

Annual Report and Disclosure Form

Jones Metropolitan District No. 4 (the “District”)

August 1, 2026

Pursuant to Section 32-1-207(3)(c), C.R.S. and Section VIII of the Service Plan approved by the City of Centennial, Colorado (the “City”) on February 10, 2020, the District submits the following documents and information for report year 2025:

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

No boundary changes were made or proposed in 2025.

2. Intergovernmental Agreements either entered into or proposed as of December 31 of the prior year.

The District did not enter into or propose new intergovernmental agreements as of December 31, 2025.

Intergovernmental agreements that were entered into or proposed prior to December 31, 2025 have previously been disclosed.

3. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

To our knowledge, the District was not involved in any pending or threatened litigation in 2025.

4. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

The District does not construct public improvements because the Jones District Community Authority Board (“CAB”) directs all construction for the District.

The City granted final acceptance of certain street and landscaping improvements required under the City PIA on December 11, 2023; SEMSWA granted final acceptance of certain stormwater and drainage improvements required under the City PIA and SEMSWA Addendum to the City PIA on January 9, 2024; Southgate Water District granted final acceptance of certain water improvements required under the Southgate Water District Improvements Agreement (Water) on December 15, 2022; Southgate Sanitation District granted final acceptance of certain sanitation improvements required under the Southgate Sanitation District Improvements Agreement (Sewer) on January 16, 2023.

5. List of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.

Please see Response to No. 4, above.

6. The assessed valuation of the District for the current year.

\$135.

7. Current year budget.

The District's 2026 Budget can be accessed through the following link: <https://jonesmetrodistricts.specialdistrict.org/district-documents>. The CAB's 2026 Budget can be accessed through the following link: <https://jonesmetrodistricts.specialdistrict.org/district-documents>.

8. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

The District is exempt from Audit, pursuant to Section 29-1-604, C.R.S. A copy of the Application for Exemption from Audit for 2025 can be accessed through the following link: <https://jonesmetrodistricts.specialdistrict.org/district-documents>.

The 2025 Audit for the CAB can be accessed through the following link: <https://jonesmetrodistricts.specialdistrict.org/district-documents>.

9. Any fees, rates, tolls, penalties or charges imposed pursuant to Section 32-1- 1001(I), C.R.S., including the amount of any PIF collected by the District.

None.

10. Rules or regulations adopted by the District as of December 31 of the prior year.

None.

11. The amount of all Debt, including any refunding Debt issued by the District. The CAB issued its \$26,563,293.90 (Value at Issuance) \$35,530,000 (Value at CIB Conversion Date) Special Revenue Convertible Capital Appreciation Bonds Series 2020A on October 13, 2020.

The District has pledged certain revenues to the CAB for the payment of the Bonds and any Additional Obligations under the District No. 4 Capital Pledge Agreement by and among the CAB, the District, and UMB Bank, N.A., dated October 14, 2020.

12. The amount of all Developer Loans issued during the prior year, the estimated repayment schedule of such Developer Loans and the total amount of all unpaid Developer Loans as of December 31 of the prior year.

Developer Loans from The Jones District, L.L.C. (the "Developer") are issued to the CAB for payment of the CAB's administrative and operation and maintenance expenses under operation funding agreements with the Developer (collectively, the "Developer Advances").

Developer Advances were issued in 2025 in the aggregate amount of \$171,242. The total unpaid amount of all Developer Advances as of December 31, 2025 was \$910,478, which includes \$749,897 in principle and \$160,581 in accrued interest.

It is anticipated that repayment of the Developer Advances will be made using proceeds from future general fund property taxes imposed by the Jones Metropolitan District Nos. 1, 2, 3, 4, and 5 and transferred to the CAB.

13. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument.

To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

14. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period.

To our knowledge, the District has been able to pay its obligations as they come due.