

Timnath Ranch Metropolitan District No. 4

Financial Statements
with Independent Auditor's Report

December 31, 2025



Timnath Ranch Metropolitan District No. 4

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**HINKLE &
COMPANY**

Strategic ^{PC}
Business Advisors

Independent Auditor's Report

Board of Directors
Timnath Ranch Metropolitan District No. 4
Timnath, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Timnath 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 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 District as of December 31, 2025, and the respective changes in financial position 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 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 opinions.

Responsibilities of Management for the Financial Statements

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 twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Office Locations:

Colorado Springs, CO
Denver, CO
Frisco, CO
Tulsa, OK

Denver Office:

750 W. Hampden Avenue,
Suite 400
Englewood,
Colorado 80110
TEL: 303.796.1000
FAX: 303.796.1001
www.HinkleCPAs.com

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

Accounting principles generally accepted in the United States of America require that the required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.



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 missing 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. Our opinion on the basic financial statements is not affected by this missing information.

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 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 listed in the table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Hick & Company, PC

Englewood, Colorado
September 21, 2026



Basic Financial Statements

Timnath Ranch Metropolitan District No. 4
Statement of Net Position
December 31, 2025

	Governmental Activities
Assets	
Cash and Cash Equivalents - Restricted	\$ 917,946
Due from County Treasurer	836
Due from Other Districts	799,558
Property Taxes Receivable	<u>1,768</u>
Total Assets	<u>1,720,108</u>
Liabilities	
Accrued Interest	1,541,271
Noncurrent Liabilities	
Due within One Year	180,000
Due in More Than One Year	<u>21,910,143</u>
Total Liabilities	<u>23,631,414</u>
Deferred Inflows of Resources	
Deferred Property Taxes	<u>1,768</u>
Total Deferred Inflows of Resources	<u>1,768</u>
Net Position	
Restricted	1,718,340
Unrestricted	<u>(23,631,414)</u>
Total Net Position	<u>\$ (21,913,074)</u>

Timnath Ranch Metropolitan District No. 4

Statement of Activities For the Year Ended December 31, 2025

Functions/Programs	Expenses	Program Revenues		Net (Expense) Revenue and Change in Net Position
		Charges for Services	Operating Grants and Contributions	
Primary Government				
<i>Governmental Activities</i>				
General Government	\$ 76,077	\$ 1,408,362	\$ -	\$ 1,332,285
Interest on Long-Term Debt	<u>1,639,930</u>	<u>-</u>	<u>-</u>	<u>(1,639,930)</u>
Total Governmental Activities	<u>\$ 1,716,007</u>	<u>\$ 1,408,362</u>	<u>\$ -</u>	<u>(307,645)</u>
General Revenues				
Property Tax				4,163
Specific Ownership Tax				14,250
Intergovernmental				221,407
Investment Income				<u>36,168</u>
Total General Revenues				<u>275,988</u>
Change in Net Position				(31,657)
Net Position, Beginning of Year				<u>(21,881,417)</u>
Net Position, End of Year				<u>\$ (21,913,074)</u>

Timnath Ranch Metropolitan District No. 4

Balance Sheet Governmental Funds December 31, 2025

	General	Debt Service	Total
Assets			
Cash and Cash Equivalents - Restricted	\$ -	\$ 917,946	\$ 917,946
Due from County Treasurer	-	836	836
Due from Other Districts	-	799,558	799,558
Property Taxes Receivable	505	1,263	1,768
	<u>505</u>	<u>1,263</u>	<u>1,768</u>
Total Assets	\$ <u>505</u>	\$ <u>1,719,603</u>	\$ <u>1,720,108</u>
Deferred Inflows and Fund Balance			
<i>Deferred Inflows</i>			
Deferred Property Taxes	505	1,263	1,768
	<u>505</u>	<u>1,263</u>	<u>1,768</u>
<i>Fund Balance</i>			
Restricted	-	1,718,340	1,718,340
Unrestricted, Unassigned	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Fund Balance	<u>-</u>	<u>1,718,340</u>	<u>1,718,340</u>
Total Deferred Inflows and Fund Balance	\$ <u>505</u>	\$ <u>1,719,603</u>	\$ <u>1,720,108</u>

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Total Fund Balance of the Governmental Funds	\$ 1,718,340
Long-term liabilities and related items are not due and payable in the current year and, therefore, are not reported in governmental funds.	
Bond Payable	(21,950,000)
Bond Premium	(140,143)
Accrued Interest	<u>(1,541,271)</u>
Total Net Position of Governmental Activities	\$ <u>(21,913,074)</u>

Timnath Ranch Metropolitan District No. 4
Statement of Revenues, Expenditures and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2025

	General	Debt Service	Total
Revenues			
Taxes	\$ 5,261	\$ 13,152	\$ 18,413
Intergovernmental	63,256	158,151	221,407
Services Fees	-	1,408,362	1,408,362
Interest Income	1	36,168	36,169
	<u>68,518</u>	<u>1,615,833</u>	<u>1,684,351</u>
Total Revenues	<u>68,518</u>	<u>1,615,833</u>	<u>1,684,351</u>
Expenditures			
General Government	68,518	7,560	76,078
Debt Service			
Principal	-	150,000	150,000
Interest	-	806,613	806,613
	<u>68,518</u>	<u>964,173</u>	<u>1,032,691</u>
Total Expenditures	<u>68,518</u>	<u>964,173</u>	<u>1,032,691</u>
Excess Revenues Over (Under) Expenditures	-	651,660	651,660
Net Change in Fund Balance	-	651,660	651,660
Fund Balance, Beginning of Year	<u>-</u>	<u>1,066,680</u>	<u>1,066,680</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ 1,718,340</u>	<u>\$ 1,718,340</u>

Timnath Ranch Metropolitan District No. 4
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balance
of the Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2025

**Amounts Reported for Governmental Activities in the
Statement of Activities are Different Because:**

Net Change in Fund Balance of the Governmental Funds	\$ 651,660
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes current financial resources.	
depreciation expense.	
Principal Paid on Outstanding Bonds Payable	150,000
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.	
Bond Premium Amortization	4,910
Accrued Interest Payable	<u>(838,227)</u>
Change in Net Position of Governmental Activities	\$ <u><u>(31,657)</u></u>

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 1: Summary of Significant Accounting Policies

Timnath Ranch Metropolitan District No. 4 (The District) was formed, pursuant to the Colorado Special District Act, Article 1 of Title 32 of the Colorado Revised Statutes, in November 2005, as a quasi-municipal corporation and a political subdivision of the State of Colorado. The District was formed in conjunction with Timnath Ranch Metropolitan District 1 through 3 (the Districts). The District, along with District 2 and 3, serve as the Financing Districts with District 1 serving as the Service District. The District is governed by a five-member Board of Directors. The District is in the Town of Timnath, Colorado.

The Districts were formed to serve the needs of the approximately 560-acre Timnath Ranch mixed-use development being developed by Timnath Ranch, LLC (the Developer) currently planned to consist of 1,600 single family and multi-family homes, 33 acres of light industrial property and 60 acres of commercial property.

Reporting Entity

The accounting policies of the Timnath Ranch Metropolitan District No. 4 (the District) conform to the accounting principles generally accepted in the United States of America (US GAAP) as applicable to governmental entities. The following is a summary of the more significant policies consistently applied in the preparation of the basic financial statements of the District.

As required by US GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local government entities. The District has no component units as defined by Governmental Accounting Standards Board (GASB), Statement 14, *The Reporting Entity* and GASB No. 39, *Determining Whether Certain Organizations are Component Units*.

Government-wide Financial Statements

The government-wide financial statements, the Statement of Net Position and the Statement of Activities, report information on the accrual basis of accounting related to the *governmental-type activities* of the District, which rely to a significant extent on property taxes and specific ownership taxes. The Statement of Activities demonstrates the degree to which expenses of the *governmental-type activities* are supported by property tax and specific ownership taxes.

Governmental Fund Financial Statements

The governmental fund financial statements are prepared 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 if the revenues are collectible within the current period or soon thereafter to pay liabilities of the current period. For that purpose, the District considers revenues to be available if they are expected to be collected within 60 days of the end of the current fiscal period.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

Governmental Funds

The District maintains two individual governmental funds. The governmental funds information is presented separately in the governmental funds balance sheet and in the governmental funds statement of revenues, expenditures, and change in fund balance for the General Fund, the Debt Service Fund, and Capital Projects Fund, all of which the District considers to be major funds. The Capital Projects Fund was inactive during 2025 and is not presented.

- The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the general government, except for 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 liabilities of the District.

Cash and Cash Equivalents

The District considers cash and cash equivalents to include cash on hand, unrestricted demand deposits and money market accounts, as applicable.

Fair Value of Financial Instruments

The District's financial instruments include cash, various accounts receivable, accrued liabilities and deferred inflows of resources. The District estimates that the fair value of these financial instruments as of December 31, 2025 do not differ materially from the aggregate carrying values used in the accompanying financial statements. The carrying amount of these financial instruments approximates the fair value due to the short maturity of these financial instruments.

Capital Assets

The District has a capitalization policy of \$5,000. The District's Board of Directors has the option to capitalize certain items for less than \$5,000 in certain circumstances. Depreciation, if applicable, is to be provided in amounts sufficient to relate the cost of depreciable capital assets to operations over the estimated useful lives of the assets.

The cost of normal maintenance and repairs that do not add to the value of, or materially extend the life of, the related capital asset, are charged to expense as incurred, if applicable.

Currently, it is the intent of the District to convey any acquired or constructed capital assets to the Town of Timnath or other local governmental entities, as applicable. As of December 31, 2025, the District had no capital assets and there were no conveyances during 2025.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

Property Taxes

Property taxes are levied on December 15 and attach an enforceable lien on the respective property on January 1. Taxes are payable in full on or before April 30 or in two installments on February 28 and June 15. The County Treasurer collects and remits the property taxes to the District on a monthly basis.

District 1 in its capacity as the Service District collects all property taxes on behalf of the Districts as service fees. The portion of the District's property taxes for operations is reflected as a Payment to District 1 for services.

Fund Balance

The District utilizes the fund balance presentation as required under GASB Statement 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. Fund balances are categorized as non-spendable, restricted, committed, assigned or unassigned.

Non-Spendable Fund Balance

Represents amounts that cannot be spent because they are either in non-spendable form or legally required to remain intact.

Restricted Fund Balance

Represents amounts with external constraints placed on the use of these resources or imposed by enabling legislation.

Committed Fund Balance

Represents amounts that can only be used for specific purposes imposed by a formal action of the District's highest level of decision-making authority, the District's Board of Directors. Committed resources cannot be used for any other purpose unless the District's Board of Directors removes or changes the specific use by the same type of action used to commit those amounts, either by resolution or by ordinance.

Assigned Fund Balance

Represents amounts that the District intends to use for specific purposes as expressed by the District's Board of Directors or a District official delegated the authority to assign amounts.

Unassigned Fund Balance

Represents the residual classification for the general fund or deficit balances in other funds, as applicable.

Amounts are considered to have been spent when an expenditure is incurred for purposes for which both restricted and unrestricted (committed, assigned, or unassigned) amounts are available. Unrestricted amounts are considered to have been spent when an expenditure is incurred for purposes for which amounts in any of these unrestricted fund balances classifications could be used.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 1: Summary of Significant Accounting Policies (Continued)

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District may report three categories of net position, as follows:

Net investment in capital assets - consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position - net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position - consists of all other net positions that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position is available, the District will use the most restrictive net position first.

Use of Estimates

The preparation of financial statements in conformity with US GAAP involves the use of District management's estimates that may affect the reported amounts of assets and liabilities as of the date of the financial statements, and the reported amounts of revenue and expenses as applicable, during the reporting period. These estimates are based upon District management's best judgment, after considering past events and assumptions about future events. Actual results could differ from those estimates.

Subsequent Events

We have evaluated subsequent events through September 21, 2026, the date the financial statements were available to be issued.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 2: Cash and Investments

Investments

The District does not have a formal investment policy; however, the District follows state statutes regarding investments. The District generally limits its concentration risk of investments to Local Government Investment Pools, obligations of the United States and certain U.S. government agency securities, 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 of risk 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 District. Such actions are generally associated with a debt service reserve or sinking fund requirements.

State statutes specify investment instruments meeting defined rating, maturity, and concentration risk criteria in which local governments may invest, which include the following.

- Obligations of the United States & certain U.S. government agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

Investment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. 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's investment is not required to be categorized within the fair value hierarchy. This investment's value is calculated using the net asset value method (NAV) per share.

At December 31, 2025, the District had \$917,180 in Bank of Oklahoma trustee accounts invested in the Invesco Treasury Portfolio fund. The Invesco Treasury Portfolio is short-term investments fund designed to provide current income consistent with preservation of capital and liquidity. The fund pursues its objective by investing primarily in short-term, high-credit-quality money market instruments. These instruments are direct obligations of the US Treasury and repurchase agreements backed by Treasury obligations. The fund is rated AAAm by Standard & Poor's.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 2: Cash and Investments (Continued)

Local Government Investment Pools

At December 31, 2025, the District had \$766 in UMB trustee accounts invested in COLOTRUST funds. The Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust) is 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 and each share is equal in value to \$1.00. The Trust offers shares in one portfolio, COLOTRUST PLUS+. This portfolio may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities.

COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rates commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the Town records its investment in COLOTRUST using the net asset value method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

Restricted Cash

The cash and investments held in the Debt Service Fund are reflected as restricted as of December 31, 2025.

Note 3: Long-Term Debt

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2025.

	Balance 12/31/24	Additions	Reductions	Balance 12/31/25	Due Within One Year
General Obligation Bonds					
Series 2023C	\$ 4,500,000	\$ -	\$ -	\$ 4,500,000	\$ -
Series 2024A	17,600,000	-	(150,000)	17,450,000	180,000
Series 2024A Premium	145,053	-	(4,910)	140,143	-
Total	\$ 22,245,053	\$ -	\$ (154,910)	\$ 22,090,143	\$ 180,000

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 3: Long-Term Debt (Continued)

Junior Lien Limited Tax General Obligation Bonds, Series 2023C

In April 2023, the District issued a Junior Lien Limited Tax General Obligation Bonds, Series 2023C, (Series 2023C Bonds) in the amount of \$9,000,000. The Series 2023C Bonds were issued for the purpose of funding the costs of public improvements for the Districts and paying the costs of issuance.

The Series 2023C Bonds have a maturity of December 15, 2035, and shall bear interest at a rate of 8.00% calculated based on a 360-day year of twelve 30-day months, payable to the extent of Subordinate Pledged Revenues, as defined in the Subordinate Trust Indenture, are available annually on December 15 until the Series 2023C Bonds are paid in full or are redeemed prior to maturity. The Series 2023C Bonds are structured as *cash flow* bonds and as such, there are no scheduled payments of principal prior to the final maturity date. However, the Series 2023C Bonds are subject to mandatory redemption on December 15 of each year, commencing December 15, 2023, to the extent of available Pledged Revenues.

The possibility exists that there may not be sufficient Pledged Revenues to pay the principal and interest on the Series 2023C Bonds when due. However, as long as the Subordinated Required Mill Levy is imposed the inability of the District to pay the principal and interest when due will not constitute an event of default.

Under the terms of the Subordinate Trust Indenture, in the event that any amount of principal or interest on the Series 2023C Bonds remain unpaid after the application of all Subordinate Pledged Revenue available on December 15, 2057, the Series 2023C Bonds shall be deemed discharged.

Limited Tax General Obligation Refunding Bonds, Series 2024A

In July 2024, the District issued Limited Tax General Obligation Refunding Bonds, Series 2024A, (the Series 2024A Bonds) in the amount of \$17,600,000. The Series 2024A Bonds were issued for the purpose of refunding or refinancing the Issuing District's Limited Tax General Obligation Refunding and Improvement Bonds, Series 2018A, the Subordinate Limited Tax General Obligation Bonds, Series 2018B (the Series 2018 Bonds), a portion of the District's Junior Lien Limited Tax General Obligation Bonds, Series 2023C (the Series 2023 Bonds); paying the premiums for the bond insurance policy issued by the Bond Insurer; and paying other costs incurred in connection with the issuance of the Bonds.

The Series 2024A Bonds have a maturity of December 1, 2054, and shall bear interest at a rate of 4.25% to 5.00% calculated based on a 360-day year of twelve 30-day months. The Bonds are payable to the extent of Pledged Revenue, semiannually on June 1 and December 1 of each year, commencing on December 1, 2024. The Series 2024A Bonds maturing on December 1, 2039 are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2035, and on each December 1 thereafter prior to the maturity date of such Bonds, upon payment of par and accrued interest, without redemption premium.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 3: Long-Term Debt (Continued)

Limited Tax General Obligation Refunding Bonds, Series 2024A (Continued)

The following schedule represents the District's debt service requirements as of December 31, 2025:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 180,000	\$ 799,113	\$ 979,113
2027	190,000	790,113	980,113
2028	215,000	780,613	995,613
2029	225,000	769,863	994,863
2030	260,000	758,613	1,018,613
2031 - 2035	1,625,000	3,578,563	5,203,563
2036 - 2040	2,385,000	3,100,313	5,485,313
2041 - 2045	3,335,000	2,413,313	5,748,313
2046 - 2050	4,485,000	1,559,538	6,044,538
2051 - 2054	4,550,000	496,613	5,046,613
	<u>\$ 17,450,000</u>	<u>\$ 15,046,655</u>	<u>\$ 32,496,655</u>

Debt Issuance Authorization

In November 2007, the qualified electors of the District approved the issuance of indebtedness and the imposition of taxes for the repayment thereof up to \$182,000,000 at an interest rate not to exceed 15% for providing public improvements and up to \$25,000,000 at an interest rate not to exceed 15% for service plan purposes.

However, under the District's Service Plan, based upon the debt issued by the Districts, the amount of indebtedness available for issuance as of December 31, 2025 was \$0.

Note 4: Timnath Development Authority Agreement

The Town of Timnath formed the Timnath Development Authority (the Authority), as an urban renewal authority. The Districts are within the boundaries of the area designated in the Urban Renewal Plan for the Town of Timnath. Pursuant to the Urban Renewal Plan, the revenue derived from the levy of property taxes against property within the boundaries of the Authority is to be divided between the tax authority and the Authority for a period of 25 years. The property tax revenue allocated to the District for the year ended December 31, 2025 in the amount \$221,407 is reflected as intergovernmental.

Note 5: Related Parties

All the members of the Board of Directors of the District are employees, owners or are otherwise affiliated with the Developer.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 6: Service Fees

Districts 1 through 4, levy and collect property taxes intended for the debt service requirements of the Series 2018A Bonds and Series 2018B Bonds, discussed in Note 3. District 1 through 3 remit the property taxes and other available moneys to the District which are reflected as service fees. In 2025, the District received service fees totaling \$1,408,362.

Note 7: Commitments

Intergovernmental Agreement Concerning District Operations and Outstanding Reimbursement Obligations (District Operations Agreement)

Under the District Operations Agreement, District 1 is authorized to undertake certain administrative functions on behalf of the Districts, and as such, the Districts agree to fund the operating costs incurred by District 1 from legally available funds of the Districts. Under the District Operations Agreement, District 4 remitted to District 1, \$68,494 during 2025.

District Management Agreement

The District outsources the management of the District which includes overall management, accounting, and administrative services. The service contract renews annually each year on January 1, unless notice of non-renewal is provided by either party as described in the service contract.

Note 8: Risk Management

The District is exposed to various risks of loss related to torts, theft of, damage to, and destruction of assets and natural disasters. These risks are covered by commercial insurance purchased from independent insurance brokers. Settled claims have not exceeded this commercial coverage in any of the past three years.

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 and debt limitations which apply to the State of Colorado and all local governments.

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.

Timnath Ranch Metropolitan District No. 4

Notes to Financial Statements

December 31, 2025

Note 9: Tax, Spending and Debt Limitations (Continued)

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 calculation of the fiscal year spending limits may require judicial interpretation.

As of December 31, 2025, the District's TABOR required emergency reserve is included as part of the TABOR emergency reserve reflected in District 1.

Required Supplementary Information

Timnath Ranch Metropolitan District No. 4
 Budgetary Comparison Schedule
 General Fund
 For the Year Ended December 31, 2025

	Original and Final Budget	Actual	Variance Positive (Negative)
Revenues			
Taxes	\$ 5,393	\$ 5,261	\$ (132)
Intergovernmental	62,904	63,256	352
Interest Income	2,500	1	(2,499)
Total Revenues	<u>70,797</u>	<u>68,518</u>	<u>(2,279)</u>
Expenditures			
General Government	68,297	68,518	(221)
Contingency	2,500	-	2,500
Total Expenditures	<u>70,797</u>	<u>68,518</u>	<u>2,279</u>
Net Change in Fund Balance	-	-	-
Fund Balance, Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>
Fund Balance, End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Timnath Ranch Metropolitan District No. 4

Notes to Required Supplementary Information December 31, 2025

Note 1: Stewardship, Compliance, and Accountability

Budgets

Budgets are legally adopted for all funds of the District. Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgetary comparisons for the District's funds are presented on a non-GAAP budgetary basis, whereby capital outlay and debt principal are budgeted as expenditures.

The District follows these procedures to establish the budgetary information reflected in the financial statements:

- In October, management submits to the District Board a proposed budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the District Board.
- Budgets are legally adopted for all funds of the District. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Capital outlay and debt payments are budgeted as expenditures and depreciation is not budgeted.
- Colorado governments may not exceed budgeted appropriations at the fund level.
- All appropriations lapse at year end.

For the year ended December 31, 2025, the District's Debt Service Fund expenditures exceeded expenditure appropriations. This may be a violation of state statutes.

Supplementary Information

Timnath Ranch Metropolitan District No. 4
 Budgetary Comparison Schedule
 Debt Service Fund
 For the Year Ended December 31, 2025

	Original and Final Budget	Actual	Variance <i>Positive</i> <i>(Negative)</i>
Revenues			
Taxes	\$ 13,484	\$ 13,152	\$ (332)
Intergovernmental	157,271	158,151	880
Services Fees	1,414,085	1,408,362	(5,723)
Interest Income	5,000	36,168	31,168
Total Revenues	<u>1,589,840</u>	<u>1,615,833</u>	<u>25,993</u>
Expenditures			
General Government	6,046	7,560	(1,514)
Debt Service			
Principal Payments	900,000	150,000	750,000
Interest Payments	1,806,613	806,613	1,000,000
Contingency	5,000	-	5,000
Total Expenditures	<u>2,717,659</u>	<u>964,173</u>	<u>1,753,486</u>
Excess Revenues Over (Under) Expenditures	(1,127,819)	651,660	1,779,479
Net Change in Fund Balance	(1,127,819)	651,660	1,779,479
Fund Balance, <i>Beginning of Year</i>	<u>2,679,057</u>	<u>1,066,680</u>	<u>(1,612,377)</u>
Fund Balance, <i>End of Year</i>	<u><u>\$ 1,551,238</u></u>	<u><u>\$ 1,718,340</u></u>	<u><u>\$ 167,102</u></u>