

CRYSTAL VALLEY METROPOLITAN DISTRICT #2
<https://crystalvalley.org/>

January 5, 2024

**Re: Crystal Valley Metropolitan District #2 (the “District”)
Mill Levy Reduction for 2024**

Dear Property Owner/Taxpayer:

You are receiving this letter as the Douglas County Assessor’s Office shows that your property is located in and subject to the Crystal Valley Metropolitan District #2 mill levy.

As part of the District’s annual budget proceedings for the 2024 fiscal year, the District board certified a total mill levy of 25.500. As you may be aware, the District restructured its outstanding bonds in 2020 with the intent to provide the District taxpayers with mill levy relief on a current and future basis. For comparison, in 2022 the District mill levy totaled 45 mills, in 2021 the mill levy totaled 51.50 mills, and in 2023 the mill levy totaled 20.151.

As part of the 2024 budget process, the District board determined that there is a significant debt service revenue surplus. As a result, the District will be using a portion of those surplus funds in 2024 as a source of revenue to pay its bond debt service requirements for 2024. This offsets the property taxes necessary to be collected for debt service from the District taxpayers in 2024. Therefore, District taxpayers will see a “property tax” credit which will dramatically lower the overall taxes that are required to be paid to the District. In 2024, the property tax credit that the District board has determined to provide to taxpayers is 20.000 mills, which means that taxpayers will pay a total of 5.500 mills to the District in 2024. You will see this on the property tax bill which is issued and collected by Douglas County.

The final approved 2024 Budget is available on the District web site at <https://crystalvalley.org/>

If you have any questions about the 2024 District mill levy, please contact the District Manager at crystalvalley@ccgcolorado.com.

Respectfully,

The Board of Directors
Crystal Valley Metropolitan District #2