

**EL PASO COUNTY SPECIAL DISTRICTS  
ANNUAL REPORT and DISCLOSURE FORM**

1. Name of District(s):	4-Way Ranch Metropolitan District No. 2
2. Report for Calendar Year:	2021
3. Contact Information	Ms. Barbara Vander Wall, Esq. Seter & Vander Wall, P.C. 7400 East Orchard Road, Suite 3300 Greenwood Village, CO 80111 Ph: 303-770-2700 Fax: 303-770-2701 bvanderwall@svwpc.com
4. Meeting Information	District Board meetings are annually on the second Wednesday of November at 11:30 a.m. at 1271 Kelly Johnson Blvd., Suite 100, Colorado Springs, Colorado, but are subject to cancellation if there is no business to transact. The Board designates one mile east of the intersection of Stapleton Road and Highway 24 on Highway 24, which is within the boundaries of the District as its 24-hour posting place for meeting notices. Up-to-date information regarding District meetings may be obtained by contacting the District's contact person.
5. Type of District(s)/ Unique Representational Issues (if any)	4-Way Ranch Metropolitan District No. 2 is a single conventional Title 32 Special Metropolitan District. All property owners within the boundaries of this district who are otherwise eligible as electors within the State of Colorado have the opportunity to fully participate in future elections of the district and are eligible to run for Director positions when these positions become open.
6. Authorized Purposes of the District(s)	The Service Plan authorizes all allowable purposes for Title 32 Special Districts except for fire protection. For additional details, please contact the District's contact person.
7. Active Purposes of the District(s)	4-Way Ranch Metropolitan District No. 1 and 4-Way Ranch Metropolitan District No. 2 submitted a Consolidated Service Plan to El Paso County. The primary active purpose of the District is to coordinate the provision of public improvements with District No. 1 as authorized by the Consolidated Service Plan.
8. Current Certified Mill Levies a. Debt Service b. Operational c. Other	a. 0.000 mills b. 0.000 mills c. 0.000 mills

d. Total	d. 0.000 mills
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	<p>\$435,000 is the total actual value of a typical single-family home based on the most recent market study prepared for the Districts.</p> <p>\$174,000 is the total actual value of a typical 1,000 square foot commercial property based on the most recent market study prepared for the Districts.</p> <p>Sample Mill Levy calculation for:  <u>a. Residential Property:</u></p> <p><math>\\$435,000 \times 0.072 = \\$31,320</math> (Assessed Value)  <math>\\$31,320 \times .000 = \\$0</math> per year in sample taxes owed solely to this special district if the District imposes its projected mill levy.</p> <p>Sample Mill Levy calculation for:  <u>b. Commercial Property:</u></p> <p><math>\\$174,000 \times 0.2900 = \\$50,460</math> (Assessed Value)  <math>\\$50,460 \times 0.000 = \\$0</math> per year in sample taxes owed solely to this special district in the District imposes its projected mill levy.</p>
10. Maximum Authorized Mill Levy Caps (Note: these are maximum allowable mill levies which could be certified in the future unless there was a change in state statutes or Board of County Commissioners approvals)  a. Debt Service b. Operational c. Other d. Total	  a. 50 mills, gallagherized b. 10 mills, gallagherized c. N/A d. 60 mills, gallagherized
11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	Assumptions:  <p>\$435,000 is the total actual value of a typical single-family home based on the most recent market study prepared for the Districts.</p> <p>\$174,000 is the total actual value of a typical 1,000 square foot commercial property based on the most recent market study prepared for the Districts.</p> <p>Sample Mill Levy calculation for:  <u>a. Residential Property:</u></p> <p><math>\\$435,000 \times 0.072 = \\$31,320</math> (Assessed Value)  <math>\\$31,320 \times .066333 = \\$2,077.50</math> per year in sample taxes owed solely to this Special District if the District imposes its projected mill levy cap.</p>

	<p>Sample Mill Levy calculation for:  <u>b. Commercial Property:</u></p> <p>\$174,000 x 0.2900 = \$50,460 (Assessed Value)  \$50,460 x .060 = \$3,027.60 per year in sample taxes owed solely to this special district if the District imposes its projected mill levy cap.</p>
12. Current Outstanding Debt of the Districts (as of the end of year of this report)	None.
13. Total voter-authorized debt of the Districts (including current debt)	\$514,000,000
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	The District may incur indebtedness during 2022 pursuant to agreement with 4-Way Ranch Metropolitan District No. 1.
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	No construction activity occurred within the District during 2021.
16. Summary of major property exclusion or inclusion activities in the past year.	<p>Approximately 321 acres of vacant land known as the Waterbury Property was excluded from District No. 1 and included into District No. 2 after the Districts held public hearings on March 14, 2018. The exclusion of the Waterbury Property from District No. 1 was challenged by certain residents within District No. 1, and a case to resolve the issue was initiated in El Paso County District Court. The District resolved this matter in 2020 with the residents and confirmed the status of the Waterbury Property within District No. 2, an appeal remains pending with a commercial property owner within the boundaries of District No. 1 regarding the Waterbury Property's exclusion from District No. 1.</p> <p>Separately from the above-referenced matter, approximately 765 acres of land known as the 4 Site Investments, LLC Property was approved by the District's board of directors for exclusion from District No. 2 after the District held a public hearing on April 28, 2020. An additional 2-acre property related to the 4 Site Investments, LLC property was approved for exclusion by the District's board of directors on March 3, 2021. Exclusion of the 765-acre property and 2-acre property were finalized on January 5, 2022 through recordation of a court order approving the exclusions with the El Paso County Clerk &amp; Recorder's Office.</p>

Reminder:

- A. As per Colorado Revised Statutes, Section 32-1-306, the special district shall maintain a current, accurate map of its boundaries and shall provide for such map to be on file with the County Assessor.
- B. Colorado Revised Statutes, Section 32-1-306, states a certificate of election results shall be filed with the County Clerk and Recorder.

Catherine T. Bright, Paralegal

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Name and Title of Respondent

*Catherine Bright*

February 28, 2022

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Signature of Respondent

Date

RETURN COMPLETED FORM TO: [specialdistrictnotices@elpasoco.com](mailto:specialdistrictnotices@elpasoco.com)

Or mail to:

El Paso County  
Clerk and Recorder

Attention: Clerk to the Board  
P.O. Box 2007  
Colorado Springs, Colorado 80901-2007

**\*\*NOTE:** As per CRS Section 32-1-104(2), a copy of this report should also be submitted to:

County Assessor – 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907

County Treasurer - 1675 W Garden of the Gods Rd, Colorado Springs, CO 80907