

**BANNING LEWIS RANCH METROPOLITAN DISTRICT NO. 4
ANNUAL REPORT FOR REPORT YEAR 2025**

Pursuant to section 32-1-207(3)(c), C.R.S., Banning Lewis Ranch Metropolitan District No. 4 (the “District”), hereby submits the following annual report for the year ending December 31, 2025.

1. Boundary changes made.

During the report year of 2025 there were no changes made to the District’s boundaries.

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

None.

3. Access information to obtain copies of rules and regulations adopted by the Board.

To request copies of any rules and regulations adopted by the District, contact the District’s manager: Korben Heim, CliftonLarsonAllen LLP, 719-635-0330, korben.heim@claconnect.com

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

During the report year of 2025, the District was not involved in any litigation.

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

All public improvements have been completed in accordance with the Service Plan.

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

No facilities or improvements constructed by the District were dedicated to or accepted by the City as of December 31st of the prior year.

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

The final assessed valuation for 2025 is \$37,656,540.

8. A copy of the current year’s budget.

The District’s 2026 budget was filed with the Division of Local Government and is available using this link: <http://www.dola.colorado.gov/lgis/>.

- 9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, Part 6 of Article 1 of Title 29, or the application for exemption from audit, as applicable.**

The District’s 2025 Audit Report, once finalized and filed will be available through the state auditor’s online portal: <https://apps.leg.co.gov/osa/lg/submissions/search>.

- 10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

None.

- 11. Any inability of the District to pay its obligations as they come due, under any obligation, which continues beyond a ninety (90) day period.**

None.

- 12. Copies of any Certifications of an External Financial Advisor provided as required by the Privately Placed Debt Limitation provision.**

None.

Dated: July 9, 2026

BANNING LEWIS RANCH METROPOLITAN
DISTRICT NO. 4

/s/ Korben Heim
Korben Heim, District Manager

This annual report must be electronically filed with the governing body with jurisdiction over the special district, the division, and the state auditor, and such report must be electronically filed with the county clerk and recorder for public inspection, and a copy of the report must be made available by the special district on the special district’s website pursuant to section 32-1-104.5(3).