4-WAY RANCH METROPOLITAN DISTRICT NO. 1

El Paso County, Colorado

FINANCIAL STATEMENTS
DECEMBER 31, 2025

Table of Contents

	Page
INDEPENDENT AUDITOR'S REPORT	I
BASIC FINANCIAL STATEMENTS	
Government-wide financial statements	
Statement of Net Position	1
Statement of Activities	2
Fund Financial Statements	
Balance Sheet – Governmental Funds	3
Statement of Revenues, Expenditures and Changes In Fund Balances (Deficits) – Governmental Funds	4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits) of Government Funds to the Statement of Activities	5
Statement of Revenues, Expenditures and Changes in Fund Balance (Deficits) – Budget and Actual – General Fund	6
Notes to the Financial Statements	7
SUPPLEMENTAL INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Debt Service Fund	17
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	18
Schedule of Debt Service Requirements to Maturity	19

BASIC FINANCIAL STATEMENTS

Logan and Associates, LLC
CERTIFIED PUBLIC ACCOUNTANTS

6140 S. Gun Club Rd, Suite K6-132
Aurora, Colorado 80016
303.835.6815
Fax: 303.997.1056

INDEPENDENT AUDITOR'S REPORT

Board of Directors
4-Way Ranch Metropolitan District No. 1
El Paso County, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the financial statements of the governmental activities and each major fund of the 4-Way Ranch Metropolitan District No. 1 (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 referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the 4-Way Ranch Metropolitan District No. 1 as of December 31, 2025, and the respective changes in financial position and the respective budgetary comparison for the General Fund, thereof, for the year then ended, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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 4-Way Ranch Metropolitan District No. 1, and to meet our 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 opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the 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 twelve months beyond the financial statement date, 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 judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement 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 of 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 of 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 judgement, 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 GASB requires to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by GASB 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. Our opinion on the basic financial statements is not affected by this missing information.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the 4-Way Ranch Metropolitan District No. 1's basic financial statements. The accompanying schedules of revenues, expenditures and changes in fund balances – budget and actual for the debt service fund, the schedule of debt service requirements to maturity, and the summary of assessed valuation, mill levy and property taxes collected, collectively comprise the District's "supplemental information" as listed in the table of contents, are

presented for purposes of additional analysis and are not a required part of the basic financial statements.

The supplemental information, as listed in the table of contents, 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 supplemental information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Logan and Associates, LLC

Aurora, Colorado
September 29, 2026

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
December 31, 2025

	Governmental Activities
ASSETS	
Cash and investments - unrestricted	$ 9,412
Cash and investments - restricted	313,023
Receivable - County treasurer	937
Accounts receivable	2,880
Prepaid expenses	2,488
Property taxes receivable	139,212
Total assets	467,952
LIABILITIES	
Accounts payable	22,958
Accrued interest payable	2,800
Bonds and advances payable	
Due within one year	15,000
Due within more than one year	405,000
Total liabilities	445,758
DEFERRED INFLOWS OF RESOURCES	
Deferred property taxes	139,212
Total deferred inflows of resources	139,212
NET POSITION	
Restricted:	
Emergency reserves	1,300
Debt Service	310,952
Unrestricted	(429,270)
Total net position	$ (117,018)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Changes in Net Position
Governmental Activities:					
General government	$ 49,073	$ -	$ -	$ -	$ (49,073)
Interest and fiscal charges	35,700	-	-	-	(35,700)
Total governmental activities	$ 84,773	$ -	$ -	$ -	(84,773)
General revenues:					
Taxes:					
Property taxes					122,693
Specific ownership taxes					11,759
Net investment income					13,331
Other					10,609
Total general revenues					158,392
Change in net position					73,619
Net position - Beginning of year					(190,637)
Net position - End of year					$ (117,018)

These financial statements should be read only in connection with
the accompanying notes to financial statements.

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and investments - unrestricted	$ 9,412	$ -	$ 9,412
Cash and investments - restricted		313,023	313,023
Cash with County Treasurer	208	729	937
Accounts receivable - Developer	2,880	-	2,880
Prepaid expenses	2,488	-	2,488
Property tax receivable	30,128	109,084	139,212
TOTAL ASSETS	$ 45,116	$ 422,836	$ 467,952
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable	$ 22,958	$ -	$ 22,958
Total liabilities	22,958	-	22,958
DEFERRED INFLOWS OF RESOURCES			
Deferred tax revenues	30,128	109,084	139,212
Total deferred inflows of resources	30,128	109,084	139,212
FUND BALANCES (DEFICITS)			
Nonspendable for prepaid expenses	2,488	-	2,488
Restricted for emergencies	1,300	-	1,300
Restricted for debt service	-	313,752	313,752
Unassigned	(11,758)	-	(11,758)
TOTAL FUND BALANCES (DEFICITS)	(7,970)	313,752	305,782
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	$ 45,116	$ 422,836	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Some liabilities, including bonds payable and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.	
Series 2011A Bonds	(420,000)
Accrued interest on Series 2011A Bonds	(2,800)
	(422,800)
Net position of governmental activities	$ (117,018)

These financial statements should be read only in connection with the accompanying notes to financial statements.

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES (DEFICITS) - GOVERNMENTAL FUNDS
Year Ended December 31, 2025

	General	Debt Service	Total Governmental Funds
REVENUES			
Property tax	$ 27,266	$ 95,427	$ 122,693
Specific ownership tax	2,613	9,146	11,759
Net investment income	635	12,696	13,331
Other	10,609	-	10,609
Total revenues	41,123	117,269	158,392
EXPENDITURES			
Current			
Management fees	9,902	-	9,902
Legal - litigation	2,880	-	2,880
Accounting	6,631	-	6,631
Audit	4,900	-	4,900
Website maintenance	2,148		2,148
Other	47	-	47
Insurance and bonds	2,786	-	2,786
Treasurer's fees	409	1,432	1,841
Debt service			
Principal	-	15,000	15,000
Interest and fiscal charges	-	35,800	35,800
Total expenditures	47,641	52,232	99,873
NET CHANGE IN FUND BALANCES	(6,518)	65,037	58,519
FUND BALANCES (DEFICITS) - BEGINNING	(1,452)	248,715	247,263
FUND BALANCES (DEFICITS)- END OF YEAR	$ (7,970)	$ 313,752	$ 305,782

These financial statements should be read only in connection with
the accompanying notes to financial statements.

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2025

A reconciliation reflecting the differences between the governmental funds net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	$	58,519
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.		
Change in accrued interest payable - Series 2011A Bonds		100
		100
Long-term debt (e.g. bonds, loans) provide 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.		
Principal payments - bonds payable		15,000
		15,000
Change in net position - Governmental activities	$	73,619

These financial statements should be read only in connection with the accompanying notes to financial statements.

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE (DEFICIT) - BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2025

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget -
REVENUES				
Property tax	$ 27,266	$ 27,266	$ 27,266	$ -
Specific ownership taxes	2,727	2,613	2,613	-
Net investment income	500	635	635	-
Other	-	10,609	10,609	-
Total revenues	30,493	41,123	41,123	-
EXPENDITURES				
Management fees	7,699	9,902	9,902	-
Legal	-	17,938	17,938	-
Legal - litigation	-	2,880	2,880	-
Accounting	7,754	6,631	6,631	-
Audit	5,000	4,900	4,900	-
Election	2,000	-	-	-
Website maintenance	-	2,148	2,148	-
Other	100	47	47	-
Insurance and bonds	2,927	2,786	2,786	-
Treasurer's fees	409	409	409	-
Contingency	1,000	-	-	-
Total expenditures	26,889	47,641	47,641	-
NET CHANGE IN FUND BALANCE	3,604	(6,518)	(6,518)	-
FUND BALANCE (DEFICIT) - BEGINNING OF YEAR	(6,382)	(1,452)	(1,452)	-
FUND BALANCE (DEFICIT) - END OF YEAR	$ (2,778)	$ (7,970)	$ (7,970)	$ -

These financial statements should be read only in connection with the accompanying notes to financial statements.

NOTE 1 – DEFINITION OF REPORTING ENTITY

4-Way Ranch Metropolitan District No. 1 (District), a quasi-municipal corporation was organized in 2005 and is governed pursuant to provisions of the Colorado Special District Act. The District's service area is located in El Paso County, Colorado. The District along with the 4-Way Ranch Metropolitan District No. 2 (District No. 2) (known collectively as "the Districts") were established to develop and provide financing, construction, acquisition and installation of street improvements, water and sanitation infrastructure and other improvements within the boundaries of the District. The District is governed by an elected Board of Directors.

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

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 is not financially accountable for any other organization, 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. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues, and business-type activities rely to a significant extent on fees and charges for support.

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

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 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. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

The District has elected to follow Governmental Accounting Standards Board pronouncements in the government-wide financial statements.

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 government 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. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid. All other revenue items are considered to be measurable and available only when cash is received by the District.

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 general obligation debt of the governmental funds.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first, then unrestricted resources as they are needed.

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 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 approved supplemental appropriations for the General Fund 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 bank 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 funds' average equity balance in total cash.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting under this category.

In addition to liabilities, the statement of financial position will sometimes report 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(s) 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. Deferred property taxes are deferred and recognized as an inflow of recourses in the period that the amounts become available.

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 1 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 inflows of resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

Fund Equity

Fund balance for governmental funds are reported in the categories listed below to make

the nature and extent of the constraints placed on a government's fund balances more transparent. 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 amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance—the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

Assigned fund balance—amounts the District intends to use for a specific purpose. Intent can be expressed by the District Board of Directors or by an official or body to which the District Board of Directors delegates the authority.

Unassigned fund balance—amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

NOTE 3 - CASH DEPOSITS AND INVESTMENTS

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

Statement of Net Position:	
Cash deposits and investments – unrestricted	$ 8,412
Cash deposits and investments – restricted	314,023
Total deposits and investments	$ 322,435

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

Deposits with financial institutions	$ 5,421
Investments	317,014
Total deposits and investments	$ 322,435

Cash Deposits

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 equal to 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 $5,421.

Investments

The District has not adopted a formal investment policy, however, the District follows Colorado State Statutes which specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

Credit Risk

The District owns investments held by UMB Bank, N.A. in the Fidelity Treasury Fund. The Fidelity Treasury Fund is rated AAAm by Standard & Poor’s.

Interest Rate Risk

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 requirement.

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

Investment	Maturity	Fair Value
Fidelity Treasury Fund	Weighted average of 34 days	$ 61,324
Colorado Local Government Liquid Asset Trust (COLOTRUST PLUS+)	Less than one year	255,690
		$ 317,014

Money Market Mutual Fund

The District has invested in the Fidelity Treasury Fund – Class IV shares managed by Fidelity Investments. The Fidelity Treasury Fund primarily invests in high quality, short-term, U.S. Treasury Bills, U.S. Treasury Coupons, U.S. Treasury Inflation-Protected Securities, U.S. Treasury Strips and repurchase agreements. The net asset value (NAV) is the value of one share of the fund.

COLOTRUST

As of December 31, 2025, the District has invested in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund. The Trust offers shares in three portfolios, COLOTRUST Prime (Prime), COLOTRUST PLUS+ (PLUS+) and COLOTRUST Edge (Edge). All portfolios may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies and instrumentalities, and repurchase agreements collateralized with certain U.S. government agencies or instrumentalities. COLOTRUST PLUS+ and COLOTRUST Edge may also invest in the highest rated commercial paper. The Prime and PLUS+ portfolios are restricted to a weighted average maturity (WAM) of 60 days or less while the Edge portfolio incorporates longer-dated securities with a WAM of 60 days or more. Both Prime and PLUS+ portfolios are rated AAAm by Standard and Poor's and the EDGE portfolio is rated AAAf/S1 by Fitch Ratings. Information related to COLOTRUST, including the annual audited financial statements, can be found at the COLOTRUST website at www.colotrust.com.

The District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

Investment Valuation

Investments which are measured at fair value on a recurring basis are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District has investments that are not categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments.

The Fidelity Treasury Fund determines the NAV of the shares of each portfolio as of the close of business of each day. The NAV is calculated at fair value using various inputs in determine value in accordance with FASB guidance. It is the goal of the Fidelity Treasury Fund to maintain a NAV of $1.00 per share.

The District held investments in COLOTRUST at year end for which the investment valuations were determined as follows.

COLOTRUST records its investments at fair value and the District records its investments in COLOTRUST at net asset value as determined by fair value. Each share of Prime and PLUS+ is equal in value to $1.00 and the redemption frequency is daily with no redemption notice period. Edge's net asset value is managed to approximate a $10.00 transactional share price and the redemption frequency is five business days. The principal value of an Edge investment may fluctuate and could be greater or less than $10.00 per share at time of purchase, prior to redemption, and at the time of redemption. There are no unfunded commitments.

Restricted Cash and Investments

At December 31, 2025, the District reports restricted cash deposits in the amount of $314,023 in the Debt Service Fund to be used for debt service expenditures.

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.

Governmental Activities:	Balance December 31, 2024	Additions	Retirements	Balance December 31, 2025	Current Portion
General obligation bonds payable:					
Series 2011A Bonds	$ 435,000	$ -	$ 15,000	$ 420,000	$ 15,000
	$ 435,000	$ -	$ 15,000	$ 420,000	$ 15,000

Limited Tax General Obligation Bonds Series 2011A

On October 5, 2011, the District issued $530,000 of Limited Tax General Obligation Bonds Series 2011A ("Series 2011A Bonds") for the purpose of repaying a portion of the obligations incurred for public improvements, providing capitalized interest for the payment of a portion of the interest on the Series 2011A Bonds and paying the cost of issuance of the Bonds.

The Series 2011A Bonds are term bonds due December 1, 2040 with mandatory sinking fund payments beginning December 1, 2015 and increasing annually thereafter, and bear

interest at 8% per annum to be paid on June 1 and December 1 of each year beginning on December 1, 2011. The Series 2011A Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of $1,000, in any order of maturity and in whole or partial maturities, on December 1, 2021 and on any date thereafter, upon payment of par and accrued interest, without redemption premium. The Series 2011A Bonds are payable from the District's levy of an ad valorem tax of not less than 35 mills and not in excess of 50 mills, specific ownership taxes and any other legally available moneys which the District determines, in its sole discretion, to credit to the Bond Fund.

The District's long-term obligations will mature as follows:

	Principal	Interest	Total
2026	$ 15,000	$ 33,600	$ 48,600
2027	15,000	32,400	47,400
2028	20,000	31,200	51,200
2029	20,000	29,600	49,600
2030	20,000	28,000	48,000
2031-2035	135,000	111,600	246,600
2036-2040	195,000	48,800	243,800
	$ 420,000	$ 315,200	$ 735,200

As of December 31, 2025, the District had authorized but unissued debt of $236,000,000. The District's First Amendment to the Consolidated Service Plan limits the Districts' general obligation indebtedness to $74,000,000. The District did not budget to issue any bonds in 2026.

NOTE 5- FUND EQUITY

At December 31, 2025, the District reported the following classifications of fund equity.

Nonspendable Fund Balance

The nonspendable fund balance in the General Fund in the amount of $2,488 is comprised of prepaid amounts which are not in spendable form.

Restricted Fund Balance

The restricted fund balance in the amount of $1,300 in the General Fund is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 8).

The restricted fund balance in the Debt Service Fund in the amount of $313,752 is to be used exclusively for debt service requirements (see Note 4).

Deficit Fund Balance

The unassigned deficit fund balance in the General Fund of $7,970. The deficit in the General Fund is expected to be covered by property taxes collected in future years.

NOTE 6 - NET POSITION

The District has net position consisting of two components –restricted, and unrestricted.

Restricted net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2025 in the amount of $1,300 comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 8) and $310,952 restricted for debt service as required by the Series 2011A Bonds (see Note 4).

The District has a deficit in unrestricted net position in the Governmental Activities. The Governmental Activities deficit is a result of the District being responsible for the repayment of the general obligation bonds issued without owning the corresponding capital assets that were constructed. The District anticipates that the deficit will be reduced each year as the long-term debt of the District is repaid.

NOTE 7 – 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, or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2025. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery 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 and public officials' liability. 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.

NOTE 8 - 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 that 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.

On November 1, 2005, the District's electors approved the following ballot question:

SHALL 4-WAY RANCH METROPOLITAN DISTRICT NO. 1 TAXES BE INCREASED $1,000,000 ANNUALLY, OR BY SUCH LESSER ANNUAL AMOUNT AS MAY BE NECESSARY TO PAY THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES: SUCH TAXES TO CONSIST OF AN AD VALOREM MILL LEVY IMPOSED WITHOUT LIMITATION OF RATE OR WITH SUCH LIMITATIONS AS MAY BE DETERMINED BY THE DISTRICT BOARD, AND IN AMOUNTS SUFFICIENT TO PRODUCE THE ANNUAL INCREASE SET FORTH ABOVE OR SUCH LESSER AMOUNT AS MAY BE NECESSARY, TO BE USED FOR THE PURPOSE OF PAYING THE DISTRICT'S OPERATIONS, MAINTENANCE, AND OTHER EXPENSES; AND SHALL THE PROCEEDS OF SUCH TAXES AND INVESTMENT INCOME THEREON BE COLLECTED AND SPENT BY THE DISTRICT AS A VOTER-APPROVED REVENUE CHANGE IN 2005 AND IN EACH YEAR THEREAFTER, WITHOUT REGARD TO ANY SPENDING, REVENUE-RAISING, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, OR SECTION 29-1-301, COLORADO REVISED STATUTES, AND WITHOUT LIMITING IN ANY YEAR THE AMOUNT OF OTHER REVENUES THAT MAY BE COLLECTED AND SPENT BY THE DISTRICT?

However, the District's Consolidated Service Plan, as amended on December 29, 2009, imposes the following cap for the general operations mill; in addition to applicable statutory and constitutional limits, each District shall have a limited additional operational mill levy cap of 10.0 mills (with Gallagher increase adjustments available subject to electoral approval and the "de-TABORing" of the debt), to support the Districts' operational and maintenance services, which are described in greater detail below.

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.

Part 17 of Article 1 of Title 29 of the Colorado Revised Statutes contains limitations on the amount of revenues that can be generated from property taxes that apply to certain local governments within the State of Colorado. Subject to certain exclusions and exemptions, property tax revenue is limited to a 5.25% increase (or 10.50% over a two-year assessment period). The District's management believes the District is in compliance with the provisions of the statute; however, the statute is complex and subject to interpretation.

This information is an integral part of the accompanying financial statements.

SUPPLEMENTAL INFORMATION

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE FUND
For the Year Ended December 31, 2025

	Original Final Budgeted Amounts	Actual	Variance with Final Budget -
REVENUES			
Property tax	$ 95,427	$ 95,427	$ -
Specific ownership tax	9,543	9,146	(397)
Net investment income	5,000	12,696	7,696
Total revenues	109,970	117,269	7,299
EXPENDITURES			
Bond principal	15,000	15,000	-
Bond interest - Series 2011A	34,800	34,800	-
Debt service fees	2,000	1,000	1,000
County Treasurer's fees	1,431	1,432	(1)
Total expenditures	53,231	52,232	999
NET CHANGE IN FUND BALANCE	56,739	65,037	8,298
FUND BALANCE - BEGINNING OF YEAR,	245,803	248,715	2,912
FUND BALANCE - END OF YEAR	$ 302,542	$ 313,752	$ 11,210

See the accompanying Independent Auditor's Report

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
SUMMARY OF ASSESSED VALUATION , MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2025

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied for Operations	Mills Levied for Debt	Property Taxes Levied	Property Taxes Collected	Percentage Collected to Levied
2016	$ 1,472,370	10.000	35.000	$ 66,257	$ 64,805	97.8%
2017	$ 1,517,510	10.000	50.000	$ 91,051	$ 92,502	101.6%
2018	$ 1,732,890	10.000	38.694	$ 84,381	$ 84,391	100.0%
2019	$ 1,804,580	10.668 *	38.026 *	$ 87,872	$ 88,139	100.3%
2020	$ 1,996,620	10.766 *	38.026 *	$ 97,418	$ 96,456	99.0%
2021	$ 2,056,280	10.809 *	37.829 *	$100,013	$ 98,309	98.3%
2022	$ 2,192,400	10.812 *	37.843 *	$110,683	$110,683	100.0%
2023	$ 1,995,290	11.181 *	39.134 *	$100,393	$100,393	100.0%
2024	$ 2,340,700	11.636 *	40.727 *	$122,566	$123,393	100.7%
2025	$ 2,343,430	11.635 *	40.721 *	$122,693	$122,693	100.0%
Estimated for year ending December 31, 2026	$ 2,505,040	12.027 *	43.546 *	$139,212		

NOTE: Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurers do not permit identification of specific year of levy.

* - inlcludes adjustment for changes in assessment rates

See the accompanying Independent Auditor's Report.

4-WAY RANCH METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2025

Year Ending December 31,	$530,000 General Obligation Bonds, Series 2011A Dated October 5, 2011 Interest Rate 8.00% Principal Due August 1 Interest Due June 1 and December 1		
	Principal	Interest	Total
2026	$ 15,000	$ 33,600	$ 48,600
2027	15,000	32,400	47,400
2028	20,000	31,200	51,200
2029	20,000	29,600	49,600
2030	20,000	28,000	48,000
2031	25,000	26,400	51,400
2032	25,000	24,400	49,400
2033	25,000	22,400	47,400
2034	30,000	20,400	50,400
2035	30,000	18,000	48,000
2036	35,000	15,600	50,600
2037	35,000	12,800	47,800
2038	40,000	10,000	50,000
2039	40,000	6,800	46,800
2040	45,000	3,600	48,600
	$ 420,000	$ 315,200	$ 735,200

See the accompanying Independent Auditor's Report.