

MOUNTAIN SKY METROPOLITAN DISTRICT

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To: Property Owners within the Mountain Sky Metropolitan District:

The Board of Directors of the Mountain Sky Metropolitan District held a Budget Hearing on November 2nd and adopted the District's 2023 Budget.

During the budget discussion, concerns were raised over funding additional operations and maintenance expenses of the District for common area and park landscaping, irrigation, utilities and snow removal.

In place of considering a monthly or quarterly service fee, the Board decided to raise the operations mill levy from 10 mills to 20 mills. The debt service mill levy remains at 50 mills, both adjusted for the change in the residential property assessment rate (current residential rate of 6.95% down from 7.96%). The operations mill levy will adjust to 20.682 mills and the debt service mill levy will adjust to 51.704 for a total of 72.386 mills to be collected in 2023.

Property Tax Example:

2023 Operational Taxes-

$\$500,000 \text{ home value} \times 6.95\% \text{ (residential tax rate)} = \$34,750 \text{ (valuation for assessment)}$

$\$34,750 \times .020682 \text{ (20.682 mills)} = \718.70 taxes

2022 Operational Taxes –

$\$500,000 \text{ home value} \times 7.15\% \text{ (residential tax rate)} = \$35,750 \text{ (valuation for assessment)}$

$\$35,750 \times .01000 \text{ (10 mills)} = \357.75 taxes

The example 2023 property tax increase for District operations and maintenance is \$360.95.

We look forward to working with you in 2023 and to building the Mountain Sky Community.

Best wishes for the New Year,

Your team at Teleos Management Group
303-818-9365