

**4-WAY RANCH METROPOLITAN DISTRICT NO. 1
COUNTY OF EL PASO, STATE OF COLORADO**

ANNUAL REPORT FOR FISCAL YEAR 2024

Pursuant to the Service Plan for the 4-Way Ranch Metropolitan District No. 1 (the “District”), the District is required to provide an annual report to the County of El Paso (the “County”) with regard to the following matters:

For the year ending December 31, 2024, the District makes the following report:

1. Boundary changes made or proposed;

No boundary changes were made during the reporting period.

2. Intergovernmental agreements entered into or terminated with other governmental entities;

No Intergovernmental Agreements were entered into during the reporting period and none are anticipated at this time.

3. Access information to obtain a copy of rules and regulations adopted by the Board;

A copy of the rules and regulations are available on the district website. <https://4wayranchmdl.com/documents>

4. A summary of litigation involving public improvements owned by the District;

There is no litigation, pending or threatened, against the District of which we are aware.

5. The status of the construction of public improvements by the District;

There were no public improvement or construction in the reporting year.

6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality;

There were no facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality during the reporting year.

7. The final assessed valuation of the District as of December 31 of the reporting year;

\$2,343,430
8. A copy of the current year's budget;

2025 Budget is attached as Exhibit A
9. A copy of the audited financial statements or the application for exemption from audit, as applicable;

The 2023 Audit is attached as Exhibit B. 2024 Audit has not completed.
10. Notice of any uncured defaults existing for more than 90 days under any debt instrument of the District; and

The District does not have any uncured defaults.
11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a 90-day period;

The District has made its obligation payments on the due date.

**REQUEST FOR DOCUMENTS FROM
4-WAY RANCH METROPOLITAN DISTRICT NO. 1**

Please complete this request for the exhibits referenced in the Annual Report. Documents will be in PDF format but will not always be ADA accessible.

Date of Request: _____

Name of requestor (optional): _____

Email Address to Send documents: _____

Documents requested: _____

The first hour of retrieval is at no charge, the retrieval time required after that hour will be charged and will need to be paid prior to receiving the documents requested. Pursuant to Section § 24-72-205(6) (b), C.R.S. and the Policy, the maximum hourly fee for the research and retrieval of public documents in response to a request is \$41.37 as of July 1, 2024.

BY ORDER OF THE BOARD OF DIRECTORS:
4-Way Ranch Metropolitan District No. 1

By: /s/ Community Resource Services of Colorado, LLC

Email requests to rbilek@crsofcolorado.com