

**WINDSOR HIGHLANDS METROPOLITAN
DISTRICT NO. 4**

BASIC FINANCIAL STATEMENTS

December 31, 2018

TABLE OF CONTENTS

PAGE

INTRODUCTORY SECTION

Title Page

Table of Contents

FINANCIAL SECTION

Independent Auditors' Report

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 –
Governmental Funds 4

Reconciliation of the Statement of Revenues, Expenditures and Changes
in Fund Balances – Governmental Funds to the Statement of Activities 5

Notes to the Financial Statements 6 – 17

Required Supplemental Information

General Fund – Budgetary Comparison Schedule 18

FINANCIAL SECTION



JOHN CUTLER & ASSOCIATES

Board of Directors
Windsor Highlands Metropolitan District No. 4
Windsor, Colorado

INDEPENDENT AUDITORS' REPORT

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Windsor Highlands Metropolitan District No. 4, as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

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 Windsor Highlands Metropolitan District No. 4, as of December 31, 2018, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 18 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented the management's discussion and analysis that governmental 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 is not affected by this missing information.

John Cutler & Associates, LLC

July 30, 2019

BASIC FINANCIAL STATEMENTS

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

STATEMENT OF NET POSITION
As of December 31, 2018

	Governmental Activities	
	2018	2017
ASSETS		
Cash and Investments - Restricted	\$ 411,010	\$ 411,010
Property Taxes Receivable	310,741	289,169
TOTAL ASSETS	<u>721,751</u>	<u>700,179</u>
LIABILITIES		
Accrued Interest	22,269	20,814
Noncurrent Liabilities		
Due within One Year	280,000	255,000
Due in More Than One Year	8,628,204	8,360,409
TOTAL LIABILITIES	<u>8,930,473</u>	<u>8,636,223</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred Revenues - Property Taxes	310,741	289,169
NET POSITION		
Restricted for Emergencies	9,500	7,250
Unrestricted	<u>(8,528,963)</u>	<u>(8,232,463)</u>
TOTAL NET POSITION	<u>\$ (8,519,463)</u>	<u>\$ (8,225,213)</u>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

STATEMENT OF ACTIVITIES
Year Ended December 31, 2018

	Governmental Activities	
	2018	2017
EXPENSES		
Governmental Activities		
General Government	\$ 338,965	\$ 267,967
Interest on Long-Term Debt	255,304	233,542
	<hr/>	<hr/>
TOTAL EXPENSES	594,269	501,509
	<hr/>	<hr/>
REVENUES		
GENERAL REVENUES		
Taxes	314,040	239,541
Investment Income	1,425	1,525
Transfer to District No. 5	(524,295)	(981,409)
Transfer from District No. 5	508,849	485,741
	<hr/>	<hr/>
TOTAL REVENUES	300,019	(254,602)
	<hr/>	<hr/>
CHANGE IN NET POSITION	(294,250)	(756,111)
NET POSITION, Beginning	<hr/>	<hr/>
	(8,225,213)	(7,469,102)
NET POSITION, Ending	<hr/>	<hr/>
	\$ (8,519,463)	\$ (8,225,213)
	<hr/>	<hr/>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

BALANCE SHEET
GOVERNMENTAL FUNDS
As of December 31, 2018

	<u>GENERAL FUND</u>	
	<u>2018</u>	<u>2017</u>
ASSETS		
Cash and Investments	\$ -	\$ -
Cash and Investments - Restricted	411,010	411,010
Property Taxes Receivable	<u>310,741</u>	<u>289,169</u>
TOTAL ASSETS	<u>\$ 721,751</u>	<u>\$ 700,179</u>
LIABILITIES AND FUND EQUITY		
LIABILITIES		
Accounts Payable	<u>\$ -</u>	<u>\$ -</u>
TOTAL LIABILITIES	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred Revenues - Property Taxes	<u>310,741</u>	<u>289,169</u>
FUND EQUITY		
Fund Balance		
Restricted for Emergencies	9,500	7,250
Unassigned	<u>401,510</u>	<u>403,760</u>
TOTAL FUND EQUITY	<u>411,010</u>	<u>411,010</u>
TOTAL LIABILITIES, DEFERRED INFLOWS & FUND EQUITY	<u>\$ 721,751</u>	<u>\$ 700,179</u>
Amounts reported for governmental activities in the statement of Net Position are different because:		
Fund Equity, Governmental Funds	411,010	411,010
Long-term liabilities are not due and payable in the current period and are not reported in the funds. These include notes payable of \$8,908,204 and accrued interest of \$22,269	<u>(8,930,473)</u>	<u>(8,636,223)</u>
Net position of governmental activities	<u>\$ (8,519,463)</u>	<u>\$ (8,225,213)</u>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2018

	GENERAL FUND	
	2018	2017
REVENUES		
Property Taxes	\$ 288,929	\$ 219,181
Specific Ownership Taxes	25,111	20,360
Net Investment Income	1,425	1,525
TOTAL REVENUES	<u>315,465</u>	<u>241,066</u>
EXPENDITURES		
Current		
Service Fees - District No. 5	309,658	235,661
County Treasurer's Fee	5,807	13,306
Bond Issue Costs	23,500	19,000
Debt Service		
Principal	255,000	245,000
Interest and Other Fiscal Charges	253,849	231,830
TOTAL EXPENDITURES	<u>847,814</u>	<u>744,797</u>
EXCESS OF REVENUES OVER (UNDER) EXPENSES	<u>(532,349)</u>	<u>(503,731)</u>
OTHER SOURCES (USES)		
Proceeds from Issuance of Debt	547,795	1,000,409
Transfer from District No. 5	508,849	485,741
Transfer to District No. 5	(524,295)	(981,409)
TOTAL OTHER SOURCES (USES)	<u>532,349</u>	<u>504,741</u>
NET CHANGE IN FUND BALANCES	-	1,010
FUND BALANCES, Beginning	<u>411,010</u>	<u>410,000</u>
FUND BALANCES, Ending	<u>\$ 411,010</u>	<u>\$ 411,010</u>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
Year Ended December 31, 2018

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

Net Changes in Fund Balances - Total Governmental Funds	\$ -
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This amount includes proceeds from issuance of notes payable (\$547,795), the payment of note principal \$255,000, and change in accrued interest of (\$1,455), for the year.	<u>(294,250)</u>
Change in Net Position of Governmental Activities	<u><u>\$ (294,250)</u></u>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Windsor Highlands Metropolitan District No. 4 was formed as a financing district for the District and surrounding area within its boundaries. The District is governed by a five-member Board of Directors elected by the constituents. The representatives of the Districts submitted to the Windsor Town Board an Amended and Restated Consolidated Service Plan for Windsor Highlands Metropolitan Districts Nos. 1-6 (the “Amended and Restated Service Plan”) dated June 10, 2009, which Amended and Restated Service Plan adopts language changes to create a separate District No. 6 to contain all commercial development within the Districts, to update the Service Plan to the current Town Model Service Plan format and content and to increase the maximum debt authorization from \$6,000,000 to \$13,450,000 based upon an updated Financial Plan that demonstrates the financial feasibility of both operations and maintenance costs as well as discharge of any proposed debt of the Districts. On September 20, 2017, the representatives of the Districts submitted to the Windsor Town Board the First Amendment to the Amended and Restated Consolidated Service Plan for Windsor Highlands Metropolitan Districts Nos. 1-11 (the “First Amendment”) which adopts increases in maximum debt authorization to 34 mills and the total combined mill levy for debt and operations and maintenance of 39 mills for only the undeveloped portions of District No. 6 and the new proposed Districts Nos. 7-11.

The accounting policies of the Windsor Highlands Metropolitan District No. 4 (the District”) conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

Reporting Entity

In accordance with governmental accounting standards, the Windsor Highlands Metropolitan District No. 4 has considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Government-Wide and Fund Financial Statements (Continued)

Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the 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*.

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 the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes, specific ownership taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

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

In the fund financial statements, 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 District, except those required to be accounted for in another fund.

Cash and Investments

Cash equivalents include investments with original maturities of three months or less.

Investments are recorded at fair value.

Capital Assets

Capital assets, which include property and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

The District does not own any capital assets as of December 31, 2018.

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net position.

The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Inflows of Resources

In addition to liabilities, the statement of financial position and balance sheets 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 and fund balance that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

Net Position

The government-wide financial statements, utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

Net Investment in Capital Assets includes the District's capital assets (net of accumulated depreciation) reduced by the outstanding balances of bonds that are attributable to the acquisition, construction, or improvement of those assets.

Restricted Net Position includes assets that have third-party (statutory, bond covenant, or granting agency) limitations on their use. The District typically uses restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use until a future project.

Unrestricted Net Position typically includes unrestricted liquid assets. The Board has the authority to revisit or alter this designation.

Net Position/Fund Balance Classification

In the government-wide financial statements, net position is restricted when constraints placed on the net position are externally imposed.

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Net Position/Fund Balance Classification (Continued)

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2018.
- Assigned – This classification includes amounts that the District intends to use for specific purposes that do not meet the criteria to be classified as restricted or committed. The District did not have any assigned resources as of December 31, 2017.
- Unassigned – This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Property Taxes

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

Effective April 2016, a portion the Service Fees remitted to the Windsor Highlands Metropolitan Districts No. 5 were transferred to District No. 4 for payment of principal and interest on the new bonds issued in 2016. Going forward the property taxes assessed and submitted to Windsor Highlands Metropolitan Districts Nos. 1, 2, 3, 4 and 6, will be paid to District No. 5 and will be reported as Service Fees in the financial statements.

Comparative Data

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgets and Budgetary Accounting

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15th, District Management submits to the Board of Directors a proposed operating 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.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (Continued)

Budgets and Budgetary Accounting (Continued)

- District 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 Board of Directors.
- Budgets are legally adopted for all funds of the District on a basis consistent with generally accepted accounting principles (GAAP).
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

State Compliance

At December 31, 2018, actual expenditures in the General Fund exceeded budgeted amounts by \$1,058,790 due to the District not budgeting funds transferred to District 5. This may be a violation of state statute.

NOTE 3: CASH AND INVESTMENTS

Deposits

A summary of deposits and investments as of December 31, 2017 follows:

Cash Deposits	\$ 1,010
Investments	<u>410,000</u>
Total	<u>\$ 411,010</u>

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. 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 regulations. At December 31, 2018, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held.

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

NOTE 3: CASH AND INVESTMENTS (Continued)

Deposits (Continued)

The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The District has no policy regarding custodial credit risk for deposits.

At December 31, 2018, the District had deposits with financial institutions with a carrying amount of \$1,010. The bank balances with the financial institutions were \$0, all of which was covered by federal depository insurance.

Investments

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which includes:

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

The above investments are authorized for all funds and fund types used by Colorado municipalities.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 3: CASH AND INVESTMENTS (Continued)

Fair Value

The District categorizes its fair value measurements 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 observable inputs.

As of December 31, 2018, the District invested \$410,000 in the First American Government Obligations Fund, a money market fund which was rated AAAM by Standard and Poor's and Aaa-mf by Moody's Investor Services. Portfolio investments are assigned a level based upon the observability of the inputs which are significant to the overall valuation. The inputs or methodology used for valuing securities are not necessarily an indication of the risk associated with investing in those securities. The fair value of investments in money market funds is based on the published net asset values per share of those funds. Money market securities are valued using amortized cost, in accordance with Rule 2a-7 under the 1940 Act. Generally, amortized cost approximates the current fair value of a security, but since the value is not obtained from a quoted price in an active market, such securities held by Prime Series and Government Series are categorized as Level 2.

Restricted Cash and Investments

Cash and investments in the amount of \$411,010 is restricted as part of a debt service reserve requirement per the terms of the 2016A Limited Tax Refunding Loan agreement.

NOTE 4: LONG-TERM DEBT

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2018.

	Balance <u>12/31/17</u>	<u>Additions</u>	<u>Payments</u>	Balance <u>12/31/18</u>	Due In <u>One Year</u>
Loans Payable	<u>\$ 8,615,409</u>	<u>\$ 547,795</u>	<u>\$ 255,000</u>	<u>\$ 8,908,204</u>	<u>\$ 280,000</u>

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS
December 31, 2018

NOTE 4: LONG-TERM DEBT (Continued)

Limited Property Tax Supported Revenue Notes

On April 14, 2016, the District was authorized up to \$12,000,000 in Limited Property Tax Supported Revenue Notes and issued an initial principal amount of \$8,100,000 (“Series 2016A Notes”). Interest accrues on the Series 2016A Notes at a rate of 2.83%. On September 20, 2017, the District issued additional principal in the amount of \$1,000,409 (“Series 2017A Notes”). Interest accrues on the Series 2017A Notes at a rate of 3.15%. After the issuance of the Series 2017A Notes, the District is authorized up to \$2,899,591 in additional note proceeds.

Proceeds of the loans were transferred to District No. 5 to repay amounts owed to the Developer and to refund the principal and accrued interest on the 2012 Loan Payable to U.S. Bank. Interest is due and payable semi-annually on June 1 and December 1. Principal is due annually on December 1 each year with a balloon payment due on April 14, 2023.

Future Debt Service Requirements

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 280,000	\$ 267,958	\$ 547,958
2020	285,000	260,636	545,636
2021	295,000	251,746	546,746
2022	305,000	243,282	548,282
2023	<u>7,743,204</u>	<u>86,102</u>	<u>7,829,306</u>
Total	<u>\$ 8,908,204</u>	<u>\$ 1,109,724</u>	<u>\$10,017,928</u>

NOTE 5: DEBT AUTHORIZATION

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of general obligation indebtedness as follows:

- An amount not to exceed \$30,000,000 at an interest rate not to exceed 8% per annum, for providing public improvements; and
- An amount not to exceed \$6,000,000 at an interest rate not to exceed 8% per annum, for IGA purposes; and
- The District authorization was increased through the Amended and Restated Service Plan for Windsor Highlands Metropolitan Districts Nos. 1-6 approval by the Town in August of 2009 and approved by the voters of District No. 4 at the November 3, 2009 election to \$13,450,000 per category, \$26,900,000 for refunding and at an interest rate not to exceed 12%.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

NOTE 5: DEBT AUTHORIZATION (Continued)

As of December 31, 2018, the amount of debt authorized but unissued was \$13,450,000. The District intends to issue over time a part or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

NOTE 6: RELATED PARTIES

Two of the members of the Board of Directors are employees, owners or members of the Developer. In September 2018, the District authorized the transfer of \$547,795 to District No. 5 to repay the interest portion of Developer Advances owed by District No. 5.

NOTE 7: RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The District participates in the Colorado Special Districts Property and Liability Insurance Pool. The Pool insures property and liability exposures through contributions made by member districts. The District does not maintain an equity interest in the self insurance pool. The District funds its pool contributions, outside insurance purchases, deductibles, and uninsured losses through the General Fund.

Settled claims resulting from these risks have not exceeded commercial or District coverages in any of the past three years.

NOTE 8: DEFICIT NET POSITION

As of December 31, 2018, the District had a government-wide net asset deficit of \$8,519,463. This deficit was created as the District transferred loan proceeds for the repayment of the Loan Payable and Developer Advances reported in the Windsor Highlands Metropolitan District No. 5.

NOTE 9: COMMITMENTS AND CONTINGENCIES

TABOR Amendment - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

NOTE 9: COMMITMENTS AND CONTINGENCIES (Continued)

The District has established an emergency reserve, representing 3% of fiscal year spending (excluding debt service), as required by the Amendment. At December 31, 2018, the emergency reserve of \$9,500 was recorded as a restriction of fund balance in the General Fund.

NOTE 10: SUBSEQUENT EVENTS

On March 27, 2019 the District issued \$12,715,000 Series 2019 Refunding Loan. Proceeds of the issuance will be used to fully refund the Series 2016 loan and to provide funding of project costs for Windsor Highlands Metropolitan District No. 8.

REQUIRED SUPPLEMENTAL INFORMATION

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

GENERAL FUND
 BUDGETARY COMPARISON SCHEDULE
 Year Ended December 31, 2018

	2018			VARIANCE	2017 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	Positive (Negative)	
REVENUES					
Property Taxes	\$ 289,169	\$ 288,929	\$ 288,929	\$ -	\$ 219,181
Specific Ownership Taxes	17,350	22,964	25,111	2,147	20,360
Net Investment & Other Income	-	1,426	1,425	(1)	1,525
TOTAL REVENUES	306,519	313,319	315,465	2,146	241,066
EXPENDITURES					
Current					
General Government					
Service Fees - District No. 5	300,736	307,512	309,658	(2,146)	235,661
County Treasurer's Fee	5,783	5,807	5,807	-	13,306
Contingency	-	-	-	-	-
Debt Issuance Costs	-	-	23,500	(23,500)	19,000
Debt Service					
Principal	-	-	255,000	(255,000)	245,000
Interest and Other Fiscal Charges	-	-	253,849	(253,849)	231,830
TOTAL EXPENDITURES	306,519	313,319	847,814	(534,495)	744,797
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(532,349)	(532,349)	(503,731)
OTHER FINANCING SOURCES (USES)					
Proceeds from Issuance of Debt	-	-	547,795	547,795	1,000,409
Transfer from District No. 5	-	-	508,849	508,849	485,741
Transfer to District No. 5	-	-	(524,295)	(524,295)	(981,409)
TOTAL OTHER FINANCING SOURCES (USES)	-	-	532,349	532,349	504,741
NET CHANGE IN FUND BALANCE	-	-	-	-	1,010
FUND BALANCE, Beginning	-	-	411,010	411,010	410,000
FUND BALANCE, Ending	\$ -	\$ -	\$ 411,010	\$ 411,010	\$ 411,010

See the accompanying independent auditors' report.