

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

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2020

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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, 2020, 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, 2020, 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.

March 26, 2021

BASIC FINANCIAL STATEMENTS

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Governmental Activities
ASSETS	
Cash and Investments	\$ 116,325
Cash and Investments - Restricted	13,000
Due from Other Districts	9,406
Receivable from County Treasurer	297
Property Taxes Receivable	42,399
Prepaid Expense	6,913
Capital Assets Not Being Depreciated	151,182
Capital Assets, Net	3,501,296
Total Assets	3,840,818
 LIABILITIES	
Accounts Payable	77,630
Landscape Escrow	17,250
Noncurrent Liabilities:	
Due in More Than One Year	1,186,894
Total Liabilities	1,281,774
 DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	42,399
Total Deferred Inflows of Resources	42,399
 NET POSITION	
Net Investment in Capital Assets	3,652,478
Restricted for:	
Emergency Reserves	13,000
Debt Service	212
Unrestricted	(1,149,045)
Total Net Position	\$ 2,516,645

See accompanying Notes to Basic Financial Statements.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2020

		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	\$ 906,177	\$ 4,175	\$ 403,554	\$ -	\$ (498,448)
Interest and Related Costs on Long-Term Debt	52,965	-	-	-	(52,965)
Public Works - Acceptance of Public Improvements	324,872	-	-	-	(324,872)
	<u>\$ 1,284,014</u>	<u>\$ 4,175</u>	<u>\$ 403,554</u>	<u>\$ -</u>	<u>(876,285)</u>
GENERAL REVENUES					
Property Taxes					81,504
Specific Ownership Taxes					3,867
Net Investment Income					946
Total General Revenues					<u>86,317</u>
CHANGE IN NET POSITION					
					(789,968)
Net Position - Beginning of Year					<u>3,306,613</u>
NET POSITION - END OF YEAR					
					<u>\$ 2,516,645</u>

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2020**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 116,325	\$ -	\$ -	\$ 116,325
Cash and Investments - Restricted	13,000	-	-	13,000
Receivable from County Treasurer	85	212	-	297
Due from District No. 1	970	-	-	970
Due from District No. 2	8,255	-	-	8,255
Due from District No. 3	96	-	-	96
Due from District No. 5	85	-	-	85
Property Taxes Receivable	12,114	30,285	-	42,399
Prepaid Insurance and Expenses	6,913	-	-	6,913
	<u>\$ 157,843</u>	<u>\$ 30,497</u>	<u>\$ -</u>	<u>\$ 188,340</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 77,630	\$ -	\$ -	\$ 77,630
Landscape Escrow	17,250	-	-	17,250
Total Liabilities	<u>94,880</u>	<u>-</u>	<u>-</u>	<u>94,880</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	12,114	30,285	-	42,399
Total Deferred Inflows of Resources	<u>12,114</u>	<u>30,285</u>	<u>-</u>	<u>42,399</u>
FUND BALANCES				
Nonspendable	6,913	-	-	6,913
Restricted for:				
Emergency Reserves	13,000	-	-	13,000
Debt Service	-	212	-	212
Unassigned	30,936	-	-	30,936
Total Fund Balances	<u>50,849</u>	<u>212</u>	<u>-</u>	<u>51,061</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 157,843</u>	<u>\$ 30,497</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

3,652,478

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

(1,107,549)
(79,345)

Net Position of Governmental Activities

\$ 2,516,645

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, 2020

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 23,287	\$ 58,217	\$ -	\$ 81,504
Specific Ownership Taxes	1,105	2,762	-	3,867
Clubhouse Rental	675	-	-	675
Design Review Fee	3,500	-	-	3,500
Transfer from District No. 1	275,127	-	-	275,127
Transfer from District No. 2	72,201	-	-	72,201
Transfer from District No. 3	27,184	-	-	27,184
Transfer from District No. 5	24,112	-	-	24,112
Net Investment Income	768	178	-	946
Other Revenue	4,930	-	-	4,930
Total Revenues	<u>432,889</u>	<u>61,157</u>	<u>-</u>	<u>494,046</u>
EXPENDITURES				
Current:				
Accounting	74,223	-	-	74,223
Auditing	14,100	-	-	14,100
County Treasurer's Fee	350	877	-	1,227
Developer Repayment	-	169,384	-	169,384
District Management	100,013	-	-	100,013
Dues and Licenses	2,295	-	-	2,295
Election Expense	9,041	-	-	9,041
Insurance and Bonds	15,936	-	-	15,936
Legal Services	47,699	-	-	47,699
Miscellaneous	13,241	-	-	13,241
Clubhouse Events	1,174	-	-	1,174
Clubhouse Electric Repairs	3,343	-	-	3,343
Clubhouse Plumbing Repairs	5,989	-	-	5,989
Clubhouse General Repairs	5,297	-	-	5,297
Clubhouse Management	14,753	-	-	14,753
Clubhouse Operations and Maintenance	50,874	-	-	50,874
Covenant Control and Inspections	27,980	-	-	27,980
Fencing Repairs - Clubhouse	277	-	-	277
Grounds Maintenance	11,477	-	-	11,477
Irrigation Repairs	17,353	-	-	17,353
Irrigation Repairs - Clubhouse	791	-	-	791
Janitorial Services	7,833	-	-	7,833
Landscaping	123,211	-	-	123,211
Lifeguards	74,876	-	-	74,876
Plant Material Replacements	840	-	-	840
Plant Material Replacements - Clubhouse	784	-	-	784
Pool Maintenance	60,460	-	-	60,460
Snow Removal	33,179	-	-	33,179
Snow Removal - Clubhouse	9,736	-	-	9,736
Utilities	8,810	-	-	8,810
Utilities - Clubhouse	24,908	-	-	24,908
Capital Outlay	-	-	324,872	324,872
Total Expenditures	<u>760,843</u>	<u>170,261</u>	<u>324,872</u>	<u>1,255,976</u>
EXCESS OF REVENUES OVER (UNDER)				
EXPENDITURES	(327,954)	(109,104)	(324,872)	(761,930)
OTHER FINANCING SOURCES (USES)				
Developer Advance	531,299	-	324,872	856,171
Total Other Financing Sources (Uses)	<u>531,299</u>	<u>-</u>	<u>324,872</u>	<u>856,171</u>
NET CHANGE IN FUND BALANCES	203,345	(109,104)	-	94,241
Fund Balances - Beginning of Year	<u>(152,496)</u>	<u>109,316</u>	<u>-</u>	<u>(43,180)</u>
FUND BALANCES - END OF YEAR	<u>\$ 50,849</u>	<u>\$ 212</u>	<u>\$ -</u>	<u>\$ 51,061</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, 2020**

Net Change in Fund Balances - Governmental Funds \$ 94,241

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.

Depreciation (144,457)

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 (856,171)

Repay Developer Advance 169,384

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.

Change in Accrued Interest on Developer Advances (52,965)

Change in Net Position of Governmental Activities \$ (789,968)

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2020**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 23,287	\$ 23,287	\$ 23,287	\$ -
Specific Ownership Taxes	1,630	1,105	1,105	-
Clubhouse Rental	2,000	675	675	-
Design Review Fee	13,000	3,500	3,500	-
Transfer from District No. 1	282,290	275,127	275,127	-
Transfer from District No. 2	73,768	72,201	72,201	-
Transfer from District No. 3	27,706	27,184	27,184	-
Transfer from District No. 5	24,568	24,112	24,112	-
Net Investment Income	1,000	771	768	(3)
Other Revenue	-	4,930	4,930	-
Total Revenues	<u>449,249</u>	<u>432,892</u>	<u>432,889</u>	<u>(3)</u>
EXPENDITURES				
Accounting	100,000	74,223	74,223	-
Auditing	14,000	14,100	14,100	-
County Treasurer's Fee	349	350	350	-
District Management	80,000	100,013	100,013	-
Dues and Licenses	2,000	2,295	2,295	-
Election Expense	40,000	9,041	9,041	-
Insurance and Bonds	17,000	15,936	15,936	-
Legal Services	50,000	47,699	47,699	-
Miscellaneous	500	13,241	13,241	-
Clubhouse Events	2,500	1,174	1,174	-
Clubhouse Electric Repairs	2,000	3,343	3,343	-
Clubhouse Plumbing Repairs	3,000	5,989	5,989	-
Clubhouse General Repairs	5,000	5,297	5,297	-
Clubhouse Management	50,000	14,753	14,753	-
Clubhouse Operations and Maintenance	70,000	50,874	50,874	-
Covenant Control and Inspections	38,500	27,980	27,980	-
Fencing Repairs	3,000	-	-	-
Fencing Repairs - Clubhouse	1,000	277	277	-
Grounds Maintenance	9,000	11,477	11,477	-
Irrigation Repairs	2,000	17,353	17,353	-
Irrigation Repairs - Clubhouse	2,000	791	791	-
Janitorial Services	10,000	7,833	7,833	-
Landscaping	40,000	123,211	123,211	-
Lifeguards	80,000	74,876	74,876	-
Plant Material Replacements	20,000	840	840	-
Plant Material Replacements - Clubhouse	2,500	784	784	-
Pool Maintenance	20,000	60,460	60,460	-
Snow Removal	8,000	33,179	33,179	-
Snow Removal - Clubhouse	3,500	9,736	9,736	-
Utilities	5,000	8,810	8,810	-
Utilities - Clubhouse	50,000	24,908	24,908	-
Contingency	9,151	14,157	-	14,157
Total Expenditures	<u>740,000</u>	<u>775,000</u>	<u>760,843</u>	<u>14,157</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	(290,751)	(342,108)	(327,954)	14,154
OTHER FINANCING SOURCES (USES)				
Developer Advance	520,000	531,299	531,299	-
Total Other Financing Sources (Uses)	<u>520,000</u>	<u>531,299</u>	<u>531,299</u>	<u>-</u>
NET CHANGE IN FUND BALANCE				
	229,249	189,191	203,345	14,154
Fund Balance - Beginning of Year	(223,605)	(152,496)	(152,496)	-
FUND BALANCE - END OF YEAR	<u>\$ 5,644</u>	<u>\$ 36,695</u>	<u>\$ 50,849</u>	<u>\$ 14,154</u>

See accompanying Notes to Basic Financial Statements.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

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 2020. 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 2020, the District provided \$-0- to District No. 1.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

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.

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, 2020

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, 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, 2020.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

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, 2020

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.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Equity (Continued)

Fund Balance (Continued)

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.

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.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2020, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 116,325
Cash and Investments - Restricted	13,000
Total Cash and Investments	\$ 129,325

Cash and investments as of December 31, 2020, consist of the following:

Deposits with Financial Institutions	\$ 98,073
Cash	1,378
Investments	29,874
Total Cash and Investments	\$ 129,325

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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions (Continued)

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, 2020, the District's cash deposits had a bank balance of \$98,073 and a carrying balance of \$98,073.

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, 2020, 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	\$ 29,874

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

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, 2020 follows:

	Balance - December 31, 2019	Increases	Decreases	Balance - December 31, 2020
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	3,353,355	-	-	3,353,355
Parks and Recreation	102,093	-	-	102,093
Landscape Improvements	393,223	-	-	393,223
Total Capital Assets, Being Depreciated	3,848,671	-	-	3,848,671
Less Accumulated Depreciation For:				
Pool and Clubhouse	167,997	112,438	-	280,435
Parks and Recreation	8,706	5,804	-	14,510
Landscape Improvements	26,215	26,215	-	52,430
Total Accumulated Depreciation	202,918	144,457	-	347,375
Total Capital Assets, Being Depreciated, Net	3,645,753	(144,457)	-	3,501,296
Capital Assets, Net	<u>\$ 3,796,935</u>	<u>\$ (144,457)</u>	<u>\$ -</u>	<u>\$ 3,652,478</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020**

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 \$144,457 for the year ended December 31, 2020.

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, 2020:

	Balance - December 31, 2019	Additions	Reductions	Balance - December 31, 2020	Due Within One Year
Developer Advances - Operations:					
Principal	\$ 395,232	\$ 531,299	\$ -	\$ 926,531	\$ -
Interest	27,488	51,590	-	79,078	-
Developer Advances - Capital:					
Principal	24,422	324,872	168,276	181,018	-
Interest	-	1,375	1,108	267	-
Total	<u>\$ 447,142</u>	<u>\$ 909,136</u>	<u>\$ 169,384</u>	<u>\$ 1,186,894</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.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

The District had authorized but unissued debt at December 31, 2020, for the following detailed purposes:

	Authorized November 5, 2013 Election	Remaining at December 31, 2020
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 and 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>

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, 2020, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	<u>\$ 3,652,478</u>

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 6 NET POSITION (CONTINUED)

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, 2020 as follows:

Restricted Net Position:	
Emergency Reserves	\$ 13,000
Debt Service	212
Total Restricted Net Position	<u>\$ 13,212</u>

The District has a deficit in unrestricted net position.

NOTE 7 RELATED PARTIES

All of the members of the Board of Directors during 2020 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.

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 \$926,531 and \$79,078, respectively, remain outstanding as of December 31, 2020.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

NOTE 8 DISTRICT AGREEMENTS (CONTINUED)

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.

As of December 31, 2020, principal and interest in the amounts of \$181,018 and \$267, respectively, remain outstanding to the Developer for public improvements.

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.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2020

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.

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, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 58,217	\$ 58,217	\$ -
Specific Ownership Taxes	4,075	2,762	(1,313)
Other Revenue	1,597	-	(1,597)
Net Investment Income	-	178	178
Total Revenues	<u>63,889</u>	<u>61,157</u>	<u>(2,732)</u>
EXPENDITURES			
County Treasurer's Fees	873	877	(4)
Developer Repayment	168,000	169,384	(1,384)
Contingency	4,127	-	4,127
Total Expenditures	<u>173,000</u>	<u>170,261</u>	<u>2,739</u>
NET CHANGE IN FUND BALANCE	(109,111)	(109,104)	7
Fund Balance - Beginning of Year	<u>109,111</u>	<u>109,316</u>	<u>205</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 212</u>	<u>\$ 212</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, 2020**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Total Revenues	\$ -	\$ -	\$ -
EXPENDITURES			
Capital Outlay	1,000,000	324,872	675,128
Total Expenditures	1,000,000	324,872	675,128
OTHER FINANCING SOURCES (USES)			
Developer Advance	1,000,000	324,872	(675,128)
Total Other Financing Sources (Uses)	1,000,000	324,872	(675,128)
NET CHANGE IN FUND BALANCE	-	-	-
Fund Balance - Beginning of Year	-	-	-
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, 2020**

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	
2018	\$ 466,190	22.111	55.277	\$ 42,085	\$ 42,085	100.00 %
2019	1,948,370	22.111	55.277	150,780	132,689 *	88.00
2020	1,045,880	22.265	55.663	81,504	81,503	100.00
Estimated for the year ending December 31, 2021	\$ 544,080	22.265	55.663	\$ 42,399		

* 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.