

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

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2024

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YEAR ENDED DECEMBER 31, 2024**

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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

Opinions

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 ended December 31, 2024, 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, 2024, and the respective changes in financial position and the budgetary comparisons for the General Fund and the Special Revenue 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, as listed in the table of contents, 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.

July 16, 2025

BASIC FINANCIAL STATEMENTS

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities
ASSETS	
Cash and Investments	\$ 26,606
Cash and Investments - Restricted	78,563
Due from Other Districts	27
Receivable from County Treasurer	7
Accounts Receivable	11,595
Prepaid Expense	40,024
Property Taxes Receivable	1,704
Capital Assets Not Being Depreciated	151,182
Capital Assets, Net	2,929,383
Total Assets	3,239,091
LIABILITIES	
Accounts Payable	113,768
Prepaid Assessments	4,184
Landscape Escrow	31,500
Noncurrent Liabilities:	
Due in More Than One Year	2,316,190
Total Liabilities	2,465,642
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	1,704
Total Deferred Inflows of Resources	1,704
NET POSITION	
Net Investment in Capital Assets	3,080,565
Restricted for:	
Emergency Reserves	16,100
Debt Service	62,468
Unrestricted	(2,387,388)
Total Net Position	\$ 771,745

See accompanying Notes to Basic Financial Statements.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

		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	\$ 984,337	\$ 107,108	\$ 482,674	\$ -	\$ (394,555)
Interest and Related Costs on Long-Term Debt	122,706	-	-	-	(122,706)
	\$ 1,107,043	\$ 107,108	\$ 482,674	\$ -	(517,261)
GENERAL REVENUES					
Property Taxes					3,608
Specific Ownership Taxes					79
Net Investment Income					8,084
Other Revenue					470
Total General Revenues					12,241
CHANGE IN NET POSITION					(505,020)
Net Position - Beginning of Year					1,276,765
NET POSITION - END OF YEAR					\$ 771,745

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2024**

	General	Special Revenue	Debt Service	Total Governmental Funds
ASSETS				
Cash and Investments	\$ 18,074	\$ 8,532	\$ -	\$ 26,606
Cash and Investments - Restricted	13,200	2,900	62,463	78,563
Receivable from County Treasurer	2	-	5	7
Accounts Receivable	-	11,595	-	11,595
Due from District No. 3	25	-	-	25
Due from District No. 5	2	-	-	2
Prepaid Expenses	40,024	-	-	40,024
Property Taxes Receivable	487	-	1,217	1,704
	<u>\$ 71,814</u>	<u>\$ 23,027</u>	<u>\$ 63,685</u>	<u>\$ 158,526</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 94,693	\$ 19,075	\$ -	\$ 113,768
Prepaid Assessments	-	4,184	-	4,184
Landscape Escrow	31,500	-	-	31,500
Total Liabilities	<u>126,193</u>	<u>23,259</u>	<u>-</u>	<u>149,452</u>
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax	487	-	1,217	1,704
Total Deferred Inflows of Resources	<u>487</u>	<u>-</u>	<u>1,217</u>	<u>1,704</u>
FUND BALANCES				
Nonspendable	40,024	-	-	40,024
Restricted for:				
Emergency Reserves	13,200	2,900	-	16,100
Debt Service	-	-	62,468	62,468
Unassigned	(108,090)	(3,132)	-	(111,222)
Total Fund Balances	<u>(54,866)</u>	<u>(232)</u>	<u>62,468</u>	<u>7,370</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 71,814</u>	<u>\$ 23,027</u>	<u>\$ 63,685</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		3,080,565
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		(1,822,745)
Accrued Interest on Developer Advances		(493,445)
Net Position of Governmental Activities		<u>\$ 771,745</u>

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, 2024**

	General	Special Revenue	Debt Service	Total Governmental Funds
REVENUES				
Property Taxes	\$ 1,031	\$ -	\$ 2,577	\$ 3,608
Specific Ownership Taxes	23	-	56	79
Clubhouse Rental	7,125	-	-	7,125
Design Review Fee	4,500	-	-	4,500
Transfer from District No. 1	200,672	-	-	200,672
Transfer from District No. 2	141,989	-	-	141,989
Transfer from District No. 3	9,155	-	-	9,155
Transfer from District No. 5	1,111	-	-	1,111
Transfer to District Nos. 1 & 2 - Prior Costs	51,024	-	-	51,024
Interest Income	7,925	-	159	8,084
Insurance Proceeds	13,553	-	-	13,553
Other Revenue	470	-	-	470
Carriage House District Fees	-	95,483	-	95,483
Total Revenues	<u>438,578</u>	<u>95,483</u>	<u>2,792</u>	<u>536,853</u>
EXPENDITURES				
Current:				
General and Administrative	286,821	20,354	-	307,175
District Operations and Maintenance	240,362	66,653	-	307,015
Clubhouse Operations	117,072	-	-	117,072
Pool Operations	107,708	-	-	107,708
Debt Service:				
County Treasurer's Fees	-	-	41	41
Total Expenditures	<u>751,963</u>	<u>87,007</u>	<u>41</u>	<u>839,011</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(313,385)	8,476	2,751	(302,158)
OTHER FINANCING SOURCES (USES)				
Developer Advance	228,196	-	-	228,196
Developer Contribution	65,170	-	-	65,170
Total Other Financing Sources (Uses)	<u>293,366</u>	<u>-</u>	<u>-</u>	<u>293,366</u>
NET CHANGE IN FUND BALANCES	(20,019)	8,476	2,751	(8,792)
Fund Balances - Beginning of Year	<u>(34,847)</u>	<u>(8,708)</u>	<u>59,717</u>	<u>16,162</u>
FUND BALANCES - END OF YEAR	<u>\$ (54,866)</u>	<u>\$ (232)</u>	<u>\$ 62,468</u>	<u>\$ 7,370</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, 2024**

Net Change in Fund Balances - Governmental Funds	\$ (8,792)
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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	(145,367)
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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	(228,196)
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Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in Accrued Interest on Developer Advances	<u>(122,665)</u>
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Change in Net Position of Governmental Activities	<u>\$ (505,020)</u>
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**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
REVENUES				
Property Taxes	\$ 622	\$ 1,031	\$ 1,031	\$ -
Specific Ownership Taxes	25	22	23	1
Clubhouse Rental	5,000	5,000	7,125	2,125
Design Review Fee	5,000	5,000	4,500	(500)
Transfer from District No. 1	427,899	200,672	200,672	-
Transfer from District No. 2	309,355	141,989	141,989	-
Transfer from District No. 3	8,590	9,140	9,155	15
Transfer from District No. 5	638	1,110	1,111	1
Transfer to District Nos. 1 & 2 - Prior Costs	-	-	51,024	51,024
Interest Income	2,000	8,000	7,925	(75)
Insurance Proceeds	-	-	13,553	13,553
Other Revenue	200	185,450	470	(184,980)
Total Revenues	<u>759,329</u>	<u>557,414</u>	<u>438,578</u>	<u>(118,836)</u>
EXPENDITURES				
General and Administrative	237,547	307,835	286,821	21,014
District Operations and Maintenance	268,250	232,500	240,362	(7,862)
Clubhouse Operations	128,800	126,400	117,072	9,328
Pool Operations	102,003	93,265	107,708	(14,443)
Total Expenditures	<u>736,600</u>	<u>760,000</u>	<u>751,963</u>	<u>8,037</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	22,729	(202,586)	(313,385)	(110,799)
OTHER FINANCING SOURCES (USES)				
Developer Advance	-	167,876	228,196	60,320
Developer Contribution	-	86,270	65,170	(21,100)
Total Other Financing Sources (Uses)	<u>-</u>	<u>254,146</u>	<u>293,366</u>	<u>39,220</u>
NET CHANGE IN FUND BALANCE	22,729	51,560	(20,019)	(71,579)
Fund Balance - Beginning of Year	<u>113</u>	<u>(34,847)</u>	<u>(34,847)</u>	<u>-</u>
FUND BALANCE - END OF YEAR	<u>\$ 22,842</u>	<u>\$ 16,713</u>	<u>\$ (54,866)</u>	<u>\$ (71,579)</u>

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
SPECIAL REVENUE FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Carriage House District Fees	\$ 103,138	\$ 95,483	\$ (7,655)
Total Revenues	103,138	95,483	(7,655)
EXPENDITURES			
General and Administrative:			
Billing	18,000	20,028	(2,028)
Miscellaneous	-	326	(326)
Operations and Maintenance:			
Landscaping	32,500	38,297	(5,797)
Operations Management	20,000	18,343	1,657
Winter Watering	1,000	-	1,000
Covenant Control and Inspections	2,500	1,450	1,050
Snow Removal	25,000	7,148	17,852
Irrigation Repairs	3,500	1,415	2,085
Total Expenditures	102,500	87,007	15,493
NET CHANGE IN FUND BALANCE	638	8,476	7,838
Fund Balance - Beginning of Year	2,513	(8,708)	(11,221)
FUND BALANCE - END OF YEAR	<u>\$ 3,151</u>	<u>\$ (232)</u>	<u>\$ (3,383)</u>

See accompanying Notes to Basic Financial Statements.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

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 (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. 1, 2, 3, and 5 (each District Nos. 1, 2, 3, and 5, respectively, and together with the District, the Districts) and operates under a Consolidated Service Plan for the Districts approved by the Town on September 24, 2013, as amended by the First Amendment to Service Plan for the Districts as approved by the Town of October 19, 2020 (the Service Plan). 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 acknowledged that District No. 1 previously funded certain improvements with bonds issued in 2015. It additionally acknowledged that District No. 2 funded certain public improvements with bonds issued in 2018. The Districts further agreed to assist each other with offsetting the costs of public improvements serving the Districts pursuant to the Service Plan.

The District IGA provided 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-Owned Improvements. The Districts not owning and operating any public improvements agree to provide funds for the operation of such improvements. The District agreed to act as the district responsible for overall administrative services, and the remaining districts agreed to compensate the District for those services.

The Districts subsequently entered into a Settlement Agreement and Release with Clayton Properties Group, Inc., d/b/a Oakwood Homes, as amended by that First Amendment to Settlement Agreement and Release, both effective December 31, 2024 (collectively, the Settlement Agreement) wherein the Districts set forth various terms to settle and resolve their disputes regarding the operation and maintenance of Public Improvements, as defined therein. The Settlement Agreement terminates the District IGA, upon transfer of certain Public Improvements to District Nos. 1 and 2 and the District's maintenance responsibilities for such Public Improvements ends in conjunction with any such transfer. As of the date of this audit, certain items under the Settlement Agreement are still pending. Furthermore, the Settlement Agreement provides that District No. 2 shall be authorized and responsible for covenant enforcement services within the Community, as defined therein.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

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 District Nos. 1, 2, 3, or 5.

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, 2024

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 Special Revenue Fund is used to account for revenues earned and expenditures incurred in connection with the operation and maintenance of the Carriage Homes filings.

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, 2024.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

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, 2024

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 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.

District Fees

On June 5, 2022, District No. 2 and the District adopted a joint resolution imposing a maintenance fee in the amount of \$99.83 per month per lot to maintain common areas within the boundaries of Erie Highlands Filing No. 16, which is paid to the District to fund the applicable portion of the cost of the District's maintenance activities related thereto. In accordance with the Settlement Agreement, on January 24, 2025, the District adopted a resolution regarding the Erie Highlands Filing No. 16 maintenance fee (the Termination Resolution). The Termination Resolution established that the District is no longer imposing such maintenance fee; as of January 1, 2025, the District will no longer provide Additional Services, as defined therein; the District will transfer previously collected fees to District No. 2, net of the costs incurred by the District in providing Additional Services; and, confirms that as of January 1, 2025, there were no existing services contracts for Additional Services with the District. Additionally, as required by the Settlement Agreement, on December 23, 2024, District No. 2 adopted a similar resolution pertaining to the Erie Highlands Filing No. 16 maintenance fee (the District No. 2 Resolution). In the District No. 2 Resolution, District No. 2 assumes responsibility for the providing the Additional Services and collection of the maintenance fee, effective January 1, 2025.

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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Fund Balance (Continued)

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

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

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

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

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

Deficits

The General Fund and Special Revenue Fund reported deficits in the fund financial statements as of December 31, 2024. The deficits will be eliminated with the receipt of Developer advances and transfer from District No. 2 in 2025, respectively.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2024, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 26,606
Cash and Investments - Restricted	78,563
Total Cash and Investments	\$ 105,169

Cash and investments as of December 31, 2024, consist of the following:

Deposits with Financial Institutions	\$ 9,115
Investments	96,054
Total Cash and Investments	\$ 105,169

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2024, the District's cash deposits had a bank and a carrying balance of \$9,115.

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

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024**

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

As of December 31, 2024, 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	\$ 96,054

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, 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. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2024 follows:

	Balance - December 31, 2023	Increases	Decreases	Balance - December 31, 2024
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	3,362,455	-	-	3,362,455
Parks and Recreation	102,093	-	-	102,093
Landscape Improvements	393,223	-	-	393,223
Total Capital Assets, Being Depreciated	3,857,771	-	-	3,857,771
Less Accumulated Depreciation For:				
Pool and Clubhouse	620,024	113,348	-	733,372
Parks and Recreation	31,922	5,804	-	37,726
Landscape Improvements	131,075	26,215	-	157,290
Total Accumulated Depreciation	783,021	145,367	-	928,388
 Total Capital Assets, Being Depreciated, Net	 3,074,750	 (145,367)	 -	 2,929,383
 Capital Assets, Net	 <u>\$ 3,225,932</u>	 <u>\$ (145,367)</u>	 <u>\$ -</u>	 <u>\$ 3,080,565</u>

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-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 \$145,367 for the year ended December 31, 2024.

In accordance with the Settlement Agreement, assets were subsequently transferred in April 2025 to District Nos. 1 and 2.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

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, 2024:

	Balance - December 31, 2023	Additions	Reductions	Balance - December 31, 2024	Due Within One Year
Developer Advances -					
Operations:					
Principal	\$ 1,413,531	\$ 228,196	\$ -	\$ 1,641,727	\$ -
Interest	354,220	117,220	-	471,440	-
Developer Advances -					
Capital:					
Principal	181,018	-	-	181,018	-
Interest	16,560	5,445	-	22,005	-
Total	<u>\$ 1,965,329</u>	<u>\$ 350,861</u>	<u>\$ -</u>	<u>\$ 2,316,190</u>	<u>\$ -</u>

Authorized Debt

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

The District had authorized but unissued debt at December 31, 2024, for the following detailed purposes:

	Authorized November 5, 2013 Election	Remaining at December 31, 2024
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>

On May 6, 2025, District voters approved total debt authorization in the amount of \$1,020,000,000.

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. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

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, 2024, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	<u>\$ 3,080,565</u>

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, 2024 as follows:

Restricted Net Position:	
Emergency Reserves	\$ 16,100
Debt Service	<u>62,468</u>
Total Restricted Net Position	<u>\$ 78,568</u>

The District has a deficit in unrestricted net position.

NOTE 7 RELATED PARTIES

All of the members of the Board of Directors during 2024 were employees of, or consultants to, Clayton Properties Group II, Inc., a Colorado corporation doing business as Oakwood Homes, which merged with Clayton Properties Group, Inc. on September 22, 2023, and is the major landowner, developer and homebuilder of the property within the Districts, and potential conflicts of interest in dealing with the District have been disclosed in accordance with State law.

NOTE 8 DISTRICT AGREEMENTS

Advance and Reimbursement Agreement

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

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 8 DISTRICT AGREEMENTS (CONTINUED)

Advance and Reimbursement Agreement (Continued)

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 \$1,641,727 and \$471,440, respectively, remain outstanding as of December 31, 2024.

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 December 15, 2019 (the AR Agreement).

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, 2024, principal and interest in the amounts of \$181,018 and \$22,005, 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, 2024

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 and May 6, 2025, 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, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 1,556	\$ 2,577	\$ 1,021
Specific Ownership Taxes	62	56	(6)
Interest Income	-	159	159
Total Revenues	<u>1,618</u>	<u>2,792</u>	<u>1,174</u>
EXPENDITURES			
County Treasurer's Fees	23	41	(18)
Contingency	540	-	540
Total Expenditures	<u>563</u>	<u>41</u>	<u>522</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	1,055	2,751	1,696
OTHER FINANCING SOURCES (USES)			
Developer Repayment	(61,000)	-	(61,000)
Total Other Financing Sources (Uses)	<u>(61,000)</u>	<u>-</u>	<u>(61,000)</u>
NET CHANGE IN FUND BALANCE	(59,945)	2,751	62,696
Fund Balance - Beginning of Year	<u>59,945</u>	<u>59,717</u>	<u>(228)</u>
FUND BALANCE - END OF YEAR	<u>\$ -</u>	<u>\$ 62,468</u>	<u>\$ 62,468</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
GENERAL FUND –
SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024**

EXPENDITURES	Budget Amounts		Actual Amounts	Variance with Final Budget
	Original	Final		Positive (Negative)
General and Administrative:				
Accounting	\$ 67,000	\$ 80,000	\$ 78,338	\$ 1,662
Auditing	16,000	5,400	10,800	(5,400)
County Treasurer's Fees	9	16	16	-
District Management	63,000	60,000	45,916	14,084
Dues and Licenses	2,500	2,458	2,458	-
Insurance and Bonds	40,000	33,923	34,322	(399)
Legal Services	40,000	55,000	50,567	4,433
Legal Services - Special Counsel	-	60,000	53,396	6,604
Miscellaneous	9,000	11,000	11,008	(8)
Contingency	38	38	-	38
Total General and Administrative	237,547	307,835	286,821	21,014
District Operations and Maintenance:				
Concrete Repairs	1,875	-	-	-
Fencing Repairs	1,500	-	26,633	(26,633)
Landscape Repairs	1,875	800	280	520
Playground Equipment Maintenance	3,750	-	1,092	(1,092)
Native Area Maintenance	3,750	-	-	-
Repairs and Maintenance	3,750	1,700	1,580	120
Snow Removal	50,000	29,000	14,708	14,292
Landscaping	112,500	105,000	113,079	(8,079)
Monument Maintenance	1,500	-	-	-
Utilities	30,000	47,000	33,136	13,864
Covenant Control and Inspections	35,250	40,000	39,507	493
Irrigation Repairs	22,500	9,000	10,347	(1,347)
Total District Operations and Maintenance	268,250	232,500	240,362	(7,862)

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
GENERAL FUND –
SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED DECEMBER 31, 2024**

EXPENDITURES (CONTINUED)	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Clubhouse Operations:				
Cleaning and Supplies	\$ 7,500	\$ 7,500	\$ 9,618	\$ (2,118)
Clubhouse Events	5,625	900	399	501
Clubhouse Electric Repairs	1,875	3,000	2,495	505
Clubhouse Plumbing Repairs	1,875	-	-	-
Clubhouse General Repairs	3,750	5,000	5,438	(438)
Clubhouse Management	15,000	15,000	15,189	(189)
Clubhouse Operations and Maintenance	18,750	33,000	27,617	5,383
Fencing Repairs - Clubhouse	750	-	-	-
Grounds Maintenance	7,800	-	-	-
Irrigation Repairs - Clubhouse	1,500	-	1,053	(1,053)
Mechanical System Repair	1,125	6,000	4,267	1,733
Plant Material Replacements - Clubhouse	2,625	-	-	-
Security	4,125	5,000	3,029	1,971
Snow Removal - Clubhouse	7,500	3,000	-	3,000
Utilities - Clubhouse	40,000	45,000	45,833	(833)
Work Order Repairs and Maintenance	9,000	3,000	2,134	866
Total Clubhouse Operations	128,800	126,400	117,072	9,328
Pool Operations:				
Lifeguards	47,753	40,000	50,297	(10,297)
Pool Chemicals	13,000	2,500	4,747	(2,247)
Pool Maintenance	26,250	33,500	35,688	(2,188)
Pool Repairs	7,500	7,500	7,211	289
Hot Tub Maintenance	7,500	9,765	9,765	-
Total Pool Operations	102,003	93,265	107,708	(14,443)
 Total Expenditures	\$ 736,600	\$ 760,000	\$ 751,963	\$ 8,037

OTHER INFORMATION

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2024**

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	
2020	\$ 1,045,880	22.265	55.663	\$ 81,504	\$ 81,503	100.00 %
2021	544,080	22.265	55.663	42,399	41,891	98.80
2022	213,900	22.265	55.663	16,669	16,669	100.00
2023	317,730	20.000	50.000	22,241	21,898	98.46
2024	29,930	20.788	51.971	2,178	3,608	165.66
Estimated for the Year Ending December 31, 2025	\$ 23,420	20.788	51.971	\$ 1,704		

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.