

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**El Paso County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2025**

**LORSON RANCH METROPOLITAN DISTRICT NO. 4  
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## **INDEPENDENT AUDITOR'S REPORT**

Board of Directors  
Lorson Ranch Metropolitan District No. 4  
El Paso County, Colorado

### **Report on the Audit of the Financial Statements**

#### **Opinion**

We have audited the accompanying financial statements of the governmental activities and each major fund of Lorson Ranch Metropolitan District No. 4 (the "District") as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### **Responsibilities of Management for the Financial Statements**

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year after the date that the financial statements are available to be issued, including any currently known information that may raise substantial doubt shortly thereafter.

## **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

## **Required Supplementary Information**

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### **Supplementary Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### **Prior Period Financial Statements**

The financial statements of the District as of December 31, 2024, were audited by other auditors whose report dated July 18, 2025, expressed an unmodified opinion on those statements. Accordingly, we do not express an opinion or any other form of assurance on the 2024 financial statements as a whole.

### **Other Information**

Management is responsible for the other information, as identified in the table of contents. The other information does not include the basic financial statements and our auditor's report thereon. Our opinion on the basic financial statements does not cover the other information, and we do not express an opinion or provide assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or other information otherwise appears to be materially misstated. If based on work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*ATLAS CPAs & Auditors PLLC*

Colorado Springs, Colorado  
July 8, 2026

## **BASIC FINANCIAL STATEMENTS**

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2025**

|                                                        | <u>Governmental<br/>Activities</u> |
|--------------------------------------------------------|------------------------------------|
| <b>ASSETS</b>                                          |                                    |
| Cash and Cash Equivalents and Investments              | \$ 3,518                           |
| Cash and Cash Equivalents and Investments - Restricted | 23,566                             |
| Receivable from County Treasurer                       | 21,114                             |
| Property Tax Receivable                                | <u>2,518,859</u>                   |
| Total Assets                                           | 2,567,057                          |
| <b>LIABILITIES</b>                                     |                                    |
| Due to Other Districts - LRMD No. 1                    | 9,037                              |
| Accrued Interest                                       | 239,329                            |
| Noncurrent Liabilities:                                |                                    |
| Due in More Than One Year                              | <u>60,073,000</u>                  |
| Total Liabilities                                      | 60,321,366                         |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                   |                                    |
| Property Tax Revenue                                   | <u>2,518,859</u>                   |
| Total Deferred Inflows of Resources                    | 2,518,859                          |
| <b>NET POSITION</b>                                    |                                    |
| Unrestricted                                           | <u>(60,273,168)</u>                |
| Total Net Position                                     | <u><u>\$ (60,273,168)</u></u>      |

*The accompanying notes are an integral part of the Financial Statements.*

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2025**

|                                                 | Program Revenues           |                                          |                                        | Net Revenues<br>(Expenses) and<br>Changes in<br>Net Position |
|-------------------------------------------------|----------------------------|------------------------------------------|----------------------------------------|--------------------------------------------------------------|
|                                                 | Charges<br>for<br>Services | Operating<br>Grants and<br>Contributions | Capital<br>Grants and<br>Contributions |                                                              |
| <b>FUNCTIONS/PROGRAMS</b>                       |                            |                                          |                                        |                                                              |
| Primary Government:                             |                            |                                          |                                        |                                                              |
| Governmental Activities:                        |                            |                                          |                                        |                                                              |
| General Government                              | \$ 504,856                 | \$ -                                     | \$ -                                   | \$ (504,856)                                                 |
| Interest on Long-Term Debt<br>and Related Costs | 4,051,946                  | -                                        | -                                      | (4,051,946)                                                  |
| Total Governmental Activities                   | <u>\$ 4,556,802</u>        | <u>\$ -</u>                              | <u>\$ -</u>                            | <u>(4,556,802)</u>                                           |
| <b>GENERAL REVENUES</b>                         |                            |                                          |                                        |                                                              |
| Property Taxes                                  |                            |                                          |                                        | 2,763,795                                                    |
| Specific Ownership Taxes                        |                            |                                          |                                        | 264,980                                                      |
| Interest Income                                 |                            |                                          |                                        | 39,503                                                       |
| Intergovernmental Revenues - LRMD No. 3         |                            |                                          |                                        | 3,718,629                                                    |
| Total General Revenues and Transfers            |                            |                                          |                                        | <u>6,786,907</u>                                             |
| <b>CHANGES IN NET POSITION</b>                  |                            |                                          |                                        | 2,230,105                                                    |
| Net Position - Beginning of Year                |                            |                                          |                                        | <u>(62,503,273)</u>                                          |
| <b>NET POSITION - END OF YEAR</b>               |                            |                                          |                                        | <u><u>\$ (60,273,168)</u></u>                                |

The accompanying notes are an integral part of the Financial Statements.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2025**

|                                                                                                                                                 | General           | Debt<br>Service     | Capital<br>Projects | Total<br>Governmental<br>Funds |
|-------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------|---------------------|--------------------------------|
| <b>ASSETS</b>                                                                                                                                   |                   |                     |                     |                                |
| Cash and Cash Equivalents and Investments                                                                                                       | \$ 3,518          | \$ -                | \$ -                | \$ 3,518                       |
| Cash and Cash Equivalents and Investments - Restricted                                                                                          | -                 | 23,566              | -                   | 23,566                         |
| Receivable from County Treasurer                                                                                                                | 3,519             | 17,595              | -                   | 21,114                         |
| Property Tax Receivable                                                                                                                         | 419,793           | 2,099,066           | -                   | 2,518,859                      |
| Total Assets                                                                                                                                    | <u>\$ 426,830</u> | <u>\$ 2,140,227</u> | <u>\$ -</u>         | <u>\$ 2,567,057</u>            |
| <b>LIABILITIES, DEFERRED INFLOWS OF<br/>RESOURCES, AND FUND BALANCES</b>                                                                        |                   |                     |                     |                                |
| <b>LIABILITIES</b>                                                                                                                              |                   |                     |                     |                                |
| Due to Other Districts - LRMD No. 1                                                                                                             | <u>\$ 7,037</u>   | <u>\$ 2,000</u>     | <u>\$ -</u>         | <u>\$ 9,037</u>                |
| Total Liabilities                                                                                                                               | 7,037             | 2,000               | -                   | 9,037                          |
| <b>DEFERRED INFLOWS OF RESOURCES</b>                                                                                                            |                   |                     |                     |                                |
| Deferred Property Tax                                                                                                                           | <u>419,793</u>    | <u>2,099,066</u>    | <u>-</u>            | <u>2,518,859</u>               |
| Total Deferred Inflows of Resources                                                                                                             | 419,793           | 2,099,066           | -                   | 2,518,859                      |
| <b>FUND BALANCES</b>                                                                                                                            |                   |                     |                     |                                |
| Restricted for:                                                                                                                                 |                   |                     |                     |                                |
| Debt Service                                                                                                                                    | <u>-</u>          | <u>39,161</u>       | <u>-</u>            | <u>39,161</u>                  |
| Total Fund Balances                                                                                                                             | <u>-</u>          | <u>39,161</u>       | <u>-</u>            | <u>39,161</u>                  |
| Total Liabilities, Deferred Inflows of<br>Resources, and Fund Balances                                                                          | <u>\$ 426,830</u> | <u>\$ 2,140,227</u> | <u>\$ -</u>         |                                |
| Amounts reported for governmental activities in the statement of<br>net position are different because:                                         |                   |                     |                     |                                |
| Long-term liabilities, including bonds payable, are not due and payable<br>in the current period and, therefore, are not reported in the funds. |                   |                     |                     |                                |
| Accrued Interest                                                                                                                                |                   |                     |                     | (239,329)                      |
| Bonds Payable - Series 2022A                                                                                                                    |                   |                     |                     | (41,260,000)                   |
| Bonds Payable - Series 2022B                                                                                                                    |                   |                     |                     | (15,430,000)                   |
| Developer Advance Payable                                                                                                                       |                   |                     |                     | <u>(3,383,000)</u>             |
| Net Position of Governmental Activities                                                                                                         |                   |                     |                     | <u>\$ (60,273,168)</u>         |

*The accompanying notes are an integral part of the Financial Statements.*

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2025**

|                                                         | General        | Debt<br>Service  | Capital<br>Projects | Total<br>Governmental<br>Funds |
|---------------------------------------------------------|----------------|------------------|---------------------|--------------------------------|
| <b>REVENUES</b>                                         |                |                  |                     |                                |
| Property Taxes                                          | \$ 460,627     | \$ 2,303,168     | \$ -                | \$ 2,763,795                   |
| Specific Ownership Taxes                                | 44,163         | 220,817          | -                   | 264,980                        |
| Interest Income                                         | 66             | 39,437           | -                   | 39,503                         |
| Intergovernmental Revenues - LRMD No. 3                 | -              | 1,521,419        | 2,197,210           | 3,718,629                      |
| Total Revenues                                          | <u>504,856</u> | <u>4,084,841</u> | <u>2,197,210</u>    | <u>6,786,907</u>               |
| <b>EXPENDITURES</b>                                     |                |                  |                     |                                |
| Current:                                                |                |                  |                     |                                |
| County Treasurer's Fee                                  | 6,912          | 34,562           | -                   | 41,474                         |
| Intergovernmental Expenditures - LRMD No. 1             | 497,944        | -                | -                   | 497,944                        |
| Debt Service:                                           |                |                  |                     |                                |
| Bond Interest                                           | -              | 1,862,172        | -                   | 1,862,172                      |
| Bond Principal                                          | -              | 970,000          | -                   | 970,000                        |
| Bond Interest - Subordinate                             | -              | 1,239,358        | -                   | 1,239,358                      |
| Total Expenditures                                      | <u>504,856</u> | <u>4,106,092</u> | <u>-</u>            | <u>4,610,948</u>               |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | -              | (21,251)         | 2,197,210           | 2,175,959                      |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                |                  |                     |                                |
| Bond Issuance Proceeds                                  | -              | -                | 8,301,675           | 8,301,675                      |
| Repay Developer Advance                                 | -              | -                | (10,498,885)        | (10,498,885)                   |
| Total Other Financing Uses                              | <u>-</u>       | <u>-</u>         | <u>(2,197,210)</u>  | <u>(2,197,210)</u>             |
| <b>NET CHANGE IN FUND BALANCES</b>                      | -              | (21,251)         | -                   | (21,251)                       |
| Fund Balances - Beginning of Year                       | <u>-</u>       | <u>60,412</u>    | <u>-</u>            | <u>60,412</u>                  |
| <b>FUND BALANCES - END OF YEAR</b>                      | <u>\$ -</u>    | <u>\$ 39,161</u> | <u>\$ -</u>         | <u>\$ 39,161</u>               |

*The accompanying notes are an integral part of the Financial Statements.*

**LORSON RANCH METROPOLITAN DISTRICT NO. 4  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2025**

|                                                        |             |
|--------------------------------------------------------|-------------|
| Net Change in Fund Balances - Total Governmental Funds | \$ (21,251) |
|--------------------------------------------------------|-------------|

Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g., bonds, receipt of developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

|                         |             |
|-------------------------|-------------|
| Bond Principal          | 970,000     |
| Bond Proceeds           | (8,301,675) |
| Repay Developer Advance | 7,423,683   |

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

|                                                                  |           |
|------------------------------------------------------------------|-----------|
| Accrued Interest Payable - Change in Liability                   | (33,603)  |
| Accrued Interest Payable Developer Advance - Change in Liability | 2,192,951 |

|                                                    |                     |
|----------------------------------------------------|---------------------|
| Changes in Net Position of Governmental Activities | <u>\$ 2,230,105</u> |
|----------------------------------------------------|---------------------|

**LORSON RANCH METROPOLITAN DISTRICT NO. 4  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2025**

|                                             | Original and<br>Final Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------------|------------------------------|-------------------|---------------------------------------------------------|
| <b>REVENUES</b>                             |                              |                   |                                                         |
| Property Taxes                              | \$ 460,748                   | \$ 460,627        | \$ (121)                                                |
| Specific Ownership Taxes                    | 41,467                       | 44,163            | 2,696                                                   |
| Interest Income                             | -                            | 66                | 66                                                      |
| Other Revenue                               | 2,785                        | -                 | (2,785)                                                 |
| Total Revenues                              | 505,000                      | 504,856           | (144)                                                   |
| <b>EXPENDITURES</b>                         |                              |                   |                                                         |
| Contingency                                 | 2,785                        | -                 | 2,785                                                   |
| County Treasurer's Fee                      | 6,911                        | 6,912             | (1)                                                     |
| Intergovernmental Expenditures - LRMD No. 1 | 495,304                      | 497,944           | (2,640)                                                 |
| Total Expenditures                          | 505,000                      | 504,856           | 144                                                     |
| <b>NET CHANGE IN FUND BALANCE</b>           | -                            | -                 | -                                                       |
| Fund Balance - Beginning of Year            | -                            | -                 | -                                                       |
| <b>FUND BALANCE - END OF YEAR</b>           | <u>\$ -</u>                  | <u>\$ -</u>       | <u>\$ -</u>                                             |

*The accompanying notes are an integral part of the Financial Statements.*

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 1    DEFINITION OF REPORTING ENTITY**

Lorson Ranch Metropolitan District No. 4 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was formed on December 2, 2004, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in El Paso County, Colorado. The District was established to provide financing for the acquisition, construction, and installation of streets, traffic and safety controls, parks and recreational facilities, water, storm drainage, sanitation, fire protection, and mosquito control.

The District was formed under the Consolidated Service Plan in conjunction with Lorson Ranch Metropolitan Districts Nos. 1, 2, 3, and 5–7. District No. 1 will serve as the Service District with the responsibility of managing the construction and operation of facilities and improvements needed for the public improvements. District Nos. 2–7 will serve as the Financing Districts with the responsibility of providing the funding and tax base needed to support the capital improvements and operations to serve the community known as Lorson Ranch.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens, and fiscal dependency.

The District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization (including District Nos. 1, 2, 3, and 5-7), nor is the District a component unit of any other primary governmental entity.

**NOTE 2    SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes, intergovernmental revenue, and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt of the governmental funds.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

The effect of interfund activity has been eliminated from the government-wide financial statements.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2025.

**Pooled Cash and Investments**

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash and investments.

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Accounting Standards**

In December 2023, the GASB issued Statement No. 102, Certain Risk Disclosures (Statement 102). Statement 102 requires note disclosure when (a) a concentration or constraint is known prior to issuance of the financial statements, (b) it makes the reporting unit vulnerable to the risk of a substantial impact, and (c) an event associated with the concentration or constraint has occurred, has begun to occur, or is more likely than not to begin to occur within 12 months of issuance.

The District adopted the requirements of the guidance effective January 1, 2025, and has elected to apply the provisions of this standard to the beginning of the period of adoption. Management performed the analysis required under Statement 102 and did not identify any concentrations or constraints that require disclosure.

**NOTE 3 CASH AND CASH EQUIVALENTS AND INVESTMENTS**

Cash and cash equivalents and investments as of December 31, 2025, are classified in the accompanying financial statements as follows:

Statement of Net Position:

|                                                        |                  |
|--------------------------------------------------------|------------------|
| Cash and Cash Equivalents and Investments              | \$ 3,518         |
| Cash and Cash Equivalents and Investments - Restricted | 23,566           |
| Total Cash and Investments                             | <u>\$ 27,084</u> |

Cash and cash equivalents and investments as of December 31, 2025, consist of the following:

|                                                 |                  |
|-------------------------------------------------|------------------|
| Deposits with Financial Institutions            | \$ 7,196         |
| Investments                                     | 19,888           |
| Total Cash and Cash Equivalents and Investments | <u>\$ 27,084</u> |

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2025, the District's cash deposits had a bank balance and carrying balance of \$7,196.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 3 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- General obligation and revenue bonds of U.S. local government entities
- Certain certificates of participation
- Certain securities lending agreements
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities.
- \* Certain money market funds
- Guaranteed investment contracts
- Local government investment pools

As of December 31, 2025, the District had the following investments:

| Investment                      | Maturity         | Amount           |
|---------------------------------|------------------|------------------|
| Morgan Stanley Government Money | Weighted-Average |                  |
| Market Funds                    | Under 60 Days    | \$ 19,888        |
| Total                           |                  | <u>\$ 19,888</u> |

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 3 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

**Morgan Stanley Government Money Market Funds**

The debt service money that is included in the trust accounts at Zions Bank is invested in the Morgan Stanley Government Money Market Funds. This portfolio is a money market fund that is managed by Morgan Stanley, and each share is equal in value to \$1.00. This portfolio is a money market mutual fund which invests in U.S. Treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 13 months or less and repurchase agreements collateralized by U.S. Treasury obligations. The Federated Treasury Obligation Fund is rated AAAm by Standard & Poor's.

**NOTE 4 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2025:

|                                      | Balance at<br>December 31,<br>2024 | Additions    | Reductions    | Balance at<br>December 31,<br>2025 | Due<br>Within<br>One Year |
|--------------------------------------|------------------------------------|--------------|---------------|------------------------------------|---------------------------|
| Bonds Payable:                       |                                    |              |               |                                    |                           |
| General Refunding Bonds              |                                    |              |               |                                    |                           |
| Series 2022A - Limited Tax           |                                    |              |               |                                    |                           |
| General Obligation Bonds             | \$ 32,958,325                      | \$ 8,301,675 | \$ -          | \$ 41,260,000                      | \$ -                      |
| Series 2022B - Limited Tax General   |                                    |              |               |                                    |                           |
| Obligation Subordinate Bonds         | 16,400,000                         | -            | 970,000       | 15,430,000                         | -                         |
| Subtotal of Bonds Payable            | 49,358,325                         | 8,301,675    | 970,000       | 56,690,000                         | -                         |
| Other Debts:                         |                                    |              |               |                                    |                           |
| Developer Advance - Capital          | 5,406,654                          | -            | 5,406,654     | -                                  | -                         |
| Developer Advance - Regional Capital | 5,342,605                          | -            | 2,017,029     | 3,325,576                          | -                         |
| Accrued Interest on:                 |                                    |              |               |                                    |                           |
| Developer Advance - Capital          | 1,131,892                          | 414,871      | 1,546,763     | -                                  | -                         |
| Developer Advance - Regional Capital | 1,118,483                          | 467,380      | 1,528,439     | 57,424                             | -                         |
| Subtotal of Other Debts              | 12,999,634                         | 882,251      | 10,498,885    | 3,383,000                          | -                         |
| Total Long-Term Obligations          | \$ 62,357,959                      | \$ 9,183,926 | \$ 11,468,885 | \$ 60,073,000                      | \$ -                      |

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$41,260,000 Limited Tax General Obligation Draw Down Bonds, Series 2022A<sup>(3)</sup> and \$16,400,000 Limited Tax General Obligation Subordinate Bonds, Series 2022B<sup>(3)</sup>**

The Board approved a resolution on November 28, 2022, authorizing the District to issue Limited Tax General Obligation Draw Down Bonds, Series 2022A<sup>(3)</sup> (Series 2022A Bonds) in the par amount of \$41,260,000 and Limited Tax General Obligation Subordinate Draw Down Bonds, Series 2022B<sup>(3)</sup> (Series 2022B Bonds) in the par amount of \$16,400,000. The Series 2022A Bonds and Series 2022B Bonds (collectively, the Series 2022 Bonds) will be issued on a “drawdown” basis, so that advances of the purchase price of the Series 2022 Bonds will be made by the Bond Purchaser to the Trustee in multiple installments in accordance with the terms and provisions of the authorizing resolution. The initial drawdown on the Series 2022A Bonds amount on the closing date of December 15, 2022, was \$32,958,325. The Series 2022B Bonds were drawn down in 2023. On October 22, 2025, the District drew down the remaining amount of \$8,301,675 for the Series 2022A Bonds. The Series 2022 Bonds were issued for the purposes of financing certain Public Improvements related to the Development.

**Proceeds of the Bonds**

The proceeds from the sale of the District Series 2022A Bonds are used to satisfy the District’s current and anticipated future obligations to the Service District under the Master IGA to pay its allocable share of Capital Costs of public improvements that benefit the District and will and which have been funded by the Developer pursuant to the Developer Funding Agreements and prior developer capital funding agreements. The proceeds from the sale of the District Series 2022B Bonds are used to satisfy the District’s current and anticipated future obligations to the Service District under the Master IGA to pay its allocable share of Capital Costs of regional public improvements, and which have been funded by the Developer pursuant to the Developer Funding Agreements and prior developer capital funding agreements.

**Series 2022A Bonds Details**

The Series 2022A Bonds bear interest at a rate of 5.50% payable semi-annually on June 1 and December 1, beginning on June 1, 2023, from, and to the extent of, Pledged Revenue available, if any. The Series 2022A Bonds mature on December 1, 2057, and are subject to mandatory sinking fund redemption, beginning on December 1, 2034, and on each December 1 thereafter prior to the maturity date of such bonds.

**Series 2022B Bonds Details**

The Series 2022B Bonds bear interest at the rate of 8.0% per annum and are payable annually on December 15, beginning December 15, 2023, but only to the extent of available Subordinate Pledged Revenue. The Series 2022B Bonds mature on December 15, 2057. The Series 2022B Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest prior to their maturity date. Unpaid interest on the Series 2022B Bonds compounds annually on each December 15. In the event any amounts due and owing on the Series 2022B Bonds remain outstanding on December 31, 2066, such amounts shall be extinguished and no longer be due and outstanding.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**\$41,260,000 Limited Tax General Obligation Draw Down Bonds, Series 2022A<sup>(3)</sup> and \$16,400,000 Limited Tax General Obligation Subordinate Bonds, Series 2022B<sup>(3)</sup> (Continued)**

**Series 2022A Bonds Optional Redemption**

The Series 2022A Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in part, on December 1, 2032, and on any date thereafter, at a redemption price equal to the principal amount of the Series 2022A Bonds or portion thereof so redeemed plus accrued interest to the date of the redemption, without redemption premium.

**Series 2022B Bonds Optional Redemption**

The Series 2022B Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in part, on December 15, 2032, and on any date thereafter, at a redemption price equal to the principal amount of the Series 2022B Bonds or portion thereof so redeemed plus accrued interest to the date of the redemption, without redemption premium.

**Series 2022A Bonds Pledged Revenue**

The Series 2022A Bonds are secured by and payable solely from and to the extent of Pledged Revenue, net of the cost of collection, which is defined generally in the District Senior Authorizing Resolution as:

- a) Pledged Property Tax Revenues;
- b) Pledged Specific Ownership Taxes, and
- c) any other legally available moneys that District No. 4 determines in its sole discretion to credit to the Bond Fund.

**Series 2022B Bonds Pledged Revenue**

The Series 2022B Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue, net of the cost of collection, which is defined generally in the District Subordinate Authorizing Resolution as:

- a) Subordinate Property Tax Revenues (including property tax revenues of District No. 3 from the imposition of the Subordinate Required Mill Levy pursuant to the Subordinate Pledge Agreement);
- b) Subordinate Specific Ownership Tax Revenues, and
- c) any other legally available moneys which District No. 4 determines, in its absolute discretion, to credit to the Subordinate Bond Fund for application as Subordinate Pledged Revenue.

The outstanding principal and interest due on the Bonds are not currently determinable since the Bonds are paid from cash flows when drawn down. Because of the uncertainty of the timing of the principal and interest payments on the Series 2022A and Series 2022B Bonds, no schedule of principal and interest payments is presented.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 4 LONG-TERM OBLIGATIONS (CONTINUED)**

**Developer Advances**

The District has entered into Funding and Reimbursement Agreements with Eagle Development Company (Developer) as follows:

**Funding and Reimbursement Agreement for Capital Costs (Continued)**

On February 3, 2020, the District entered into an agreement with the Developer. The Developer has agreed to advance up to \$300,000,000 through February 3, 2021, to fund the costs of capital projects. The agreement is subject to renewal on an annual basis as deemed appropriate by the Developer. Such advances include an interest rate of 2.00% plus the current Federal Reserve Board Prime rate and are to be reimbursed by the District with the proceeds of any future bond issues or any other available revenues by the District. Any reimbursement is subject to annual appropriation by the District and is contingent upon the District's ability to generate sufficient revenues, after payment of annual operating expenditures and debt service requirements. This agreement matured on February 3, 2021, and was extended through December 31, 2026. As of December 31, 2025, outstanding principal for Capital advances totaled \$3,325,576 and accrued interest due totaled \$57,424.

**Authorized Debt**

On November 2, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$640,000,000 at an interest rate to be determined by the District's Board of Directors. At December 31, 2025, the District had authorized but unissued indebtedness of \$582,340,000.

As set forth in the District's original and amended Service Plan, the City has limited the amount of debt to be issued by the District to a total of \$80,000,000 without future approval by the City. The District may levy up to 50.000 mills for debt service and up to 10.000 mills for general operations and administrative expenses due to the on-going operations and maintenance to be undertaken by the District. As of December 31, 2025, the District had \$22,340,000 of debt capacity available under its Service Plan.

**NOTE 5 NET POSITION**

The District has net position consisting of one component – unrestricted.

The District has a deficit in unrestricted net position. This deficit amount was a result of the District being responsible for the financing and repayment of debt obligations and advances for the construction of public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 6 RELATED PARTIES**

The members of the Board of Directors of the District are employees of or otherwise associated with Eagle Development Company (the Developer), the Landhuis Company and Tralon Homes, LLC, and may have conflicts of interest in dealing with the District. See Note 4 concerning advances made by the Developer. Any potential conflicts have been filed in accordance with Colorado Law.

**NOTE 7 INTERGOVERNMENTAL AGREEMENT**

**District Facilities Construction and Service Agreement**

On January 27, 2005, the District entered into a District Facilities Construction and Service Agreement (Master IGA) with Lorson Ranch Metropolitan District No. 1 (Service District) and Nos. 2, 3, and 5–7 (Financing Districts). Under the terms of the agreement, the Financing Districts will, over a period of years, levy sufficient taxes to pay to the service District the costs of construction, acquisition, and equipping of certain public facilities and services and the related operations and maintenance costs.

In return, the Service District has agreed to acquire, construct, and equip the facilities, provide for their operations and maintenance, and provide service to the property within District Nos. 1–7 or convey facilities to other entities that will provide the service.

**NOTE 8 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability, and workers' compensation coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2025**

**NOTE 9 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the Emergency Reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. The District transfers its net operating revenue to the Service District. Therefore, the Emergency Reserves related to the District's revenues are reported in the Service District.

On November 2, 2004, the District voters passed an election question allowing the District to increase property taxes up to \$1,000,000 annually, without limitation of rate, and without regard to any spending, revenue raising, or other limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR) or Sections 29-2-301, C. R. S., to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, spend, or retain all revenue without regard to any limitations under TABOR.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits, will require judicial interpretation.

Section 29-1-1702, C.R.S., contains limitations on revenues generated from property tax revenues that apply to certain local governments within the state of Colorado.

Annual operating revenue is limited to a 5.25% increase; such increase is determined based on a prior assessment period and adjusted for allowable exclusions and exemptions from qualified property tax revenues.

The District's management believes it is in compliance with the provisions of Section 29-1-1702, C.R.S. However, this section of the C.R.S. is complex and subject to interpretation.

**NOTE 10 SUBSEQUENT EVENTS**

In preparing the financial statements, the District has evaluated transactions for potential disclosure through July 8, 2026, the date the financial statements were available to be issued. Management has determined there are no events that have occurred subsequent to December 31, 2025 that would require disclosure.

## **SUPPLEMENTARY INFORMATION**

**LORSON RANCH METROPOLITAN DISTRICT NO. 4  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2025**

|                                         | Budget           |                  | Actual           | Variance with                          |
|-----------------------------------------|------------------|------------------|------------------|----------------------------------------|
|                                         | Original         | Final            | Amounts          | Final Budget<br>Positive<br>(Negative) |
| <b>REVENUES</b>                         |                  |                  |                  |                                        |
| Property Taxes                          | \$ 2,303,776     | \$ 2,303,168     | \$ 2,303,168     | \$ -                                   |
| Specific Ownership Taxes                | 207,340          | 220,817          | 220,817          | -                                      |
| Intergovernmental Revenues - LRMD No. 3 | -                | 1,521,419        | 1,521,419        | -                                      |
| Interest Income                         | 60,000           | 39,437           | 39,437           | -                                      |
| Other Revenue                           | 8,057            | 93,908           | -                | (93,908)                               |
| Total Revenues                          | 2,579,173        | 4,178,749        | 4,084,841        | (93,908)                               |
| <b>EXPENDITURES</b>                     |                  |                  |                  |                                        |
| County Treasurer's Fee                  | 34,557           | 34,562           | 34,562           | -                                      |
| Bond Interest                           | 2,269,300        | 1,862,172        | 1,862,172        | -                                      |
| Bond Interest - Subordinate             | 263,918          | 1,239,358        | 1,239,358        | -                                      |
| Bond Principal                          | -                | 970,000          | 970,000          | -                                      |
| Contingency                             | 8,057            | 93,908           | -                | 93,908                                 |
| Total Expenditures                      | 2,575,832        | 4,200,000        | 4,106,092        | 93,908                                 |
| <b>NET CHANGE IN FUND BALANCE</b>       | 3,341            | (21,251)         | (21,251)         | -                                      |
| Fund Balance - Beginning of Year        | 32,100           | 60,412           | 60,412           | -                                      |
| <b>FUND BALANCE - END OF YEAR</b>       | <u>\$ 35,441</u> | <u>\$ 39,161</u> | <u>\$ 39,161</u> | <u>\$ -</u>                            |

**LORSON RANCH METROPOLITAN DISTRICT NO. 4  
CAPITAL PROJECTS FUND –  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2025**

|                                                         | Original and<br>Final Budget | Actual<br>Amounts | Variance with<br>Final Budget<br>Positive<br>(Negative) |
|---------------------------------------------------------|------------------------------|-------------------|---------------------------------------------------------|
| <b>REVENUES</b>                                         |                              |                   |                                                         |
| Intergovernmental Revenues - LRMD No. 3                 | \$ -                         | \$ 2,197,210      | \$ 2,197,210                                            |
| Total Revenues                                          | -                            | 2,197,210         | 2,197,210                                               |
| <b>EXPENDITURES</b>                                     |                              |                   |                                                         |
| Intergovernmental Expenditures - LRMD No. 1             | \$ 8,261,675                 | \$ -              | \$ 8,261,675                                            |
| Bond Issue Costs                                        | 40,000                       | -                 | 40,000                                                  |
| Total Expenditures                                      | 8,301,675                    | -                 | 8,301,675                                               |
| <b>EXCESS OF REVENUES OVER (UNDER)<br/>EXPENDITURES</b> | (8,301,675)                  | 2,197,210         | 10,498,885                                              |
| <b>OTHER FINANCING SOURCES (USES)</b>                   |                              |                   |                                                         |
| Bond Issuance Proceeds                                  | 8,301,675                    | 8,301,675         | -                                                       |
| Developer Advance                                       | 8,301,675                    | -                 | (8,301,675)                                             |
| Repay Developer Advance                                 | (8,301,675)                  | (10,498,885)      | (2,197,210)                                             |
| Total Other Financing Sources (Uses)                    | 8,301,675                    | (2,197,210)       | (10,498,885)                                            |
| <b>NET CHANGE IN FUND BALANCE</b>                       | -                            | -                 | -                                                       |
| Fund Balance - Beginning of Year                        | -                            | -                 | -                                                       |
| <b>FUND BALANCE - END OF YEAR</b>                       | \$ -                         | \$ -              | \$ -                                                    |

## **OTHER INFORMATION**

**LORSON RANCH METROPOLITAN DISTRICT NO. 4**  
**SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**  
**DECEMBER 31, 2025**

| Year Ended<br>December 31,                           | Prior<br>Year Assessed<br>Valuation for<br>Current Year<br>Tax Levy | Total Mills Levied |                 | Total Property Taxes |            | Percent<br>Collected<br>to Levied |
|------------------------------------------------------|---------------------------------------------------------------------|--------------------|-----------------|----------------------|------------|-----------------------------------|
|                                                      |                                                                     | General            | Debt<br>Service | Levied               | Collected  |                                   |
| 2021                                                 | \$ 9,626,970                                                        | 11.132             | 55.663          | \$ 643,033           | \$ 642,851 | 99.97 %                           |
| 2022                                                 | 18,789,010                                                          | 11.132             | 55.663          | 1,255,012            | 1,255,008  | 100.00 %                          |
| 2023                                                 | 28,321,460                                                          | 11.453             | 57.266          | 1,946,222            | 1,945,744  | 99.98 %                           |
| 2024                                                 | 34,572,290                                                          | 13.287             | 66.436          | 2,756,207            | 2,772,815  | 100.60 %                          |
| 2025                                                 | 34,689,670                                                          | 12.282             | 66.411          | 2,729,834            | 2,763,795  | 101.24 %                          |
| Estimated for<br>Year Ending<br>December 31,<br>2026 | \$ 33,193,110                                                       | 12.647             | 63.238          | \$ 2,518,859         |            |                                   |

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.