

Chuck Broerman

TREASURER

1675 Garden of the Gods Road, Suite 2100

Colorado Springs, CO 80907

trsweb@elpasoco.com

(719) 520-7900

February 10, 2023

Cheyenne Creek Park and Water District  
1530 Fourmile Lane  
Canon City, CO 81212

Dear Sir or Madam:

During the calendar year of 2023 our office will be collecting 2022 taxes for your district as follows:

<u>Tax Rate</u>	<u>Assessed Value</u>	<u>Tax Revenue</u>
.500	\$11,162,400	\$5,581.22
	Less tax increment funding adjustment	(\$284.27)
	PP HB21-1312	\$0.04
	Adjusted Tax Revenue	<u>\$5,296.99</u>

This amount *includes* tax revenue in the amount of \$111.89 that will be received from the State of Colorado for properties subject to the Homestead or Disabled Veteran Exemption Acts. The personal property subject to HB21-1312 will also be collected from the state. These revenue should be paid by the state in April and distributed to the districts with the May 10th, 2023 payment.

The following accounting is provided for tax revenue adjustments resulting from abatements during the calendar year 2022:

2021	\$0.00
2020	\$0.00
2019	\$0.00
Total	<u>\$0.00</u>

Abatement refunds resulted in the return of taxes previously collected as follows:

2021	\$0.00
2018-2020	\$0.00
Total	<u>\$0.00</u>

Changes in the tax district geographical code during 2022 decreased tax revenue in the amount of \$0.00.

The uncollected taxes due your district on December 31, 2022 are as follows:

2021	\$0.42
2020	\$0.76
2019	\$0.00
2018	\$0.00
2017	\$0.00
2016	\$0.00
2015	\$0.00
Total	<u>\$1.18</u>

Cheyenne Creek Park and Water District  
February 10, 2023  
Page 2

It is important that you inform our office of any changes in personnel, mailing address or financial institution information.

The monthly reports will be e-mailed to the contact currently on file. Please make sure we have a valid e-mail address for your district.

Currently we are sending all payments via ACH. Our office does not charge for this service.

After your review, please call Jeannine Debowey at (719) 520-6682 or email [trsweb@elpasoco.com](mailto:trsweb@elpasoco.com) with any questions or concerns you may have.

Sincerely,



Chuck Broerman, Treasurer  
El Paso County

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**CHEYENNE CREEK METROPOLITAN DISTRICT**

**BUDGET REPORT**

<b>GENERAL FUND</b>	<b>Actual 2021</b>	<b>Anticipated 2022</b>	<b>Budget 2023</b>
Beginning Balance	\$ 35,053	\$ 35,697	\$ 32,841
<b>REVENUES</b>			
Interest	\$ 16	\$ 450	\$ 600
General Property Tax	\$ 8,429	\$ 5,291	\$ 5,216
Specific Ownership Tax	\$ 1,004	\$ 1,171	\$ 522
Delinquent Tax & Interest	\$ 28	\$ 28	
Abatements & Ommitted	\$ -		\$ (10)
Miscellaneous	\$ 15	\$ -	
<b>TOTAL REVENUES</b>	<b>\$ 9,492</b>	<b>\$ 6,940</b>	<b>\$ 6,328</b>
 <b>EXPENDITURES</b>			
Admin Contract	\$7,920	\$ 8,712	\$ 8,712
Legal Services			\$ 1,400
Election		\$ 48	\$ 150
Emergency Provision			\$ 343
Office/Misc Charges	\$5	\$ 156	\$ 200
Officer Bond	\$100	\$ 100	\$ 100
Board Meeting	\$696	\$ 700	\$ 800
Treasurer Fees	\$127	\$ 80	\$ 80
<b>TOTAL EXPENDITURES</b>	<b>\$8,848</b>	<b>\$9,796</b>	<b>\$11,785</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 35,697</b>	<b>\$ 32,841</b>	<b>\$ 27,384</b>
 <b>CONSERVATION TRUST FUND</b>			
<b>BEGINNING BALANCE</b>	<b>\$ 71,293</b>	<b>\$ 77,710</b>	<b>\$ 83,910</b>
<b>REVENUE</b>			
Interest	\$ 35	\$1,200	\$ 1,200
State Distribution	\$ 6,382	\$5,000	\$ 5,000
<b>TOTAL REVENUE</b>	<b>\$ 6,417</b>	<b>\$6,200</b>	<b>\$6,200</b>
 <b>EXPENDITURES</b>			
Improvements	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 77,710</b>	<b>\$ 83,910</b>	<b>\$ 90,110</b>

**CHEYENNE CREEK METROPOLITAN DISTRICT**

**BUDGET REPORT**

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<b>TOTAL REVENUES</b>	<b>\$ 9,492</b>	<b>\$ 6,940</b>	<b>\$ 6,328</b>
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<b>ENDING FUND BALANCE</b>	<b>\$ 35,697</b>	<b>\$ 32,841</b>	<b>\$ 27,384</b>
<b>CONSERVATION TRUST FUND</b>			
<b>BEGINNING BALANCE</b>	<b>\$ 71,293</b>	<b>\$ 77,710</b>	<b>\$ 83,910</b>
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Interest	\$ 35	\$1,200	\$ 1,200
State Distribution	\$ 6,382	\$5,000	\$ 5,000
<b>TOTAL REVENUE</b>	<b>\$ 6,417</b>	<b>\$6,200</b>	<b>\$6,200</b>
<b>EXPENDITURES</b>			
Improvements	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 77,710</b>	<b>\$ 83,910</b>	<b>\$ 90,110</b>

CHEYENNE CREEK METRO DISTRICT ASSESSED VALUE

DESCRIPTION	2020AV	%of Total	Change	Rll	2021AV	%of Total	Change	DESCRIPTION	2022AV	%of Total	Change
Vacant Land	\$419,890	5%	6.82%	Va	\$718,600	7%	71.14%	Vacant Land	\$399,370	4%	-44.42%
Residential	\$7,068,020	83%	-0.19%	Re	\$8,260,010	77%	16.86%	Residential	\$8,344,710	79%	1.03%
Commercial	\$1,019,910	12%	-4.59%	Co	\$1,774,980	17%	74.03%	Commercial	\$2,375,940	22%	33.86%
Industrial		0%		Ind		0%		Industrial		0%	
Agricultural	\$270	0%	0.00%	Ag	\$280	0%	3.70%	Agricultural	\$250	0%	-10.71%
State Assessed	\$43,540	1%	-14.96%	St	\$44,320	0%	1.79%	State Assessed	\$42,130	0%	-4.94%
				Sl	\$10,798,190		26.3%		\$11,162,400		3.4%
				TI	(\$121,440)			TIF	(\$571,640)	-5%	370.72%
TOTAL	\$8,551,630		-0.51%	TC	\$10,676,750		24.85%	TOTAL	\$10,590,760		-0.81%
New Construction 12/25/2020	\$19,620			Ne	\$104,550		432.87%	New Construction 11/24/2022	\$845,910		709.10%

**Statutory Property Tax Revenue Limitation  
The "5.5%" Limit, 29-1-301, C.R.S  
Tax Year 2022 (Budget Year 2023)**

Calculated: 10:41 11/28/2022  
Generated: 15:13 12/13/2022  
Limit ID: 138656

**Cheyenne Creek Metropolitan Park & Water District (21012/1)**

The following steps were used to calculate your limit. The Division of Local Government encourages you to check each figure for accuracy. Years referenced are "Tax Year", *not* budget years. Amounts are rounded to whole dollars.

**A1. Adjust the 2021 5.5% Revenue Limit to correct the revenue base, if necessary:**

A1a. The 2021 Revenue Limit [\$55,269] + 2020 Amount Over Limit [\$0] = \$55,269

A1b. The lesser of Line A1a [\$55,269] or the 2021 Certified Gross General Operating Revenue [\$64,693]

A1c. Line A1b [\$55,269] + 2021 Omitted Revenue, if any [\$0]

= A1.

**A2. Calculate the 2021 Tax Rate, based on the adjusted tax base:**

Adjusted 2021 Revenue Base [\$55,269] + 2021 Net Assessed Value [\$10,473,280]

= A2.

**A3. Total the assessed value of all the 2022 "growth" properties:**

Annexation or Inclusion [\$0] + New Construction [\$845,910] + Increased Production of Producing Mine [\$0]<sup>1</sup> + Previously Exempt Federal Property [\$0]<sup>1</sup> + New Primary Oil & Gas Production [\$0]<sup>1</sup>

= A3.

**A4. Calculate the revenue that the "growth" properties would have generated in 2021:**

Line A3 [\$845,910] x Line A2 [0.005277]

= A4.

**A5. Expand the Revenue Base by "revenue" from "growth" properties:**

Line A1 [\$55,269] + Line A4 [\$4,464]

= A5.

**A6. Increase the Expanded Revenue Base by allowable amounts:**

A6a. The greater of 5.5% of Line A5 [\$3,285] or \$0 = \$3,285

A6b. Line A5 [\$59,733] + Line A6a [\$3,285] + DLG Approved Revenue Increase [\$0] + Voter Approved Revenue Increase [\$0]

= A6.

**A7. 2022 Revenue Limit:**

Line A6 [\$63,018] - 2022 Omitted Property Revenue [\$0]

= A7.

**A8. Adjust 2022 Revenue Limit by amount levied over the limit in 2021:**

Line A7 [\$63,018] - 2021 Amount Over Limit [\$0]

= A8.\*

\* THE ALLOWED REVENUE OF A8 DOES NOT TAKE INTO ACCOUNT ANY OTHER LIMITS THAT MAY APPLY TO YOUR PROPERTY TAX REVENUE, SUCH AS STATUTORY MILL LEVY CAPS, VOTER-APPROVED LIMITATIONS, THE TABOR PROPERTY TAX REVENUE LIMIT, OR THE TABOR PROHIBITION AGAINST INCREASING THE MILL LEVY WITHOUT VOTER AUTHORIZATION. THE PROPERTY TAX LIMITATIONS WORKSHEET (FORM DLG-53A) MAY BE USED TO PERFORM SOME OF THESE CALCULATIONS FOR COMPARISON TO THE "5.5%" LIMIT.

<sup>1</sup> These amounts, if certified by your County Assessor(s), may only be used in this calculation after an application has been made to the Division by November 1st (for New Primary Oil & Gas Production). Forms and guidelines are available by contacting the Division.

**The formula to calculate a Mill Levy is:**

$$\text{Mill Levy} = \frac{\text{Revenue}}{\text{Current Year's Net Total Taxable Assessed Valuation}^2} \times 1,000$$

<sup>2</sup> Use the Net Total Taxable Valuation as provided on line 4 of the final Certification of Valuation from the County Assessor.

<sup>3</sup> Rounding the mill levy up may result in revenues exceeding allowed revenue.

**Cheyenne Creek Metro. Park & Water Dist.**  
Ms. Constance Goodwin or Budget Officer  
1531 Fourmile Lane  
Canon City, CO 81212

If you need assistance, please contact  
the Division of Local Government:  
[www.dola.colorado.gov/dlg/ta/budgeting/](http://www.dola.colorado.gov/dlg/ta/budgeting/)

**Phone:** (303) 864-7720  
**Fax:** (303) 864-7759

County	Previous Net Assessed Value	Current Net Assessed Value	Annexation / Inclusion	New Construction	Collect Omitted	Abatement / Refund <sup>1</sup>
El Paso	\$10,473,280	\$10,590,760	\$0	\$845,910	\$0	\$0

County	Increased Mine	New Primary Oil & Gas	Previously Exempt	Assessor Certification	Certification Received	Certification of Valuation
El Paso	\$0	\$0	\$0	NOV 23	11/28/22	#132703
<b>Certified/Approved: <sup>3</sup></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>			

<sup>1</sup> When a taxing entity certifies a levy for abatement/refunds, the levy must be uniformly certified against the listed assessed valuation for each county EVEN IF THE ABATEMENT/REFUND OCCURRED IN ONLY ONE (1) COUNTY.

<sup>2</sup> These amounts, if certified by your county Assessors, may only be used in this calculation after an application has been made to DLG by November 1st. Forms and guidelines are available by contacting the Division.

<sup>3</sup> These amounts have been certified/approved and are included as "growth" for calculating the 5.5% Revenue Limit.

## CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

**TO:** County Commissioners<sup>1</sup> of El Paso, Colorado.

On behalf of the Cheyenne Creek Metropolitan Park and Water District,

(taxing entity)<sup>A</sup>

the Board of Directors

(governing body)<sup>B</sup>

of the Cheyenne Creek Metropolitan Park and Water District

(local government)<sup>C</sup>

**Hereby** officially certifies the following mills to be levied against the taxing entity's GROSS \$ assessed valuation of:

\$ 11,162,400  
(GROSS<sup>D</sup> assessed valuation. Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

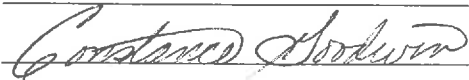
**Note:** If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area<sup>F</sup> the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 10,590,760  
(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10**

**Submitted:** 12/13/2022 for budget/fiscal year 2023  
(no later than Dec. 15) (mm/dd/yyyy) (yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY <sup>2</sup>	REVENUE <sup>2</sup>
1. General Operating Expenses <sup>H</sup>	6.177 mills	\$ 65,419
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 5.677 > mills	\$ < 60,124 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	.5 mills	\$ 5,295
3. General Obligation Bonds and Interest <sup>J</sup>	mills	\$
4. Contractual Obligations <sup>K</sup>	mills	\$
5. Capital Expenditures <sup>L</sup>	mills	\$
6. Refunds/Abatements <sup>M</sup>	mills	\$
7. Other <sup>N</sup> (specify): _____	mills	\$
_____	mills	\$
<b>TOTAL:</b> [ Sum of General Operating Subtotal and Lines 3 to 7 ]	.5 mills	\$ 5,295

Contact person: (print) Constance Goodwin Daytime phone: ( 719 ) 221-2421

Signed:  Title: Administrator

*Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.*

<sup>1</sup> If the *taxing entity's* boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.  
<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's **FINAL** certification of valuation).





# EL PASO COUNTY, COLORADO

Office of the County Assessor  
Steve Schleiker



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## CHEYENNE CREEK METRO PARK & WATER

Previous year assessed value:	10,473,280
Current year assessed value:	11,162,400

Increases or decreases are attributed in part to the following:

Annexation or Inclusion:	0
New Construction:	845,910

Abatements (non-bond):	0.05	0.00	(bond)
Credits:	0.00		
Omitted property (non-bond):	0.00	0.00	(bond)

The following is a summary of values by use code category:

Use	Assessed	Market
Vacant Land	399,370	1,377,063
Residential	8,344,710	120,540,771
Commercial	2,375,940	8,192,758
Industrial	0	0
Agricultural	250	954
Natural Resources	0	0
Producing Mines	0	0
Oil & Gas	0	0
State Assessed	42,130	145,276
 Sub Total	 11,162,400	 130,256,822
 Exempt	 1,563,110	 8,718,116
Grand Total	12,725,510	138,974,938



# EL PASO COUNTY, COLORADO

Office of the County Assessor  
Steve Schleiker



CHEYENNE CREEK METRO PARK & WATER

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Addendum:

For calculating local growth the total actual valuations are certified for the taxable year 2022 in EL PASO County on 23 November, 2022

Current Year's Actual Value (Taxable)	:	129,263,533
Actual Value (Charitable):		4,109,141

Annexations/Inclusions	:	0
Disconnections/Exclusions:		0

Taxable Real New Construction:	5,760,618
Taxable Real Value Destroyed :	0

Property Changing Taxable Status:	
Previously Exempt :	0
Previously Taxable:	169,820

Oil or Gas Production from a New Well: \_\_\_\_\_

Real Property Omitted: 0

CERTIFICATION OF VALUATION BY EL PASO COUNTY ASSESSOR

New Tax Entity? [ ] YES [X] NO

Date November 23, 2022

NAME OF TAX ENTITY: CHEYENNE CREEK METRO PARK & WATER

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 :

Table with 11 rows listing valuation items such as 'PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION' and 'CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION' with corresponding dollar amounts.

- Footnotes explaining symbols: ‡ (personal property exemptions), \* (New Construction), ≈ (Jurisdiction impact), and Ⓢ (Jurisdiction application).

USE FOR LABOR LOCAL GROWTH CALCULATION ONLY

IN ACCORDANCE WITH ART.X, SEC.20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 :

Table with 7 rows listing actual valuation items such as 'CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY' and 'CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS'.

WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):

DELETIONS FROM TAXABLE REAL PROPERTY

Table with 3 rows listing deletions such as 'DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS' and 'PREVIOUSLY TAXABLE PROPERTY'.

- Footnotes explaining symbols: ¶ (actual value of all taxable real property), \* (Construction), and § (Includes production from new mines).

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ N/A

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ 80

NOTE: ALL LEVIES MUST BE CERTIFIED to the COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.



EL PASO COUNTY, COLORADO  
**Office of the County Assessor  
Steve Schleiker**



November 23, 2022

To Whom It May Concern:

Enclosed, please find a copy of the ***Final Certification of Valuation*** for your entity, provided prior to December 10, 2022, as required by Colorado Revised Statute § 39-1-111(5).

As a reminder, the ***Certification of Levies*** must be received by our office by no later than December 15th. In order to ensure inclusion to the countywide certification by the County Commissioners' for 2022, we ask that, if at all possible, ***levies are turned in to the Assessor's Office no later than 5:00 p.m., Thursday December 15, 2022.***

In order to ensure that all reports are received, ***please mail, e-mail or fax to:***

**El Paso County Assessor's Office  
Attn.: Roger Clark  
1675 West Garden of the Gods Rd, Suite 2300  
Colorado Springs, CO 80907  
[rogerclark@elpasoco.com](mailto:rogerclark@elpasoco.com)**

**Or FAX the report to:  
(719) 520-6665 or (719) 520-6635**

If you have any questions or concerns, please contact Roger Clark at (719) 520-6655, or e-mail [rogerclark@elpasoco.com](mailto:rogerclark@elpasoco.com)

Sincerely,

Steve Schleiker, Assessor  
El Paso County

**§ 39-5-128 Certification of valuation for assessment.**

- (1) No later than August 25 of each year, the assessor shall certify to the department of education, to the clerk of each town and city, to the secretary of each school district, and to the secretary of each special district within the assessor's county the total valuation for assessment of all taxable property located within the territorial limits of each such town, city, school district, or special district and shall notify each such clerk, secretary, and board to officially certify the levy of such town, city, school district, or special district to the board of county commissioners **no later than December 15**. The assessor shall also certify to the secretary of each school district the actual value of the taxable property in the district.

**WE VALUE EL PASO COUNTY AND ITS RESIDENTS!**

1675 West Garden of the Gods Road, Suite 2300  
Colorado Springs, CO 80907  
Phone: (719) 520-6600 Fax: (719) 520-6635  
Internet: [asr.elpasoco.com](http://asr.elpasoco.com) E-mail: [ASRWEB@elpasoco.com](mailto:ASRWEB@elpasoco.com)  
Twitter: @EPC\_Assessor



# EL PASO COUNTY, COLORADO

Office of the County Assessor  
Steve Schleiker



November 23, 2022  
CHEYENNE CREEK METRO PARK & WATER  
CONNIE GOODWIN  
1530 FOURMILE LANE  
CANON CITY, CO 81212

The following is a list of the various taxing codes that comprise your district and the total valuation for the 2022 assessment year.

This is your final re-certification.

Abatement totals are from August 1, 2021 through July 31, 2022.

Tax District	Assessed Valuation	(Public Utility)
988	42,130	
FBJ	2,233,780	
FCO	1,359,910	
FDB	725,680	
FEM	439,460	
FEP	627,740	
FET	17,280	
GB4	604,970	
GBC	1,608,160	
GBF	3,503,290	
<b>Total:</b>	<b>11,162,400</b>	

11/23/22

CHEYENNE CREEK METRO DISTRICT ASSESSED VALUE

DESCRIPTION	2021AV	%of Total	Change	DESCRIPTION	2022AV	%of Total	Change
Vacant Land	\$718,600	7%	71.14%	Vacant Land	\$399,370	4%	-44.42%
Residential	\$8,260,010	77%	16.86%	Residential	\$8,344,710	79%	1.03%
Commercial	\$1,774,980	17%	74.03%	Commercial	\$2,375,940	22%	33.86%
Industrial		0%		Industrial		0%	
Agricultural	\$280	0%	3.70%	Agricultural	\$250	0%	-10.71%
State Assesse	\$44,320	0%	1.79%	State Assessed	\$42,130	0%	-4.94%
SUBTOTAL A	\$10,798,190		26.3%		\$11,162,400		3.4%
TIF	(\$121,440)			TIF	(\$571,640)	-5%	370.72%
TOTAL	\$10,676,750		24.85%	TOTAL	\$10,590,760		-0.81%
New Constru	\$104,550			New Construction	\$845,910		
	11/24/2021				11/23/2022		

15 + 16 + 17 + 19 + 20 + 21 + 22

600,000 - 571,640 =

\$28,360 moved from TIF

(Total) 11,162,400 - 11,175,030 (Aug)

Fiscal Net assessed 17,013

8/25/22

CHEYENNE CREEK METRO DISTRICT ASSESSED VALUE

DESCRIPTION	2021AV	%of Total	Change	DESCRIPTION	2022AV	%of Total	Change
Vacant Land	\$718,600	7%	71.14%	Vacant Land	\$399,370	4%	-44.42%
Residential	\$8,260,010	77%	16.86%	Residential	\$8,356,420	79%	1.17%
Commercial	\$1,774,980	17%	74.03%	Commercial	\$2,376,030	22%	33.86%
Industrial		0%		Industrial		0%	
Agricultural	\$280	0%	3.70%	Agricultural	\$250	0%	-10.71%
State Assessed	\$44,320	0%	1.79%	State Assessed	\$42,960	0%	-3.07%
SUBTOTAL A	\$10,798,190		26.3%		\$11,175,030		3.5%
TIF	(\$121,440)			TIF	(\$600,020)	-6%	394.09%
TOTAL	\$10,676,750		24.85%	TOTAL	\$10,575,010		-0.95%
New Constru	\$104,550			New Construction	\$845,910		
	11/24/2021				8/25/2022		

## 2023 WORKING BUDGET

DESCRIPTION	Proposed 2022 Budget @ .5 Mill	Anticipated '22 Actual	Proposed 2023 Budget @ .5 Mill
<b>GENERAL FUND</b>			
Beginning Fund Bal:	\$ 35,490	\$ 35,697	\$ 32,256
<b>REVENUES</b>			
Interest Earnings	\$ 30	\$ 450	\$ 500
*General Property T	\$ 5,291	\$ 5,291	\$ 5,208
**Specific Ownershi	\$ 529	\$ 608	\$ 521
Delinquent Tax & Interest		\$ 6	
Abatements& Ommi	\$ (10)		\$ (10)
Miscellaneous			
<b>TOTAL REVENUES</b>	<b>\$ 5,840</b>	<b>\$ 6,355</b>	<b>\$ 6,219</b>
<b>EXPENDITURES</b>			
Admin Contract	\$ 7,920	\$ 8,712	\$ 8,712
Legal Services	\$ 1,000		\$ 1,400
Election	\$ 100	\$ 48	\$ -
Emergency Provisio	\$ -		\$ 339
Misc. Office Charge:	\$ 50	\$ 156	\$ 200
Officer Bond	\$ 100	\$ 100	\$ 100
Board Meeting	\$ 800	\$ 700	\$ 800
Treasurer Fees	\$ 80	\$ 80	\$ 79
<b>TOTAL EXPENDITURE</b>	<b>\$ 10,050</b>	<b>\$ 9,796</b>	<b>\$ 11,630</b>
<b>Ending Fund Balan</b>	<b>\$ 31,280</b>	<b>\$ 32,256</b>	<b>\$ 26,845</b>



**CHEYENNE CREEK METROPOLITAN DISTRICT**

**BUDGET REPORT**

<b>GENERAL FUND</b>	<b>Actual 2021</b>	<b>Anticipated 2022</b>	<b>Budget 2023</b>
Beginning Balance	\$ 35,053	\$ 35,697	\$ 32,841
<b>REVENUES</b>			
Interest	\$ 16	\$ 450	\$ 600
General Property Tax	\$ 8,429	\$ 5,291	\$ 5,216
Specific Ownership Tax	\$ 1,004	\$ 1,171	\$ 522
Delinquent Tax & Interest	\$ 28	\$ 28	
Abatements & Ommitted	\$ -		\$ (10)
Miscellaneous	\$ 15	\$ -	
<b>TOTAL REVENUES</b>	<b>\$ 9,492</b>	<b>\$ 6,940</b>	<b>\$ 6,328</b>
<b>EXPENDITURES</b>			
Admin Contract	\$7,920	\$ 8,712	\$ 8,712
Legal Services			\$ 1,400
Election		\$ 48	\$ 150
Emergency Provision			\$ 343
Office/Misc Charges	\$5	\$ 156	\$ 200
Officer Bond	\$100	\$ 100	\$ 100
Board Meeting	\$696	\$ 700	\$ 800
Treasurer Fees	\$127	\$ 80	\$ 80
<b>TOTAL EXPENDITURES</b>	<b>\$8,848</b>	<b>\$9,796</b>	<b>\$11,785</b>
<b>ENDING FUND BALANCE</b>	<b>\$ 35,697</b>	<b>\$ 32,841</b>	<b>\$ 27,384</b>
<b>CONSERVATION TRUST FUND</b>			
<b>BEGINNING BALANCE</b>	<b>\$ 71,293</b>	<b>\$ 77,710</b>	<b>\$ 83,910</b>
<b>REVENUE</b>			
Interest	\$ 35	\$1,200	\$ 1,200
State Distribution	\$ 6,382	\$5,000	
<b>TOTAL REVENUE</b>	<b>\$ 6,417</b>	<b>\$6,200</b>	<b>\$1,200</b>
<b>EXPENDITURES</b>			
Improvements	\$ -	\$ -	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Ending Fund Balance</b>	<b>\$ 77,710</b>	<b>\$ 83,910</b>	<b>\$ 85,110</b>

QUARTERLY STATEMENT  
2022

DESCRIPTION	1ST QTR	2ND QTR	3RD QTR	4TH QTR	TOTAL ACTUAL	BUDGET AMT	% BUDGET
<b>GENERAL FUND</b>							
Beginning Fund Balance	\$35,697.39				\$35,697.39	\$ 35,490.00	
<b>REVENUES</b>							
Interest Earnings	\$ 11.78	\$ 65.59	\$ 113.36	\$ 195 -	\$ <del>497</del> 190.73	\$ 30.00	635.8%
General Property Tax	\$ 2,135.69	\$ 2,596.35	\$ 135.49	\$ 450 -	\$ 4,867.53	\$ 5,291.00	92.0%
Specific Ownership Tax	\$ 136.41	\$ 134.72	\$ 102.16	\$ 235 -	\$ 373.29	\$ 529.00	70.6%
Delinquent Tax & Interest	\$ -	\$ 1.42	\$ 4.70	\$ -	\$ 6.12		#DIV/0!
Abatements & Omitted	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (10.00)	0.0%
Miscellaneous	\$0.00	\$ -	\$0.00	\$0.00	\$ -		#DIV/0!
<b>TOTAL REVENUES</b>	<b>\$ 2,283.88</b>	<b>\$ 2,798.08</b>	<b>\$ 355.71</b>	<b>\$ -</b>	<b>\$ 5,437.67</b>	<b>\$ 5,840.00</b>	<b>93.1%</b>
<b>EXPENDITURES</b>							
Administrative Services	\$2,178.00	\$2,178.00	\$ 2,178.00	\$ 2178 -	\$ 6,534.00	\$ 8,712.00	75.0%
Legal Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208.00	0.0%
Election	\$ 47.52	\$0.00	\$ -	\$ -	\$ 47.52	\$ 100.00	47.5%
Emergency Provision	\$ -	\$0.00	\$ -	\$ -	\$ -	\$ 302.00	0.0%
Office/Misc Charges	\$ -	\$ -	\$ 123.58	\$ 32 -	\$ 123.58	\$ 50.00	247.2%
Officer Bond	\$ -	\$ -	\$ -	\$ 100 -	\$ -	\$ 100.00	0.0%
Board Meeting	\$ -	\$ -	\$ -	\$ 800 -	\$ -	\$ 800.00	0.0%
Treasurer Fees	\$ 32.03	\$ 38.96	\$ 2.11	\$ 7 -	\$ 73.10	\$ 80.00	91.4%
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,257.55</b>	<b>\$ 2,216.96</b>	<b>\$ 2,303.69</b>	<b>\$ -</b>	<b>\$ 6,778.20</b>	<b>\$ 10,352.00</b>	<b>65.5%</b>
Ending Fund Balance	\$ 35,723.72	\$ 36,304.84	\$ 34,356.86	\$ 34,356.86	\$ 34,356.86	\$ 30,978.00	110.9%
<b>CONSERVATION TRUST FUND</b>							
Beginning Fund Balance	\$ 77,710.00				\$ 77,710.00	\$ 77,601.00	
<b>REVENUES</b>							
Interest	\$ 27.22	\$ 157.41	\$ 263.88	\$ 477 -	\$ <del>448</del> 51	\$ 35.00	1281.5%
State Distribution	\$ 1,382.61	\$ 1,190.52	\$ 1,170.88	\$ 1200 -	\$ 3,744.01	\$ 5,500.00	68.1%
<b>TOTAL REVENUES</b>	<b>\$ 1,409.83</b>	<b>\$ 1,347.93</b>	<b>\$ 1,434.76</b>	<b>\$ -</b>	<b>\$ 4,192.52</b>	<b>\$ 5,535.00</b>	<b>75.7%</b>
<b>EXPENDITURES</b>							
Improvements					\$ -	\$ -	#DIV/0!
<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
Ending Fund Balance	\$ 79,119.83	\$ 80,467.76	\$ 81,902.52	\$ 81,902.52	\$ 81,902.52	\$ 83,136.00	98.5%

## 2023 WORKING BUDGET

DESCRIPTION	Proposed 2022 Budget @ .5 Mill Actual 2022		Proposed 2023 Budget @ .5 Mill	
<b>GENERAL FUND</b>				
Beginning Fund Balance	\$ 35,490	\$ 35,697	\$ 32,841	
<b>REVENUES</b>				
Interest Earnings	\$ 30	\$ 450	\$ 600	
*General Property Tax	\$ 5,291	\$ 5,291	\$ 5,216	
**Specific Ownership Tax	\$ 529	\$ 1,171	\$ 522	
Delinquent Tax & Interest		\$ 28		
Abatements & Omitted	\$ (10)		\$ (10)	
Miscellaneous				
<b>TOTAL REVENUES</b>	<b>\$ 5,840</b>	<b>\$ 6,940</b>	<b>\$ 6,328</b>	
<b>EXPENDITURES</b>				
Admin Contract	\$ 7,920	\$ 8,712	\$ 8,712	
Legal Services	\$ 1,000		\$ 1,400	
Election	\$ 100	\$ 48	\$ 150	
Emergency Provision	\$ 302		\$ 343	
Misc. Office Charges	\$ 50	\$ 156	\$ 200	
Officer Bond	\$ 100	\$ 100	\$ 100	
Board Meeting	\$ 800	\$ 700	\$ 800	
Treasurer Fees	\$ 80	\$ 80	\$ 80	
<b>TOTAL EXPENDITURES</b>	<b>\$ 10,352</b>	<b>\$ 9,796</b>	<b>\$ 11,785</b>	
<b>Ending Fund Balance</b>	<b>\$ 30,979</b>	<b>\$ 32,841</b>	<b>\$ 27,383</b>	

12-3-22

DESCRIPTION	2022 Budget	Actual 2022	Proposed Budget 2023
<b>CONSERVATION TRUST FUND</b>			
<b>REVENUES</b>			
Beginning Fund Balance	\$ 77,601	\$77,710	\$ 83,910
Interest	\$ 50	\$1,200	\$ 1,200
State Distribution	\$ 5,500	\$ 5,000	\$ 5,000
<b>TOTAL REVENUES</b>	<b>\$ 5,550</b>	<b>\$6,200</b>	<b>\$ 6,200</b>
<b>EXPENDITURES</b>			
Improvements	\$ -	\$0	\$ -
<b>TOTAL EXPENDITURES</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Ending Fund Balance</b>	<b>\$ 83,151</b>	<b>\$ 83,910</b>	<b>\$ 90,110</b>

## CALCULATIONS SUPPORTING 2022 AND 2023 BUDGETS

		<b>2021 AV</b>		<b>2022 AV</b>
Assessed Value	\$	10,798,190	\$	10,590,760
Mill Rate	\$	0.5	\$	0.5
Property Tax Revenue	\$	5,399	\$	5,295
Estimate 2% Uncollectible	\$	108	\$	79
*Net Collection	\$	5,291	\$	5,216
**Est Specific Ownership Ta	\$	529	\$	522
Change in AV				-2%
Total Expenditures	\$	10,050	\$	11,442
3% Emergency allowance	\$	302	\$	343



# EL PASO COUNTY, COLORADO

Office of the County Assessor  
Steve Schleiker



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August 25, 2022  
CHEYENNE CREEK METRO PARK & WATER  
CONNIE GOODWIN  
1530 FOURMILE LANE  
CANON CITY, CO 81212

The following is a list of the various taxing codes that comprise your district and the total valuation for the 2022 assessment year.

This certification is subject to change.

Abatement totals are from August 1, 2021 through July 31, 2022.

Tax District	Assessed Valuation	
988	42,960	(Public Utility)
FBJ	2,233,780	
FCO	1,359,910	
FDB	725,680	
FEM	439,460	
FEP	627,740	
FET	17,280	
GB4	604,970	
GBC	1,608,160	
GBF	3,515,090	
Total:	11,175,030	



# EL PASO COUNTY, COLORADO

Office of the County Assessor  
Steve Schleiker



## CHEYENNE CREEK METRO PARK & WATER

Previous year assessed value:	10,473,280
Current year assessed value:	11,175,030

Increases or decreases are attributed in part to the following:

Annexation or Inclusion:	0	
New Construction:	845,910	
Abatements (non-bond):	0.05	0.00 (bond)
Credits:	0.00	
Omitted property (non-bond):	0.00	0.00 (bond)

The following is a summary of values by use code category:

Use	Assessed	Market
Vacant Land	399,370	1,377,063
Residential	8,356,420	120,710,285
Commercial	2,376,030	8,193,064
Industrial	0	0
Agricultural	250	954
Natural Resources	0	0
Producing Mines	0	0
Oil & Gas	0	0
State Assessed	42,960	148,138
 Sub Total	 11,175,030	 130,429,504
 Exempt	 1,541,480	 8,548,296
Grand Total	12,716,510	138,977,800



# EL PASO COUNTY, COLORADO

Office of the County Assessor  
Steve Schleiker



CHEYENNE CREEK METRO PARK & WATER

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Addendum:

For calculating local growth the total actual valuations are certified for the taxable year 2022 in EL PASO County on 25 August, 2022

Current Year's Actual Value (Taxable)	:	129,433,353
Actual Value (Charitable):		3,939,321
Annexations/Inclusions	:	0
Disconnections/Exclusions:		0
Taxable Real New Construction:		5,760,618
Taxable Real Value Destroyed :		0
Property Changing Taxable Status:		
Previously Exempt :		0
Previously Taxable:		0
Oil or Gas Production from a New Well:	_____	
Real Property Omitted:		0



**CERTIFICATION OF VALUATION BY  
EL PASO COUNTY ASSESSOR**

New Tax Entity?  YES  NO

Date August 25, 2022

**NAME OF TAX ENTITY:** CHEYENNE CREEK METRO PARK & WATER

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) and 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 :

1.	PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1.	\$ 10,473,280
2.	CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2.	\$ 11,175,030
3.	LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3.	\$ 600,020
4.	CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4.	\$ 10,575,010
5.	NEW CONSTRUCTION: *	5.	\$ 845,910
6.	INCREASED PRODUCTION OF PRODUCING MINE: ≈	6.	\$ 0
7.	ANNEXATIONS/INCLUSIONS:	7.	\$ 0
8.	PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8.	\$ 0
9.	NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9.	\$ 0
10.	TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a), C.R.S.). Includes all revenue collected on valuation not previously certified:	10.	\$ 0.00
11.	TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11.	\$ 0.05

- ‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec. 20(8)(b), Colo. Constitution
- \* New Construction is defined as: Taxable real property structures and the personal property connected with the structure.
- ≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.
- Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART. X, SEC. 20, COLO. CONSTUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 :

1.	CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1.	\$ 133,372,674
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>			
2.	CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: *	2.	\$ 5,760,618
3.	ANNEXATIONS/INCLUSIONS:	3.	\$ 0
4.	INCREASED MINING PRODUCTION: §	4.	\$ 0
5.	PREVIOUSLY EXEMPT PROPERTY:	5.	\$ 0
6.	OIL OR GAS PRODUCTION FROM A NEW WELL:	6.	\$ 0
7.	TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7.	\$ 0
<b>DELETIONS FROM TAXABLE REAL PROPERTY</b>			
8.	DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8.	\$ 0
9.	DISCONNECTIONS/EXCLUSIONS:	9.	\$ 0
10.	PREVIOUSLY TAXABLE PROPERTY:	10.	\$ 0

- ¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.
- \* Construction is defined as newly constructed taxable real property structures.
- § Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:  
TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY \$ N/A

IN ACCORDANCE WITH 39-5-128(1.5), C.R.S., THE ASSESSOR PROVIDES:  
HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): \*\* \$ 80  
\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119.5(3), C.R.S.