

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

1.	Name of District(s):	THE SANDS METROPOLITAN DISTRICT NO. 4
2.	Report for Calendar Year:	2025
3.	Contact Information	David O’Leary, Esq. Spencer Fane LLP 1700 Lincoln Street, Ste. 2000 Denver, CO 80203 (303) 839-3800 doleary@spencerfane.com
4.	Meeting Information	No regular meetings are scheduled at this time. The District calls special meetings as needed. When called, the meetings are held at 212 N. Wahsatch Ave., Ste. 301, Colorado Springs, CO, and/or virtually.
5.	Type of District(s)/ Unique Representational Issues (if any)	The Sands Metropolitan Districts consist of 4 separate but interrelated Title 32 Special Metropolitan Districts. District No. 1 acts as the Coordinating District and coordinates the financing and construction of all Public Improvements. District Nos. 2, 3 and 4 are the Financing Districts and are expected to include residential and/or commercial development that (in collaboration with the Control District No. 1) will produce the required revenue to fund the Public Improvements and any operations and maintenance costs.
6.	Authorized Purposes of the District(s)	The Service Plan authorizes all allowable purposes for Title 32 Special Districts.
7.	Active Purposes of the District(s)	It is intended that District Nos. 1-3, in their discretion, will provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the City of Colorado Springs generally located within the Constitution/Marksheffel community (the “Project”). The Public Improvements will be constructed for the use and benefit of all anticipated inhabitants, property owners and taxpayers of the Districts. The primary purpose of the Districts will be to finance the construction of these Public Improvements. Additional purposes will include covenant enforcement, design review and park and recreation purposes and operations of those improvements not otherwise dedicated to the City.
8.	Current Certified Mill Levies District No. 4 a. Debt Service b. Operational	a. 62.232 b. 12.446

c. Other (contractual obligations) d. Total	c. 0.000 d. 74.678
9. Sample Calculation of Current Mill Levy for a Residential and Commercial Property (as applicable).	Sample Calculation of Mill Levy for <u>Residential</u> Property: \$300,000 Actual Value x 6.70% assessment rate (2024 rate) = \$20,100 assessed value Property tax: \$20,100 assessed / divide by 1,000 (mill levy applies to every \$1,000 in value) x 60 mills = \$1,206 in annual property tax, or \$100.50 per month on a 12-month basis. Sample Metropolitan District Mill Levy Calculation for a <u>Commercial</u> Property: \$300,000 x 2.9% = \$8,700 (Assessed Value) \$8,700 / divide by 1,000 x 60.000 = \$522 in annual property tax, or \$43.50 per month on a 12-month basis.
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. The Maximum Debt Service Mill Levy shall be fifty (50) mills, subject to Gallagher Adjustment. b. Maximum Operational Mill Levy. The Maximum Operational Mill Levy Cap for each District shall be ten (10) mills, subject to Gallagher Adjustment. c. Maximum Special Purpose Mill Levy. The Maximum Special Purpose Mill Levy for each District is five (5) Mills, subject to Gallagher Adjustment. d. Maximum Combined Mill Levy. The Maximum Combined Mill Levy for each District is 65 Mills, subject to Gallagher Adjustment.
11. Sample Calculation of Mill Levy Cap for a Residential and Commercial Property (as applicable).	Sample Calculation of Mill Levy for <u>Residential</u> Property: \$300,000 Actual Value x 6.70% assessment rate (2024 rate) = \$20,100 assessed value Property tax: \$20,100 assessed / divide by 1,000 (mill levy applies to every \$1,000 in value) x 65 mills = \$1,306.50 in annual property tax, or \$108.88 per month on a 12-month basis. Sample Metropolitan District Mill Levy Calculation for a <u>Commercial</u> Property: \$300,000 x 2.9% = \$8,700 (Assessed Value) \$8,700 / divide by 1,000 x 65.000 = \$565.50 in annual property tax, or \$47.125 per month on a 12-month basis.

12. Current Outstanding Debt of District No. 4 (as of the end of year of this report)	On October 15, 2024 the District issued General Obligation Bonds Series 2024 for public infrastructure in the principal amount of \$8,630,000.
13. Total voter-authorized debt of District No. 4 (including current debt)	The District is authorized to issue Debt up to \$28,540,103 million in principal amount.
14. Debt proposed to be issued, reissued or otherwise obligated in the coming year.	The District does not currently plan to issue additional debt in the coming year.
15. Major facilities/ infrastructure improvements initiated or completed in the prior year	The infrastructure improvements within District are complete for the initial phase and the Windermere Subdivision.
16. Summary of major property exclusion or inclusion activities in the past year.	There were no inclusions or exclusions during the report year.
ADDITIONAL ANNUAL REPORTING REQUIREMENTS PURSUANT TO C.R.S. 32-1-207(3)(C)	
17. Intergovernmental agreements entered into or terminated with other governmental entities.	The District did not enter into or terminate any intergovernmental agreements during the report year.
18. Access information to obtain a copy of rules and regulations adopted by the Board.	Legal counsel: David O’Leary, doleary@spencerfane.com
19. A summary of litigation involving public improvements owned by the District.	None.
20. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.	No facilities or improvements were conveyed or dedicated to the County during the report year.
21. The final assessed valuation of the District as of December 31 of the reporting year; and <u>Copy of current year’s budget.</u>	Final AV: \$6,590,350 The 2026 Budget is on file with the Division of Local Government and a copy can be obtained via DOLA's online portal .
22. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable	An application for exemption from audit was filed and accepted, as the revenues and expenditures were less than \$750,000 in 2025. A copy of the exemption can be obtained from the State Auditor's online portal .
23. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the District.	None.
24. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.	None.

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.

David S. O’Leary, Counsel for the District

Name and Title of Respondent

/s/ David S. O’Leary

June 26, 2026

Signature of Respondent

Date

RETURN COMPLETED FORM TO: specialdistrictnotices@elpasoco.com

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

County Assessor – asrweb@elpasoco.com

County Treasurer - trsweb@elpasoco.com