

**ERIE HIGHLANDS METROPOLITAN
DISTRICT NO. 4
Weld County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2019

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Erie Highlands Metropolitan District No. 4
Weld County, Colorado

We have audited the accompanying financial statements of the governmental activities and each major fund of the Erie Highlands Metropolitan District No. 4 as of and for the year December 31, 2019, 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.

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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 the Erie Highlands Metropolitan District No. 4, as of December 31, 2019, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Erie Highlands Metropolitan District No. 4's basic financial statements. The Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual for the Debt Service and Capital Projects Funds (the Supplementary Information) and the Schedule of Assessed Valuation, Mill Levy and Property Taxes Collected (the Other Information) are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The Supplementary Information 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 Supplementary Information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The Other Information has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Daggio & Associates, P.C.

July 15, 2020

BASIC FINANCIAL STATEMENTS

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
STATEMENT OF NET POSITION
DECEMBER 31, 2019

	Governmental Activities
ASSETS	
Cash and Investments - Restricted	\$ 109,557
Due from Other Districts	10,006
Receivable from County Treasurer	861
Accounts Receivable	5,320
Prepaid Expense	1,250
Property Taxes Receivable	81,504
Capital Assets Not Being Depreciated	151,182
Capital Assets, Net	3,645,753
Total Assets	4,005,433
LIABILITIES	
Accounts Payable	165,174
Landscape Escrow	5,000
Noncurrent Liabilities:	
Due in More Than One Year	447,142
Total Liabilities	617,316
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	81,504
Total Deferred Inflows of Resources	81,504
NET POSITION	
Net Investment in Capital Assets	3,796,935
Restricted for:	
Emergency Reserves	12,100
Debt Service	109,316
Unrestricted	(611,738)
Total Net Position	\$ 3,306,613

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 870,110	\$ 20,300	\$ 345,272	\$ -	\$ (504,538)
Interest and Related Costs on Long-Term Debt	22,602	-	-	-	(22,602)
Public Works	24,422	-	-	-	(24,422)
Total Governmental Activities	\$ 917,134	\$ 20,300	\$ 345,272	\$ -	(551,562)
GENERAL REVENUES					
					132,689
					10,187
					2,301
					145,177
CHANGE IN NET POSITION					(406,385)
					3,712,998
NET POSITION - END OF YEAR					\$ 3,306,613

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments - Restricted	\$ 8,856	\$ 100,701	\$ -	\$ 109,557
Receivable from County Treasurer	246	615	-	861
Accounts receivable	5,320	-	-	5,320
Due from District No. 1	1,268	-	-	1,268
Due from District No. 2	246	8,000	-	8,246
Due from District No. 3	246	-	-	246
Due from District No. 5	246	-	-	246
Prepaid insurance and expenses	1,250	-	-	1,250
Property taxes receivable	23,287	58,217	-	81,504
	<u>\$ 40,965</u>	<u>\$ 167,533</u>	<u>\$ -</u>	<u>\$ 208,498</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 165,174	\$ -	\$ -	\$ 165,174
Landscape Escrow	5,000	-	-	5,000
Total Liabilities	<u>170,174</u>	<u>-</u>	<u>-</u>	<u>170,174</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	23,287	58,217	-	81,504
Total Deferred Inflows of Resources	<u>23,287</u>	<u>58,217</u>	<u>-</u>	<u>81,504</u>
FUND BALANCES				
Nonspendable	1,250	-	-	1,250
Restricted for:				
Emergency Reserves	12,100	-	-	12,100
Debt Service	-	109,316	-	109,316
Unassigned	(165,846)	-	-	(165,846)
Total Fund Balances	<u>(152,496)</u>	<u>109,316</u>	<u>-</u>	<u>(43,180)</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 40,965</u>	<u>\$ 167,533</u>	<u>\$ -</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets are reported as assets on the Statement of Net Position but are recorded as expenditures in the funds.
Capital Assets, Net

3,796,935

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Developer Advances Payable
Accrued Interest on Developer Advances

(419,654)
(27,488)

Net Position of Governmental Activities

\$ 3,306,613

See accompanying Notes to Basic Financial Statements.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2019

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 37,911	\$ 94,778	\$ -	\$ 132,689
Specific Ownership Taxes	2,910	7,277	-	10,187
Design Review Fee	16,675	-	-	16,675
Transfer from District No. 1	216,377	-	-	216,377
Transfer from District No. 2	40,593	-	-	40,593
Transfer from District No. 3	40,264	-	-	40,264
Transfer from District No. 5	40,264	-	-	40,264
Net Investment Income	2,274	27	-	2,301
Reimbursed Expenditures	-	7,774	-	7,774
Clubhouse Rental	3,625	-	-	3,625
Total Revenues	<u>400,893</u>	<u>109,856</u>	<u>-</u>	<u>510,749</u>
EXPENDITURES				
Current:				
Accounting	106,750	-	-	106,750
Auditing	14,100	-	-	14,100
Clubhouse Events	1,294	-	-	1,294
Clubhouse General Repairs	3,530	-	-	3,530
Contingency	4,650	-	-	4,650
County Treasurer's Fee	569	1,422	-	1,991
District Management	72,447	-	-	72,447
Dues and Licenses	2,104	-	-	2,104
Fencing Repairs	4,195	-	-	4,195
Grounds Maintenance	8,990	-	-	8,990
Insurance and Bonds	16,883	-	-	16,883
Legal Services	46,450	-	-	46,450
Miscellaneous	1,657	-	-	1,657
Transfers to District No. 1	17,750	-	-	17,750
Clubhouse Management	35,324	-	-	35,324
Clubhouse Operations and Maintenance	79,143	-	-	79,143
Covenant Control and Inspections	26,112	-	-	26,112
Irrigation Repairs	11,716	-	-	11,716
Irrigation Repairs - Clubhouse	1,482	-	-	1,482
Janitorial Services	8,772	-	-	8,772
Landscaping	57,219	-	-	57,219
Lifeguards	77,445	-	-	77,445
Plant Material Replacements	7,150	-	-	7,150
Pool Maintenance	28,008	-	-	28,008
Repairs and Maintenance	6,117	-	-	6,117
Snow Removal	29,620	-	-	29,620
Snow Removal - Clubhouse	11,250	-	-	11,250
Utilities	15,193	-	-	15,193
Utilities - Clubhouse	38,380	-	-	38,380
Capital Expenditures	-	-	24,422	24,422
Total Expenditures	<u>734,300</u>	<u>1,422</u>	<u>24,422</u>	<u>760,144</u>
EXCESS OF REVENUES OVER (UNDER)				
EXPENDITURES	(333,407)	108,434	(24,422)	(249,395)
OTHER FINANCING SOURCES (USES)				
Developer Advance	231,220	-	24,422	255,642
Total Other Financing Sources (Uses)	<u>231,220</u>	<u>-</u>	<u>24,422</u>	<u>255,642</u>
NET CHANGE IN FUND BALANCES	(102,187)	108,434	-	6,247
Fund Balances - Beginning of Year	<u>(50,309)</u>	<u>882</u>	<u>-</u>	<u>(49,427)</u>
FUND BALANCES - END OF YEAR	<u>\$ (152,496)</u>	<u>\$ 109,316</u>	<u>\$ -</u>	<u>\$ (43,180)</u>

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2019**

Net Change in Fund Balances - Governmental Funds \$ 6,247

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset.

Capital Outlay	9,904
Depreciation	(144,292)

Long-term debt (e.g., bonds, Developer advances) provides 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. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences in the treatment of long-term debt and related items is as follows:

Developer Advances	(255,642)
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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.

Accrued Interest on Developer Advances	(22,602)
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Change in Net Position of Governmental Activities	\$ (406,385)
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**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 43,080	\$ 43,080	\$ 37,911	\$ (5,169)
Specific Ownership Taxes	2,600	2,900	2,910	10
Developer Advance	155,000	381,876	231,220	(150,656)
Design Review Fee	12,500	17,000	16,675	(325)
Transfer from District No. 1	227,476	227,476	216,377	(11,099)
Transfer from District No. 2	45,034	45,034	40,593	(4,441)
Transfer from District No. 3	45,034	45,034	40,264	(4,770)
Transfer from District No. 5	45,034	45,034	40,264	(4,770)
Net Investment Income	928	2,250	2,274	24
Clubhouse Rental	-	3,625	3,625	-
Total Revenues	<u>576,686</u>	<u>813,309</u>	<u>632,113</u>	<u>(181,196)</u>
EXPENDITURES				
Accounting	70,000	107,000	106,750	250
ADA Equipment Repairs	2,500	-	-	-
Auditing	-	14,100	14,100	-
Clubhouse Electric Repairs	2,000	-	-	-
Clubhouse Events	1,500	1,500	1,294	206
Clubhouse General Repairs	5,000	1,000	3,530	(2,530)
Clubhouse Management	50,000	36,000	35,324	676
Clubhouse Operations and Maintenance	60,000	80,000	79,143	857
Clubhouse Plumbing Repairs	3,000	-	-	-
Contingency	11,654	1,621	4,650	(3,029)
County Treasurer's Fee	646	646	569	77
Covenant Control and Inspections	30,000	31,500	26,112	5,388
District Management	70,000	75,000	72,447	2,553
Dues and Licenses	1,500	2,500	2,104	396
Fencing Repairs	2,500	5,000	4,195	805
Fencing Repairs - Clubhouse	1,000	-	-	-
Grounds Maintenance	8,500	9,000	8,990	10
Insurance and Bonds	12,000	16,883	16,883 #	-
Irrigation Repairs	3,500	12,000	11,716	284
Irrigation Repairs - Clubhouse	500	1,500	1,482	18
Janitorial Services	10,000	9,000	8,772	228
Landscaping	35,000	57,000	57,219	(219)
Legal Services	35,000	47,000	46,450	550
Lifeguards	57,000	78,000	77,445	555
Miscellaneous	200	1,000	1,657 #	(657)
Plant Materials Replacements	15,000	8,000	7,150	850
Plant Materials Replacements - Clubhouse	2,500	-	-	-
Pool Maintenance	16,000	30,000	28,008	1,992
Repairs and Maintenance	-	9,000	6,117	2,883
Snow Removal	5,000	30,000	29,620	380
Snow Removal - Clubhouse	3,500	12,000	11,250	750
Transfers to District No. 1	-	17,750	17,750	-
Utilities	5,000	16,000	15,193	807
Utilities - Clubhouse	50,000	40,000	38,380	1,620
Total Expenditures	<u>570,000</u>	<u>750,000</u>	<u>734,300</u>	<u>15,700</u>
NET CHANGE IN FUND BALANCE	6,686	63,309	(102,187)	(165,496)
Fund Balance - Beginning of Year	<u>7,864</u>	<u>(50,309)</u>	<u>(50,309)</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 14,550</u>	<u>\$ 13,000</u>	<u>\$ (152,496)</u>	<u>\$ (165,496)</u>

See accompanying Notes to Basic Financial Statements.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 1 DEFINITION OF REPORTING ENTITY

Erie Highlands Metropolitan District No. 4 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by court order and decree and recorded with the Weld County Clerk and Recorder on December 2, 2013, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located entirely within the Town of Erie (Town), in Weld County (County), Colorado. The District was established to provide for the planning, design, acquisition, construction, installation, relocation and/or redevelopment and financing of water, sanitation, solid waste disposal, streets, safety, parks and recreation, transportation, fire protection, mosquito control, television relay and translation, and services within and without its boundaries.

The District was organized in conjunction with Erie Highlands Metropolitan District Nos. 1, 2, 3, and 5 (together with the District, and District Nos. 1, 2, 3, and 5, the Districts) and operates under a Consolidated Service Plan approved by the Town on September 24, 2013. The Districts entered into an Intergovernmental Agreement Concerning District Operations (the District IGA) on September 10, 2018, which set forth the respective roles, responsibilities and obligations of each district with respect to the provision of administrative services, ownership, operation and maintenance of public improvements serving the property within the Districts. The District IGA acknowledges that District No. 1 previously funded certain improvements with bonds issued in 2015. It additionally acknowledges that District No. 2 funded certain public improvements with bonds issued in 2018. The Districts further agree to assist each other with offsetting the costs of public improvements serving the Districts pursuant to the Service Plan.

The District IGA provides that District No. 1 will own and operate any public improvements not dedicated to the Town or another governmental entity that were financed with its previous bond issue, and that the District will own and operate the remaining such improvements. The Districts engaged the District as the operator of the District No. 1-Owned Improvements and the District No. 4-Owned Improvements. The Districts not owning and operating any public improvements agree to provide funds for the operation of such improvements. The District agrees to act as the district responsible for overall administrative services, and the remaining districts agree to compensate the District for those services.

Prior to execution of the District IGA, the District and District No. 1 had an informal agreement whereby District No. 1 managed its own administrative, operation and maintenance services and the District helped fund such costs. During 2019, the District provided \$17,750 to District No. 1.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 1 DEFINITION OF REPORTING ENTITY (CONTINUED)

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, including the other Erie Highlands Metropolitan Districts and the Town of Erie.

The District has no employees and contracts for all of its management and professional services.

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. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is 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.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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.

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, specific ownership taxes, intergovernmental revenues, and facility fees. All other revenue items are considered to be measurable and available only when cash is received by the District. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

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.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

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 and other financing uses 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 has amended its annual budget for the year ended December 31, 2019.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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 fund's average equity balance in total cash.

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 30 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 unearned property tax revenues are recorded as revenue in the year they are available or collected.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation expense has been computed using the straight-line method over the estimated economic useful lives of 10 to 30 years.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports 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 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. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Fund Equity

Net Position

For government-wide presentation purposes 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.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. 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 portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity (Continued)

Fund Balance (Continued)

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

Deficits

The General Fund reported a deficit in the fund financial statements as of December 31, 2019. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2020.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2019, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments - Restricted	\$ 109,557
Total Cash and Investments	<u>\$ 109,557</u>

Cash and investments as of December 31, 2019, consist of the following:

Deposits with Financial Institutions	\$ 16,129
Investments	<u>93,428</u>
Total Cash and Investments	<u>\$ 109,557</u>

Deposits with Financial Institutions

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 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, 2019, the District's cash deposits had a bank balance and carrying balance of \$16,129.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
 NOTES TO BASIC FINANCIAL STATEMENTS
 DECEMBER 31, 2019**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, 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 risk or investment custodial risk disclosure requirements 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 board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

As of December 31, 2019, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted Average Under 60 Days	<u>\$ 93,428</u>

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds, and highest rated commercial paper. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard & Poor's. CSAFE records its investments at amortized cost and the District records its investments in CSAFE at net asset value as determined by amortized cost. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2019 follows:

	Balance - December 31, 2018	Increases	Decreases	Balance - December 31, 2019
Capital Assets, Not Being Depreciated:				
Land	\$ 151,182	\$ -	\$ -	\$ 151,182
Total Capital Assets, Not Being Depreciated	151,182	-	-	151,182
Capital Assets, Being Depreciated:				
Pool and Clubhouse	3,343,451	9,904	-	3,353,355
Parks and Recreation	102,093	-	-	102,093
Landscape Improvements	393,223	-	-	393,223
Total Capital Assets, Being Depreciated	3,838,767	9,904	-	3,848,671
Less Accumulated Depreciation For:				
Pool and Clubhouse	55,724	112,273	-	167,997
Parks and Recreation	2,902	5,804	-	8,706
Landscape Improvements	-	26,215	-	26,215
Total Accumulated Depreciation	58,626	144,292	-	202,918
Total Capital Assets, Being Depreciated, Net	3,780,141	(134,388)	-	3,645,753
Capital Assets, Net	<u>\$ 3,931,323</u>	<u>\$ (134,388)</u>	<u>\$ -</u>	<u>\$ 3,796,935</u>

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 4 CAPITAL ASSETS (CONTINUED)

During 2018, District No. 1 conveyed the ownership of the pool and clubhouse to the District. Certain costs of the pool and clubhouse, along with the costs of other capital assets to be owned and maintained by the District, were funded with a portion of the proceeds of the District No. 2 bonds and constitute District No. 4-Owned Improvements, as permitted by the District IGA described in Note 1.

Depreciation expense was charged to the general government function of the District in the amount of \$144,292 for the year ended December 31, 2019.

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2019:

	Balance - December 31, 2018	Additions	Reductions	Balance - December 31, 2019	Due Within One Year
Developer Advances - Operations:					
Principal	\$ 164,012	\$ 255,642	\$ -	\$ 419,654	\$ -
Interest	4,886	22,602	-	27,488	-
Total	<u>\$ 168,898</u>	<u>\$ 278,244</u>	<u>\$ -</u>	<u>\$ 447,142</u>	<u>\$ -</u>

Authorized Debt

On November 5, 2013, District voters approved debt authorization in the amount of \$540,000,000 for the construction of capital improvements. The voters also authorized debt of \$60,000,000 for the cost of operating and maintaining the District's systems, \$60,000,000 for management agreements, and \$60,000,000 for mortgages.

The District had authorized but unissued debt at December 31, 2019, for the following detailed purposes:

	Authorized November 5, 2013 Election	Remaining at December 31, 2019
Streets	\$ 60,000,000	\$ 60,000,000
Water	60,000,000	60,000,000
Sanitary Sewer and Storm Sewer	60,000,000	60,000,000
Parks and Recreation	60,000,000	60,000,000
Traffic & Safety	60,000,000	60,000,000
Mosquito Control	60,000,000	60,000,000
Public Transportation	60,000,000	60,000,000
Television Relay and Translation	60,000,000	60,000,000
Operations and Maintenance	60,000,000	60,000,000
Debt Refunding	60,000,000	60,000,000
Mortgages	60,000,000	60,000,000
Management Services related to District Facilities	60,000,000	60,000,000
Total	<u>\$ 720,000,000</u>	<u>\$ 720,000,000</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Pursuant to the Consolidated Service Plan, each District shall not issue debt in an aggregate amount in excess of \$60,000,000. Additionally, the maximum debt mill levy is 50 mills as adjusted, which shall not be imposed for longer than 40 years after the year of the initial imposition of such debt mill levy.

In the future, the District may issue a portion 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 NET POSITION

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balance of bonds that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2019, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:

Capital Assets, Net	<u>\$ 3,796,935</u>
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Restricted net position includes assets 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, 2019 as follows:

Restricted Net Position:

Emergency Reserves	\$ 12,100
Debt Service	<u>109,316</u>
Total Restricted Net Position	<u>\$ 121,416</u>

The District has a deficit in unrestricted net position.

NOTE 7 RELATED PARTIES

All of the members of the Board of Directors during 2019 were employees of, or consultants to, Clayton Properties Group II, Inc., a Colorado corporation doing business as Oakwood Homes and the major landowner, developer and homebuilder of the property within the Districts.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 8 DISTRICT AGREEMENTS

Advance and Reimbursement Agreement

The District entered into an Advance and Reimbursement Agreement (the Agreement) with Oakwood Homes LLC (the Developer) on December 11, 2015. The Agreement was assigned to Clayton Properties Group, LLC (Clayton) pursuant to a Bill of Sale and Assignment and Assumption Agreement between inter alia Oakwood Homes and Clayton dated July 3, 2017. Pursuant to the Agreement, the Developer will provide advances to the District for operations and maintenance.

The District will reimburse the Developer for the advances, together with interest at the rate of 8% per annum. The District will make payment for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements and debt service costs and expenses of the District. Payments by the District are applied first to interest on, then to principal of the advances.

This agreement shall be in effect until the end of the next fiscal year after the date of execution and shall automatically renew, each fiscal year until terminated. Principal and interest in the amounts of \$395,232 and \$27,488, respectively, remain outstanding as of December 31, 2019.

Advance and Reimbursement and Facilities Acquisition Agreement

The District and the Developer entered into an Advance and Reimbursement and Facilities Acquisition Agreement dated as of February 8, 2016 (the AR Agreement). The AR Agreement was assigned to Clayton Properties Group, LLC (Clayton) pursuant to a Bill of Sale and Assignment and Assumption Agreement between inter alia Oakwood Homes and Clayton dated July 3, 2017.

Pursuant to the AR Agreement, the Developer agreed to advance funds to the District to be used for capital construction of certain Public Improvements (the "Advances"). In return, the District agreed to reimburse the Developer for the Advances, together with an interest rate of 3% per annum accruing from the date that the Advances were made, subject to annual appropriation and available funds of the District, and acquire any Public Improvements constructed by the Developer.

Principal and interest in the amounts of \$24,422 and \$-0-, respectively, remain outstanding as of December 31, 2019.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 9 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; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation 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 coverage. 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 10 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 which 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.

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.

On November 5, 2013, the District voters passed an election question to increase property taxes \$2,000,000 annually, with a maximum mill levy of 20 mills (subject to adjustment for changes occurring in the method of calculating assessed valuation), to pay the District's operations, maintenance and other expenses. Additionally, the District's electors authorized the District to collect, retain and spend all revenue annually, other than ad valorem taxes, without regard to limitations under TABOR.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2019

NOTE 11 SUBSEQUENT EVENT

The District evaluated its December 31, 2019 financial statements for subsequent events through the date the financial statements were issued. In May 2020, the District accepted landscape improvement costs totaling \$136,806 that were paid by the Developer. As of the date of these financials, the District partially reimbursed the Developer in the amount of \$112,317 using available funds in the Debt Service Fund.

SUPPLEMENTARY INFORMATION

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 107,700	\$ 94,778	\$ (12,922)
Specific Ownership Taxes	6,501	7,277	776
Reimbursed Expenditures	-	7,774	7,774
Interest Income	-	27	27
Other Revenue	3,917	-	(3,917)
Total Revenues	<u>118,118</u>	<u>109,856</u>	<u>(8,262)</u>
EXPENDITURES			
County Treasurer's Fees	1,616	1,422	194
Developer Note Principal	112,585	-	112,585
Contingency	4,799	-	4,799
Total Expenditures	<u>119,000</u>	<u>1,422</u>	<u>117,578</u>
NET CHANGE IN FUND BALANCE	(882)	108,434	109,316
Fund Balance - Beginning of Year	<u>882</u>	<u>882</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 109,316</u>	<u>\$ 109,316</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
CAPITAL PROJECTS FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
Capital Expenditures	1,000,000	24,422	975,578
Total Expenditures	<u>1,000,000</u>	<u>24,422</u>	<u>975,578</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(1,000,000)	(24,422)	975,578
OTHER FINANCING SOURCES (USES)			
Developer Advance	1,000,000	24,422	(975,578)
Total Other Financing Sources (Uses)	<u>1,000,000</u>	<u>24,422</u>	<u>(975,578)</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>

OTHER INFORMATION

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2019**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied		Total Property Taxes		Percentage Collected to Levied
		General	Debt Service	Levied	Collected	
2017	\$ 601,210	20.000	50.000	\$ 42,085	\$ 42,085	100.00 %
2018	466,190	22.111	55.277	36,078	36,078	100.00
2019	1,948,370	22.111	55.277	150,780 *	132,689	88.00
Estimated for the year ending December 31, 2020	\$ 1,045,880	22.265	55.663	\$ 81,504		

* In 2019, refunds and abatements totaled \$18,091.

NOTE: Property taxes collected in any one year include collection of delinquent property taxes assessed in prior years, as well as reductions for property tax refunds or abatements. Information received from the County Treasurer does not permit identification of specific year of assessment.