011,542
÷ 1,000
= **\$2,011.54/ year**

Agenda Item 4) Unaudited Financial Statements – 2025 Actuals and 2026 Budget

HIGH PLAINS RANCH METRO DISTRICT 2026 BUDGET GENERAL FUND						
	2024	2025	2025	2025	2026	
	ACTUAL	ACTUAL	PROJECTED	BUDGET	BUDGET	
GENERAL FUND BEGINNING BALANCE	\$ 19,385	\$ 6,561	\$ 6,561	\$ 22,406	\$ 9,305	
REVENUES						
PROPERTY TAXES	\$ 1,436	\$ 1,490	\$ 1,490	\$ 1,490	\$ 1,568	
SPECIFIC OWNERSHIP TAXES	\$ 171	\$ 106	\$ 104	\$ 104		
DELINQUENT INTEREST		\$ 1	\$ 1			
DEVELOPER ADVANCES		\$ 25,000	\$ 25,000	\$ 45,000	\$ 45,000	
OTHER						
TOTAL REVENUES	\$ 1,607	\$ 26,597	\$ 26,595	\$ 46,594	\$ 46,568	
TOTAL OF BALANCE AND REVENUES	\$ 20,992	\$ 33,158	\$ 33,156	\$ 69,000	\$ 55,873	
EXPENDITURES						
AUDIT			\$ -	\$ 8,500	\$ 8,500	
BANK FEES			\$ -			
CONTINGENCY			\$ -	\$ 10,000		
DUES AND SUBSCRIPTIONS	\$ 1,238	\$ 413	\$ 413	\$ 1,400	\$ 1,000	
ELECTION		\$ 375	\$ 375		\$ -	
INSURANCE		\$ 2,041	\$ 2,041	\$ 3,200	\$ 3,000	
LEGAL SERVICES	\$ 7,646	\$ 7,410	\$ 15,000	\$ 25,000	\$ 25,000	
MANAGEMENT	\$ 5,517	\$ 3,811	\$ 6,000	\$ 12,000	\$ 12,000	
POSTAGE AND DELIVERY FEES	\$ 9					
TREASURERS FEE	\$ 21	\$ 22	\$ 22	\$ 22	\$ 24	
WATER SYSTEM ASSESSMENT						
TOTAL EXPENDITURES	\$ 14,431	\$ 14,072	\$ 23,851	\$ 60,122	\$ 49,524	
ENDING FUND BALANCE	\$ 6,561	\$ 19,086	\$ 9,305	\$ 8,878	\$ 6,350	
EMERGENCY RESERVE 3%	\$ 433	\$ 422	\$ 716	\$ 1,804	\$ 1,486	
ASSESSED VALUATION	\$ 128,460	\$ 133,840	\$ 133,840	\$ 133,840	\$ 160,780	
MILL LEVY	11.132	11.132	11.132	11.132	9.753	
Not to Exceed 5.25% TABOR limit					5.25%	

Agenda Item 4) Unaudited Financial Statements – 2025 Actuals and 2026 Budget

HIGH PLAINS RANCH METRO DISTRICT 2026 BUDGET DEBT SERVICE FUND					
	2024 ACTUAL	2025 ACTUAL	2025 PROJECTED	2025 BUDGET	2026 BUDGET
DEBT SERVICE FUND BEGINNING BALANCE	\$ 13,191	\$ 20,830	\$ 20,830	\$ 20,734	\$ 28,705
SERIES 2021:REVENUE					
REVENUE SERIES 2026 A BOND				\$ 9,751,859	\$ 9,751,859
REVENUE SERIES 20226(3) BOND				\$ 6,248,141	\$ 6,248,141
PROPERTY TAX	\$ 7,179	\$ 7,450	\$ 7,450	\$ 7,450	\$ 8,949
SPECIFIC OWNERSHIP TAX	\$ 568	\$ 529	\$ 530	\$ 521	\$ 626
DELINQUENT INTEREST		\$ 7	\$ 7		
TRANSFERS IN FROM OPERATING ACCOUNT					
INTEREST INCOME					
TOTAL INFLOWS & REVENUES	\$ 20,938	\$ 28,816	\$ 28,817	\$ 16,028,705	\$ 16,038,281
TRANSFER TO CAPITAL PROJECT FUND				\$ 12,919,874	\$ 12,919,874
TRANSFER TO CAPITALIZED INTEREST FUND				\$ 1,537,208	\$ 1,537,208
TRANSFER TO DEBT SERVICE RESERVE FUND				\$ 910,859	\$ 910,859
OTHER COST OF ISSUANCES				\$ 250,000	\$ 250,000
UNDERWRITERS DISCOUNT				\$ 382,061	\$ 382,061
TREASURERS FEE	\$ 108	\$ 112	\$ 112	\$ 112	\$ 134
BANK CHARGE					
TOTAL EXPENSES	\$ 108	\$ 112	\$ 112	\$ 16,000,112	\$ 16,000,134
ENDING BALANCE	\$ 20,830	\$ 28,704	\$ 28,705	\$ 28,594	\$ 38,147
ASSESSED VALUATION	\$ 128,460	\$ 133,840	\$ 133,840	\$ 133,840	\$ 160,780
MILL LEVY	55.663	55.6630	55.6630	55.6630	55.663
TOTAL MILL LEVY	66.795	66.795	66.795	66.795	65.416
Not to Exceed 5.25% TABOR limit					20.13%

Questions?