

**CITY OF COLORADO SPRINGS  
SPECIAL DISTRICT REPORT FORM**

**GENERAL INFORMATION:** Please complete and return this form, as per Colorado Revised Statutes, Section 32-1-207(3)(d) and per the approved Consolidated Service Plan.

**Current Year:** 2022

**Name of District:** Stetson Ridge Metropolitan District No. 1  
Stetson Ridge Metropolitan District No. 2  
Stetson Ridge Metropolitan District No. 3

**Business Address of District:** %Classic Homes  
2138 Flying Horse Club Drive  
Colorado Springs, CO 80921

**District's Telephone Number:** 719-592-9333

**Contact Person:** Sarah Steph

**Please provide the following additional information:**

1. **Boundary changes made or proposed:** None in 2021.
2. **Intergovernmental Agreements.** There is in place an intergovernmental agreement between the three districts which agreement sets out the responsibilities and obligations of each District.
3. **Changes or Proposed Changes in Districts' Policies.** None.
4. **Changes or Proposed Changes in Districts' Operations.** None.
5. **Changes in Financial Projections.** None.
6. **Summary of Litigation.** None.
7. **Proposed Future Plans.** The primary purpose of the Districts will be to service District debt.
8. **Construction Schedule.** Public infrastructure has been complete.
9. **Improvements Dedicated to and Accepted by the City.** None in 2021.
10. **Current Assessed Valuation:** District No. 1-\$  
District No. 2-\$47,165,950  
District No. 3-\$15,459,660

**11. Budgets.** See attached 2022 budgets.

**12. Audited Financial Statements.** See attached 2020 Audits.

**13. Indebtedness.**

District No. 2: \$2,675,000 General Obligation Limited Tax, Series 2007

District No. 3: \$7,840,000 General Obligation Limited Tax Bonds, Series 2020A

\$ 482,000 General Obligation Limited Tax Bonds, Series 2020B

**Prepared By:** Susemihl, McDermott & Downie, P.C.

660 Southpointe, Suite 210  
Colorado Springs, CO 80906  
719-579-6500



Peter M. Susemihl

July 29, 2022

Note: As per Section 32-1-104(2), a copy of this report (without attachments) should also be submitted to:

County Assessor  
1675 West Garden of the Gods Road  
Suite 2300  
Colorado Springs, Colorado 80907

County Treasurer  
1675 West Garden of the Gods Road  
Suite 2100  
Colorado Springs, Colorado 80907