

SPECIAL DISTRICT DISCLOSURE
(§ 38-35.7-110, C.R.S.)

ATTENTION HOMEBUYER: You are purchasing a home that is located within the **Vistas at West Mesa Metropolitan District** (the “District”). The District was organized pursuant to § 32-1-101, *et seq.*, C.R.S., to assist with the planning, design, acquisition, construction, installation, operation, maintenance, relocation, and financing of certain public improvements serving The Vistas at West Mesa project located in the County of El Paso and described further in the District’s Service Plan.

The District has the authority to issue debt to pay for public infrastructure and facilities, and the authority to levy taxes and impose fees on properties within the District to repay its debt and provide ongoing operations and maintenance services.

The following disclosures are made pursuant to § 38-35.7-110, C.R.S.

Name of District:	Vistas at West Mesa Metropolitan District
Contact Information for District:	c/o Walker Schooler District Managers Attn: Kevin Walker 614 N. Tejon Colorado Springs 719-447-1777
District Website:	The District’s website, can be viewed at http://wsdistricts.co/projects/vistas-at-west-mesa-metropolitan-district/
Notice to electors required by § 32-1-809(1), C.R.S.	The notice to electors required by § 32-1-809(1), C.R.S. as most recently prepared and filed by the District is available at: [https://www.sdaco.org/cora and https://dola.colorado.gov/lgis/lgActiveAlpha.jsf;jsessionid=eb9035ab250410c284287a016820?alpha=B .
Service Plan:	A copy of the Service Plan of the District, including any amendments to the Service Plan, as filed with the Division of Local Government in the Department of Local Affairs is available on the District’s website, by contacting the District at the District contact information above, or at the following website: www.dola.colorado.gov/lgis
District’s Total Debt Authorized per District’s Service Plan:	Pursuant to the District’s Service Plan, the District has authority to issue an unlimited amount of debt for Public Improvements and of debt for Regional Improvements. The debt of the District may be repaid through ad valorem property taxes, from a debt service mill levy on all taxable property of the District, or any other legally available revenues of the District.

Maximum Debt Service Mill Levy:	<p>The Maximum Debt Service Mill Levy the District is permitted to impose under the Service Plan is 30 mills. The maximum debt service mill levy cap may be adjusted due to changes in the constitutional or statutory method of assessing property tax or in the assessment ratio, or by amendments to the service plan or voter authorizations.</p> <p>For 2023, the Maximum Debt Service Mill Levy (as adjusted) is 30.00 mills.</p>
Operating Mill Levy	<p>In addition to imposing a Debt Service Mill Levy, the District is also authorized to impose a separate mill levy to generate revenues for general operating expenses.</p> <p>The amount of the general operating expenses mill levy may be increased as necessary, separate and apart from the Debt Service Mill Levy.</p> <p>For 2023, the Operating Mill Levy (as adjusted) is 5.00 mills</p>
Maximum Aggregate Mill Levy	<p>The District's Service Plan provides for an aggregate mill levy cap for debt service and general operating expenses combined of 50 mills.</p> <p>The aggregate mill levy cap may be adjusted due to changes in the constitutional or statutory method of assessing property tax or in the assessment ratio, or by amendments to the service plan or voter authorizations.</p> <p>For 2023, the Aggregate Mill Levy (as adjusted) is 35.00.</p>
District Fees:	<p>The District may also rely upon various other revenue sources authorized by law to offset its expenses of capital construction and general operating expenses. Pursuant to Colorado law, the District may impose fees, rates, tolls, penalties, or other charges as provided in Title 32.</p> <p>A current fee schedule is available from the District</p>
<p>Estimated Property Taxes Levied by the District:</p> <p>An estimate of the property taxes levied by the District that are applicable to the property for taxes imposed in the Vistas at West Mesa Metropolitan District for collection in 2023, may be calculated using the following formula:</p> <p>1. Calculate the Assessed Valuation of the home as follows:</p> <p>[The purchase price of the home] x [Residential Real Property Assessment Ratio] = [Assessed Valuation of the home].</p>	

2. Calculate the estimated property taxes as follow:

[Assessed Valuation of the home] x [Total District Mill Levy/1000] = [Estimated property taxes levied by the District on the home]

The Total District Mill levy is 35 mills (1 mill = 0.001).

The Residential Real Property Assessment Ratio is 7.15% (0.0715).

For example, residential property with a purchase price of \$425,000 would have an assessed value of \$30,387.50 (\$425,000 x .0715). 35.00 mills (0.035) applied to that valuation for assessment produces approximately \$1,063.56 of taxes (\$30,387.50 x 0.035).

A copy of the most current county tax certificate for the tax year of 2022 for the property will show an estimate of the sum of additional property taxes levied by other taxing entities that overlap the property in which the home is located.

For example, if the total overlapping mill levy imposed upon the property within the boundaries of the District, but without any District mill levy, was 68.022 mills for tax year 2021 for collection in the year 2022, then without the District, the annual tax bill levied on a residential property with an actual value of \$425,000 would be approximately \$2,067.02 (\$30,387.50 x .68022).

For example, if the total mill levy imposed upon the property within the District by all the applicable districts and authorities for a property with the actual value of \$425,000 with the total mill levy of 103.022 mills for tax year 2022 for collection in the year 2023, the annual tax bill would be approximately \$3,130.58 (\$30,387.50 x .103022).

THIS ESTIMATE ONLY PROVIDES AN ILLUSTRATION OF THE AMOUNT OF THE NEW PROPERTY TAXES THAT MAY BE DUE AND OWING AFTER THE PROPERTY HAS BEEN REASSESSED AND, IN SOME INSTANCES, RECLASSIFIED AS RESIDENTIAL PROPERTY. THIS ESTIMATE IS NOT A STATEMENT OF THE ACTUAL AND FUTURE TAXES THAT MAY BE DUE. FIRST YEAR PROPERTY TAXES MAY BE BASED ON A PREVIOUS YEAR'S TAX CLASSIFICATION, WHICH MAY NOT INCLUDE THE FULL VALUE OF THE PROPERTY AND, CONSEQUENTLY, TAXES MAY BE HIGHER IN SUBSEQUENT YEARS. A SELLER HAS COMPLIED WITH THIS DISCLOSURE STATEMENT AS LONG AS THE DISCLOSURE IS BASED UPON A GOOD-FAITH EFFORT TO PROVIDE ACCURATE ESTIMATES AND INFORMATION.

Purchaser acknowledges receipt of this Disclosure.

Purchaser:

«BuyerFirstName» «BuyerLastName»

Date

«CoBuyer1FirstName» «CoBuyer1LastName»

Date