

**ERIE HIGHLANDS METROPOLITAN  
DISTRICT NO. 1  
Weld County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2022**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1  
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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

Board of Directors  
Erie Highlands Metropolitan District No. 1  
Weld County, Colorado

### Report on the Audit of the Financial Statements

#### *Opinions*

We have audited the accompanying financial statements of the governmental activities and each major fund of the Erie Highlands Metropolitan District No. 1, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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 District, as of December 31, 2022, 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.

#### *Basis for Opinions*

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### *Responsibilities of Management for the Financial Statements*

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

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In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Management has omitted 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The Supplementary Information, as listed in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information comprises the Schedule of Debt Service Requirements to Maturity, the Schedule of Assessed Valuation, Mill Levy, and Property Taxes Collected and the Annual Disclosure Information, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*Duggio & Associates, P.C.*

April 20, 2023

## **BASIC FINANCIAL STATEMENTS**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2022**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 2,045
Cash and Investments - Restricted	371,717
Receivable from County Treasurer	6,966
Property Taxes Receivable	766,492
Prepaid Bond Insurance	142,867
Capital Assets Not Being Depreciated	183,458
Capital Assets, Net	138,824
Total Assets	1,612,369
 <b>DEFERRED OUTFLOWS OF RESOURCES</b>	
Cost of Refunding	254,188
Total Deferred Outflows of Resources	254,188
 <b>LIABILITIES</b>	
Accounts Payable	4,000
Due to Other Districts	4,810
Accrued Interest Payable	18,067
Noncurrent Liabilities:	
Due Within One Year	230,000
Due in More Than One Year	8,452,571
Total Liabilities	8,709,448
 <b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	766,492
Total Deferred Inflows of Resources	766,492
 <b>NET POSITION</b>	
Net Investment in Capital Assets	(59,409)
Restricted for:	
Debt Service	75,751
Unrestricted	(7,625,725)
Total Net Position	\$ (7,609,383)

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF ACTIVITIES**  
**YEAR ENDED DECEMBER 31, 2022**

	Expenses	Charges for Services	Program Revenues Operating Grants and Contributions	Capital Grants and Contributions	Net Revenues (Expenses) and Change in Net Position
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 362,827	\$ -	\$ -	\$ -	\$ (362,827)
Interest and Related Costs on Long-Term Debt	250,776	-	-	-	(250,776)
	\$ 613,603	\$ -	\$ -	\$ -	(613,603)
<b>GENERAL REVENUES</b>					
Property Taxes					824,955
Specific Ownership Taxes					48,863
Net Investment Income					10,564
Total General Revenues					884,382
<b>CHANGE IN NET POSITION</b>					270,779
Net Position - Beginning of Year					(7,880,162)
<b>NET POSITION - END OF YEAR</b>					\$ (7,609,383)

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 2,045	\$ -	\$ 2,045
Cash and Investments - Restricted	-	371,717	371,717
Receivable from County Treasurer	2,765	4,201	6,966
Property Taxes Receivable	331,208	435,284	766,492
Total Assets	<u>\$ 336,018</u>	<u>\$ 811,202</u>	<u>\$ 1,147,220</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ -	\$ 4,000	\$ 4,000
Due to District No. 4	4,810	-	4,810
Total Liabilities	4,810	4,000	8,810
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Tax	331,208	435,284	766,492
Total Deferred Inflows of Resources	331,208	435,284	766,492
<b>FUND BALANCES</b>			
Restricted for:			
Debt Service	-	371,918	371,918
Total Fund Balances	-	371,918	371,918
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 336,018</u>	<u>\$ 811,202</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			322,282
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Bonds Payable			(8,505,000)
Bond Premium			(177,571)
Bond Interest Payable			(18,067)
Cost of Refunding			254,188
Prepaid Bond Insurance			142,867
Net Position of Governmental Activities			<u>\$ (7,609,383)</u>

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2022**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 327,426	\$ 497,529	\$ 824,955
Specific Ownership Taxes	19,393	29,470	48,863
Net Investment Income	314	10,250	10,564
Total Revenues	<u>347,133</u>	<u>537,249</u>	<u>884,382</u>
<b>EXPENDITURES</b>			
Current:			
County Treasurer's Fees	4,934	7,498	12,432
Transfer to District No. 4	342,199	-	342,199
Paying Agent Fees	-	4,000	4,000
Bond Interest	-	223,550	223,550
Bond Principal	-	225,000	225,000
Total Expenditures	<u>347,133</u>	<u>460,048</u>	<u>807,181</u>
<b>NET CHANGE IN FUND BALANCES</b>	-	77,201	77,201
Fund Balances - Beginning of Year	<u>-</u>	<u>294,717</u>	<u>294,717</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 371,918</u>	<u>\$ 371,918</u>

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1  
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, 2022**

Net Change in Fund Balances - Governmental Funds \$ 77,201

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 (15,694)

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:

Bond Principal Payment 225,000

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 Bonds - Change in Liability	562
Bond Premium Amortization	13,180
Cost of Refunding Amortization	(18,866)
Bond Insurance Amortization	(10,604)
	(16,744)

Change in Net Position of Governmental Activities \$ 270,779

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 327,680	\$ 327,680	\$ 327,426	\$ (254)
Specific Ownership Taxes	16,383	18,585	19,393	808
Net Investment Income	100	150	314	164
Other Revenue	-	1,585	-	(1,585)
Total Revenues	<u>344,163</u>	<u>348,000</u>	<u>347,133</u>	<u>(867)</u>
<b>EXPENDITURES</b>				
Current:				
County Treasurer's Fees	4,915	4,915	4,934	(19)
Transfer to District No. 4	339,248	341,500	342,199	(699)
Contingency	-	1,585	-	1,585
Total Expenditures	<u>344,163</u>	<u>348,000</u>	<u>347,133</u>	<u>867</u>
<b>NET CHANGE IN FUND BALANCE</b>	-	-	-	-
Fund Balance - Beginning of Year	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Erie Highlands Metropolitan District No. 1 (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 (the Town), in Weld County (the 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. 2, 3, 4, and 5 (together with the District, and District Nos. 2, 3, 4, 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 the District 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 Consolidated Service Plan.

The District IGA provides that the District 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 District No. 4 will own and operate the remaining such improvements. The Districts engaged District No. 4 as the operator of the District-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. District No. 4 agrees to act as the district responsible for overall administrative services, and the remaining districts agree to compensate District No. 4 for those services.

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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 1 DEFINITION OF REPORTING ENTITY (CONTINUED)**

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.

**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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

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

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.

**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 amended its budget for the year ended December 31, 2022.

**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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Property Taxes (Continued)**

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 20 years.

**Facility Fees**

Facility fees consist of the fees imposed by the District pursuant to an amended and restated resolution adopted by the District, on December 2, 2015, in an amount equal to \$1,500 per residential unit and \$1.00 per square foot of any commercial property within the District. The facility fees are payable on the date of issuance of a building permit of the related residential unit.

**Amortization**

**Original Issue Premium**

In the government-wide financial statements, bond premiums and discounts are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Amortization (Continued)**

**Cost of Bond Refunding**

In the government-wide financial, the deferred cost of bond refunding is being amortized using the interest method over the life of the new bonds. The amortization amount is a component of interest expense and the unamortized deferred cost is reflected as a deferred outflow of resources.

**Deferred Outflows and Inflows of Resources**

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net assets that applies to a future period and so will not be recognized as an outflow of resources (expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, cost of refunding, is deferred and recognized as an outflow of resources in the period that the amounts are incurred.

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 assets 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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Fund Equity (Continued)**

Fund Balance (Continued)

*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.

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, 2022, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 2,045
Cash and Investments - Restricted	371,717
Total Cash and Investments	\$ 373,762

Cash and investments as of December 31, 2022, consist of the following:

Investments	\$ 373,762
Total Cash and Investments	\$ 373,762

**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. 1  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**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, 2022, the District had no cash deposits.

**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, 2022, 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>\$ 373,762</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**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 currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations 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, and any security allowed under CRS 24-75-601.

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

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 CASH FUND is rated AAmmf and CSAFE CORE is rated AAAf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2022, follows:

	Balance - December 31, 2021	Increases	Decreases	Balance - December 31, 2022
Capital Assets, Not Being Depreciated:				
Landscape Improvements	\$ 183,458	\$ -	\$ -	\$ 183,458
Total Capital Assets, Not Being Depreciated	183,458	-	-	183,458
Capital Assets, Being Depreciated:				
Entryways	11,608	-	-	11,608
Parks and Recreation	237,072	-	-	237,072
Total Capital Assets, Being Depreciated	248,680	-	-	248,680
Less Accumulated Depreciation For:				
Entryways	3,484	581	-	4,065
Parks and Recreation	90,678	15,113	-	105,791
Total Accumulated Depreciation	94,162	15,694	-	109,856
Total Capital Assets, Being Depreciated, Net	154,518	(15,694)	-	138,824
Capital Assets, Net	\$ 337,976	\$ (15,694)	\$ -	\$ 322,282

During 2018, a significant portion of the capital assets constructed by the District were conveyed to District No. 4. The costs of all capital assets transferred to District No. 4 were removed from the District's financial records. Such capital assets 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 \$15,694 for the year ended December 31, 2022.

**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, 2022:

	Balance - December 31, 2021	Additions	Reductions	Balance - December 31, 2022	Due Within One Year
General Obligation Limited Tax Refunding Bonds - Series 2020	\$ 8,730,000	\$ -	\$ 225,000	\$ 8,505,000	\$ 230,000
Bond Premium	190,751	-	13,180	177,571	-
Total	\$ 8,920,751	\$ -	\$ 238,180	\$ 8,682,571	\$ 230,000

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

The details of the District's long-term obligations are as follows:

**General Obligation Bonds**

**\$8,930,000 General Obligation Limited Tax Refunding Bonds, Series 2020, dated November 17, 2020 (the Bonds)**

**Use of Proceeds**

Proceeds from the sale of the Bonds were used to:

- (a) refund the outstanding Series 2015 Bonds,
- (b) purchase a municipal bond insurance policy for the Bonds,
- (c) purchase a Reserve Policy to be issued by the Bond Insurer in the amount of 50% of the Required Reserve and fund the remaining 50% of the Reserve Fund, and
- (d) pay the costs of issuing the Bonds and refunding the Series 2015 Bonds.

**Bond Details**

The Bonds bear interest at rates ranging from 2.0% to 3.0%, payable semi-annually to the extent of Pledged Revenue available on June 1 and December 1, beginning on June 1, 2021. The Bonds consist of serial bonds in the original amount of \$2,590,000 due annually in varying amounts through beginning on December 1, 2021, through December 1, 2030, term bonds in the original amount of \$1,760,000 due on December 1, 2035, term bonds in the original amount of \$2,080,000 due on December 1, 2040, and term bonds in the original amount of \$2,500,000 due on December 1, 2045. The term bonds maturing on December 1, 2035, are subject to mandatory sinking fund redemption commencing on December 1, 2031. The term bonds maturing on December 1, 2040, are subject to mandatory sinking fund redemption commencing on December 1, 2036. The term bonds maturing on December 1, 2045, are subject to mandatory sinking fund redemption commencing on December 1, 2041.

Repayment of both principal and interest on the bonds are insured by Build America Mutual Assurance Company. The bonds are assigned an insured rating of "AA" by Standard and Poor's. All of the Bonds and interest thereon will be deemed to be paid, satisfied, and discharged on December 2, 2055 (the Termination Date), regardless of the amount of principal and interest paid on the Bonds prior to the Termination Date.

**Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2030, and on any date thereafter, upon payment of par and accrued interest, without redemption premium.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Pledged Revenue**

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, generally consisting of:

- (a) the Required Mill Levy;
- (b) the portion of the Specific Ownership Tax which is collected as a result of the imposition of the Required Mill Levy; and
- (c) any other legally available moneys that the District determines, in its absolute discretion, to transfer to the Trustee for application as Pledged Revenue.

**Required Mill Levy**

The Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal and interest on the Bonds as they become due and, if necessary, to replenish the Reserve Fund to the amount of the Required Reserve, but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2014). The Required Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County. The current maximum mill levy, as adjusted, is 57.069.

**Reserve Fund**

The Bonds are further secured by the Reserve Fund in the Required Reserve Amount of \$556,200, which is funded through the issuance of the Reserve Policy and a portion of the Bonds' proceeds of \$278,100. The Reserve Policy and proceeds of the Bonds are each in the amount of 50% of the Required Reserve. The Reserve Fund is to be maintained in the amount of the Required Reserve for so long as the Bonds are outstanding.

The District's long-term obligations on the Senior Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 230,000	\$ 216,800	\$ 446,800
2024	245,000	209,900	454,900
2025	250,000	202,550	452,550
2026	265,000	197,550	462,550
2027	275,000	192,250	467,250
2028-2032	1,570,000	833,550	2,403,550
2033-2037	1,880,000	644,425	2,524,425
2038-2042	2,230,000	420,076	2,650,076
2043-2045	1,560,000	94,800	1,654,800
Total	<u>\$ 8,505,000</u>	<u>\$ 3,011,901</u>	<u>\$ 11,516,901</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**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, 2022, for the following detailed purposes:

	Authorized November 5, 2013 Election	Series 2015A Authorization Used	Series 2015B Authorization Used	Remaining at December 31, 2022
Streets	\$ 60,000,000	\$ 3,640,658	\$ 666,043	\$ 55,693,299
Water	60,000,000	881,138	161,200	58,957,662
Sanitary Sewer and Storm Sewer	60,000,000	1,599,157	292,559	58,108,284
Parks and Recreation	60,000,000	1,619,047	296,198	58,084,755
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>\$ 7,740,000</u>	<u>\$ 1,416,000</u>	<u>\$ 710,844,000</u>

Because the Bonds were issued for the purpose of refinancing the Series 2015 Bonds at a lower interest rate, in accordance with the Article X, Section 20 of the Colorado Constitution, no portion of the District's electoral authorization is required to be allocated to the portion of the Bonds that does not exceed the outstanding principal amount of the Series 2015 Bonds (\$9,156,000). Because the par amount of the Bonds (\$8,930,000) does not exceed the outstanding principal amount of the Series 2015 Bonds, the District is not required to allocate any of its electoral authorization for debt refunding to the Bonds.

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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**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, 2022, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 322,282
Noncurrent Portion of Long-Term Obligations	(381,691)
Net Investment in Capital Assets	<u>\$ (59,409)</u>

As of December 31, 2022, the District had restricted net position as follows:

Restricted Net Position:	
Debt Service	\$ 75,751
Total Restricted Net Position	<u>\$ 75,751</u>

The District has a deficit in unrestricted net position. The deficit is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

**NOTE 7 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 2, 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. As of December 31, 2022, there were no amounts owed to the Developer by the District for operations and maintenance.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 7 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 October 30, 2015 (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. The District and Clayton entered into a First Amendment to the AR Agreement on November 14, 2017, and a Second Amendment on September 10, 2018, both concerning and recognizing the advances made by Clayton, or its predecessors, the reimbursement of the advances by the District, and providing for a current accounting of the amounts owed at the time.

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, 2022, there were no outstanding amounts owed to the Developer by the District for Public Improvements.

**NOTE 8 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 9 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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 9 TAX SPENDING, AND DET LIMITATIONS (CONTINUED)**

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. 1  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2022**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 497,914	\$ 497,529	\$ (385)
Specific Ownership Taxes	24,896	29,470	4,574
Net Investment Income	300	10,250	9,950
Total Revenues	<u>523,110</u>	<u>537,249</u>	<u>14,139</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	7,469	7,498	(29)
Bond Interest	223,550	223,550	-
Bond Principal	225,000	225,000	-
Contingency	8,981	-	8,981
Paying Agent Fees	3,000	4,000	(1,000)
Total Expenditures	<u>468,000</u>	<u>460,048</u>	<u>7,952</u>
<b>NET CHANGE IN FUND BALANCE</b>	55,110	77,201	22,091
Fund Balance - Beginning of Year	<u>296,836</u>	<u>294,717</u>	<u>(2,119)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 351,946</u></u>	<u><u>\$ 371,918</u></u>	<u><u>\$ 19,972</u></u>

## **OTHER INFORMATION**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2022**

<u>Bonds and Interest Maturing in the Year Ending December 31,</u>	\$8,930,000 General Obligation Limited Tax Bonds Dated November 17, 2020 Series 2020 Interest Rate of 2.00-3.00% Payable June 1 and December 1 Principal Due December 1		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 230,000	\$ 216,800	\$ 446,800
2024	245,000	209,900	454,900
2025	250,000	202,550	452,550
2026	265,000	197,550	462,550
2027	275,000	192,250	467,250
2028	285,000	184,000	469,000
2029	295,000	175,450	470,450
2030	320,000	166,600	486,600
2031	325,000	157,000	482,000
2032	345,000	150,500	495,500
2033	345,000	143,600	488,600
2034	370,000	136,700	506,700
2035	375,000	129,300	504,300
2036	390,000	121,800	511,800
2037	400,000	113,025	513,025
2038	415,000	104,025	519,025
2039	430,000	94,688	524,688
2040	445,000	85,013	530,013
2041	455,000	75,000	530,000
2042	485,000	61,350	546,350
2043	500,000	46,800	546,800
2044	520,000	31,800	551,800
2045	540,000	16,200	556,200
<b>Total</b>	<b>\$ 8,505,000</b>	<b>\$ 3,011,901</b>	<b>\$ 11,516,901</b>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**  
**SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**  
**DECEMBER 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Percent Change	Mills Levied		Total Property Taxes		Percentage Collected to Levied
			General	Debt Service	Levied	Collected	
2018	\$ 6,469,170	0.00 %	22.111	55.277	\$ 500,636	\$ 500,295	99.93 %
2019	9,410,490	45.47	22.111	55.277	728,259	724,871	99.53
2020	11,964,470	27.14	22.111	55.663	932,367	932,333	100.00
2021	12,483,300	4.34	22.265	33.832	700,276	697,784	99.64
2022	14,717,260	17.90	22.265	33.832	825,594	824,955	99.92
Estimated for the Year Ending December 31, 2023	\$ 14,509,480	(1.41)%	22.827	30.000	\$ 766,492		

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.

**ANNUAL DISCLOSURE**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1  
ANNUAL DISCLOSURE  
DECEMBER 31, 2022**

Class	Assessed Valuation	Percent of Assessed Valuation	Actual Valuation	Percent of Actual Valuation
Vacant Land	\$ 1,330	0.01 %	\$ 4,585	0.00 %
Residential	14,446,680	98.16	202,040,145	99.54
Commercial	7,920	0.05	27,339	0.01
Oil and Gas	18,950	0.13	58,290	0.03
State Assessed	242,380	1.65	835,791	0.41
	<u>\$ 14,717,260</u>	100.00	<u>\$ 202,966,150</u>	100.00

NOTE: Totals do not include exempt classes of property.