

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

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2023**

<b>INDEPENDENT AUDITOR’S REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES – GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>6</b>
<b>SPECIAL REVENUE FUND – STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND         ACTUAL</b>	<b>7</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>8</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,     AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>21</b>
<b>GENERAL FUND – SCHEDULE OF EXPENDITURES – BUDGET AND     ACTUAL</b>	<b>22</b>
<b>OTHER INFORMATION</b>	
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>25</b>



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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. 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, 2023, 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, 2023, 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.

*Daggio & Associates, P.C.*

June 25, 2024

## **BASIC FINANCIAL STATEMENTS**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2023**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 91,325
Cash and Investments - Restricted	81,569
Due from Other Districts	3,476
Receivable from County Treasurer	68
Accounts Receivable	31,625
Prepaid Expense	12,501
Property Taxes Receivable	2,178
Capital Assets Not Being Depreciated	151,182
Capital Assets, Net	3,074,750
Total Assets	3,448,674
<b>LIABILITIES</b>	
Accounts Payable	172,330
Prepaid Assessments	572
Landscape Escrow	31,500
Noncurrent Liabilities:	
Due in More Than One Year	1,965,329
Total Liabilities	2,169,731
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Deferred Property Tax Revenue	2,178
Total Deferred Inflows of Resources	2,178
<b>NET POSITION</b>	
Net Investment in Capital Assets	3,225,932
Restricted for:	
Emergency Reserves	21,900
Debt Service	59,717
Unrestricted	(2,030,784)
Total Net Position	\$ 1,276,765

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 1,020,690	\$ 68,942	\$ 664,851	\$ -	\$ (286,897)
Interest and Related Costs on Long-Term Debt	112,837	-	-	-	(112,837)
	<u>\$ 1,133,527</u>	<u>\$ 68,942</u>	<u>\$ 664,851</u>	<u>\$ -</u>	(399,734)
<b>GENERAL REVENUES</b>					
Property Taxes					21,898
Specific Ownership Taxes					946
Net Investment Income					8,773
Other Revenue					550
Total General Revenues					32,167
<b>CHANGE IN NET POSITION</b>					(367,567)
Net Position - Beginning of Year					1,644,332
<b>NET POSITION - END OF YEAR</b>					<u>\$ 1,276,765</u>

See accompanying Notes to Basic Financial Statements.



**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
BALANCE SHEET –  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General	Special Revenue	Debt Service	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 79,196	\$ 12,129	\$ -	\$ 91,325
Cash and Investments - Restricted	20,200	1,700	59,669	81,569
Receivable from County Treasurer	20	-	48	68
Accounts Receivable	25,720	5,905	-	31,625
Due from District No. 1	2,139	-	-	2,139
Due from District No. 2	1,238	-	-	1,238
Due from District No. 3	80	-	-	80
Due from District No. 5	19	-	-	19
Prepaid Expenses	12,501	-	-	12,501
Property Taxes Receivable	622	-	1,556	2,178
	<u>\$ 141,735</u>	<u>\$ 19,734</u>	<u>\$ 61,273</u>	<u>\$ 222,742</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 144,460	\$ 27,870	\$ -	\$ 172,330
Prepaid Assessments	-	572	-	572
Landscape Escrow	31,500	-	-	31,500
Total Liabilities	<u>175,960</u>	<u>28,442</u>	<u>-</u>	<u>204,402</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax	622	-	1,556	2,178
Total Deferred Inflows of Resources	<u>622</u>	<u>-</u>	<u>1,556</u>	<u>2,178</u>
<b>FUND BALANCES</b>				
Nonspendable	12,501	-	-	12,501
Restricted for:				
Emergency Reserves	20,200	1,700	-	21,900
Debt Service	-	-	59,717	59,717
Unassigned	(67,548)	(10,408)	-	(77,956)
Total Fund Balances	<u>(34,847)</u>	<u>(8,708)</u>	<u>59,717</u>	<u>16,162</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 141,735</u>	<u>\$ 19,734</u>	<u>\$ 61,273</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

3,225,932

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

Developer Advances Payable  
Accrued Interest on Developer Advances

(1,594,549)  
(370,780)

Net Position of Governmental Activities

\$ 1,276,765

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, 2023**

	General	Special Revenue	Debt Service	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 6,257	\$ -	\$ 15,641	\$ 21,898
Specific Ownership Taxes	270	-	676	946
Clubhouse Rental	6,675	-	-	6,675
Design Review Fee	6,250	-	-	6,250
Transfer from District No. 1	340,369	-	-	340,369
Transfer from District No. 2	196,798	-	-	196,798
Transfer from District No. 3	26,967	-	-	26,967
Transfer from District No. 5	6,433	-	-	6,433
Net Investment Income	8,773	-	-	8,773
Insurance Proceeds	61,361	-	-	61,361
Grant Proceeds	10,700	-	-	10,700
Other Revenue	550	-	-	550
Carriage House District Fees	-	56,017	-	56,017
Total Revenues	<u>671,403</u>	<u>56,017</u>	<u>16,317</u>	<u>743,737</u>
<b>EXPENDITURES</b>				
Current:				
General and Administrative	380,153	16,176	-	396,329
District Operations and Maintenance	207,303	55,862	-	263,165
Clubhouse Operations	93,590	-	-	93,590
Pool Operations	122,239	-	-	122,239
Debt Service:				
County Treasurer's Fees	-	-	235	235
Total Expenditures	<u>803,285</u>	<u>72,038</u>	<u>235</u>	<u>875,558</u>
<b>EXCESS OF REVENUES OVER (UNDER)</b>				
<b>EXPENDITURES</b>	(131,882)	(16,021)	16,082	(131,821)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	75,000	12,000	-	87,000
Developer Contribution	22,223	-	-	22,223
Total Other Financing Sources (Uses)	<u>97,223</u>	<u>12,000</u>	<u>-</u>	<u>109,223</u>
<b>NET CHANGE IN FUND BALANCES</b>	(34,659)	(4,021)	16,082	(22,598)
Fund Balances - Beginning of Year	(188)	(4,687)	43,635	38,760
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ (34,847)</u>	<u>\$ (8,708)</u>	<u>\$ 59,717</u>	<u>\$ 16,162</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, 2023**

Net Change in Fund Balances - Governmental Funds \$ (22,598)

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)

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 (87,000)

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.

Change in Accrued Interest on Developer Advances (112,602)

Change in Net Position of Governmental Activities \$ (367,567)

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
GENERAL FUND –  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 6,355	\$ 6,355	\$ 6,257	\$ (98)
Specific Ownership Taxes	381	275	270	(5)
Clubhouse Rental	5,000	7,000	6,675	(325)
Design Review Fee	5,000	7,000	6,250	(750)
Transfer from District No. 1	346,312	339,414	340,369	955
Transfer from District No. 2	200,332	196,625	196,798	173
Transfer from District No. 3	27,578	27,277	26,967	(310)
Transfer from District No. 5	6,641	6,568	6,433	(135)
Net Investment Income	3,000	9,000	8,773	(227)
Insurance Proceeds	-	61,407	61,361	(46)
Grant Proceeds	-	10,700	10,700	-
Other Revenue	1,000	-	550	550
Total Revenues	<u>601,599</u>	<u>671,621</u>	<u>671,403</u>	<u>(218)</u>
<b>EXPENDITURES</b>				
General and Administrative	226,302	381,000	380,153	847
District Operations and Maintenance	236,075	208,715	207,303	1,412
Clubhouse Operations	127,300	95,450	93,590	1,860
Pool Operations	85,323	122,835	122,239	596
Total Expenditures	<u>675,000</u>	<u>808,000</u>	<u>803,285</u>	<u>4,715</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(73,401)	(136,379)	(131,882)	4,497
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	75,000	114,500	75,000	(39,500)
Developer Contribution	-	22,223	22,223	-
Total Other Financing Sources (Uses)	<u>75,000</u>	<u>136,723</u>	<u>97,223</u>	<u>(39,500)</u>
<b>NET CHANGE IN FUND BALANCE</b>	1,599	344	(34,659)	(35,003)
Fund Balance - Beginning of Year	<u>21,917</u>	<u>(188)</u>	<u>(188)</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 23,516</u>	<u>\$ 156</u>	<u>\$ (34,847)</u>	<u>\$ (35,003)</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, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Carriage House District Fees	\$ 65,678	\$ 56,017	\$ (9,661)
Other Revenue	24,500	-	(24,500)
Total Revenues	<u>90,178</u>	<u>56,017</u>	<u>(34,161)</u>
<b>EXPENDITURES</b>			
General and Administrative:			
Billing	15,000	15,837	(837)
Contingency	728	339	389
Operations and Maintenance:			
Landscaping	25,000	31,484	(6,484)
Operations Management	20,000	19,069	931
Winter Watering	1,000	-	1,000
Covenant Control and Inspections	2,500	641	1,859
Snow Removal	20,000	4,518	15,482
Repairs and Maintenance	3,750	150	3,600
Total Expenditures	<u>87,978</u>	<u>72,038</u>	<u>15,940</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	2,200	(16,021)	(18,221)
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	-	12,000	12,000
Total Other Financing Sources (Uses)	<u>-</u>	<u>12,000</u>	<u>12,000</u>
<b>NET CHANGE IN FUND BALANCE</b>	2,200	(4,021)	(6,221)
Fund Balance - Beginning of Year	<u>500</u>	<u>(4,687)</u>	<u>(5,187)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 2,700</u>	<u>\$ (8,708)</u>	<u>\$ (11,408)</u>

See accompanying Notes to Basic Financial Statements.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**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 acknowledges that District No. 1 previously funded certain improvements with bonds issued in 2015. It additionally acknowledges that District No. 2 funded certain public improvements with bonds issued in 2018. The Districts further agree to assist each other with offsetting the costs of public improvements serving the Districts pursuant to the Service Plan.

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

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. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

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

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, 2023.

**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.



**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**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.

**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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**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.

**Fund Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

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

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

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

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

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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Deficits**

The General Fund and Special Revenue Fund reported deficits in the fund financial statements as of December 31, 2023. The deficits will be eliminated with the receipt of Developer advances and District Fees in 2024, respectively.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 91,325
Cash and Investments - Restricted	<u>81,569</u>
Total Cash and Investments	<u><u>\$ 172,894</u></u>

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 71,068
Investments	<u>101,826</u>
Total Cash and Investments	<u><u>\$ 172,894</u></u>

**Deposits with Financial Institutions**

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

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

At December 31, 2023, the District's cash deposits had a bank and a carrying balance of \$71,068.

**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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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, 2023, 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>\$ 101,826</u>

**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.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

**CSAFE (Continued)**

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 AAf/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.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2023 follows:

	Balance - December 31, 2022	Increases	Decreases	Balance - December 31, 2023
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	506,676	113,348	-	620,024
Parks and Recreation	26,118	5,804	-	31,922
Landscape Improvements	104,860	26,215	-	131,075
Total Accumulated Depreciation	637,654	145,367	-	783,021
 Total Capital Assets, Being Depreciated, Net	 3,220,117	 (145,367)	 -	 3,074,750
 Capital Assets, Net	 \$ 3,371,299	 \$ (145,367)	 \$ -	 \$ 3,225,932

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, 2023.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**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, 2023:

	Balance - December 31, 2022	Additions	Reductions	Balance - December 31, 2023	Due Within One Year
Developer Advances -					
Operations:					
Principal	\$ 1,326,531	\$ 87,000	\$ -	\$ 1,413,531	\$ -
Interest	247,049	107,171	-	354,220	-
Developer Advances -					
Capital:					
Principal	181,018	-	-	181,018	-
Interest	11,129	5,431	-	16,560	-
Total	<u>\$ 1,765,727</u>	<u>\$ 199,602</u>	<u>\$ -</u>	<u>\$ 1,965,329</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, 2023, for the following detailed purposes:

	Authorized November 5, 2013 Election	Remaining at December 31, 2023
Streets	\$ 60,000,000	\$ 60,000,000
Water	60,000,000	60,000,000
Sanitary Sewer and Storm Sewer	60,000,000	60,000,000
Parks and Recreation	60,000,000	60,000,000
Traffic and Safety	60,000,000	60,000,000
Mosquito Control	60,000,000	60,000,000
Public Transportation	60,000,000	60,000,000
Television Relay and Translation	60,000,000	60,000,000
Operations and Maintenance	60,000,000	60,000,000
Debt Refunding	60,000,000	60,000,000
Mortgages	60,000,000	60,000,000
Management Services Related to District Facilities	60,000,000	60,000,000
Total	<u>\$ 720,000,000</u>	<u>\$ 720,000,000</u>

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

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**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, 2023, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	<u>\$ 3,225,932</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, 2023 as follows:

Restricted Net Position:	
Emergency Reserves	\$ 21,900
Debt Service	<u>59,717</u>
Total Restricted Net Position	<u>\$ 81,617</u>

The District has a deficit in unrestricted net position.

**NOTE 7 RELATED PARTIES**

All of the members of the Board of Directors during 2023 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, 2023**

**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 \$1,413,531 and \$354,220, respectively, remain outstanding as of December 31, 2023.

**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, 2023, principal and interest in the amounts of \$181,018 and \$16,560, 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, 2023**

**NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue, and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

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

**NOTE 11 SUBSEQUENT EVENTS**

On May 6, 2024, District Nos. 1 and 2 provided the District with a 90-day notice of termination (the Notice) under the District IGA. The Notice terminates the District as the provider of administrative services and as the party responsible for providing operation and maintenance services of District-Owned Improvements, as defined in the District IGA, to District Nos. 1 and 2. The termination as set forth in the Notice is to take effect August 4, 2024. As of the date of these financials, the financial impact to the District and disposition of public improvements owned by the District are unknown.

## **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, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 15,886	\$ 15,641	\$ (245)
Specific Ownership Taxes	953	676	(277)
Total Revenues	<u>16,839</u>	<u>16,317</u>	<u>(522)</u>
<b>EXPENDITURES</b>			
County Treasurer's Fees	238	235	3
Contingency	1,207	-	1,207
Total Expenditures	<u>1,445</u>	<u>235</u>	<u>1,210</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	15,394	16,082	688
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Repayment	<u>(59,000)</u>	-	<u>(59,000)</u>
Total Other Financing Sources (Uses)	<u>(59,000)</u>	<u>-</u>	<u>(59,000)</u>
<b>NET CHANGE IN FUND BALANCE</b>	(43,606)	16,082	59,688
Fund Balance - Beginning of Year	<u>43,606</u>	<u>43,635</u>	<u>29</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ -</u>	<u>\$ 59,717</u>	<u>\$ 59,717</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
GENERAL FUND –  
SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

<b>EXPENDITURES</b>	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>General and Administrative:</b>				
Accounting	\$ 60,000	\$ 74,500	\$ 74,441	\$ 59
Auditing	15,300	15,300	15,300	-
County Treasurer's Fees	95	95	94	1
District Management	60,000	65,500	65,199	301
Dues and Licenses	3,000	1,723	1,723	-
Election Expense	12,000	12,697	12,697	-
Insurance and Bonds	36,500	41,685	41,685	-
Legal Services	38,000	148,500	148,321	179
Miscellaneous	1,215	21,000	20,693	307
Contingency	192	-	-	-
Total General and Administrative	226,302	381,000	380,153	847
<b>District Operations and Maintenance:</b>				
Concrete Repairs	1,875	-	-	-
Fencing Repairs	3,375	37,215	37,215	-
Landscape Repairs	1,875	-	-	-
Playground Equipment Maintenance	3,750	-	-	-
Native Area Maintenance	3,750	-	-	-
Repairs and Maintenance	3,750	1,500	1,118	382
Snow Removal	50,000	13,000	12,726	274
Landscaping	94,500	83,000	82,630	370
Monument Maintenance	3,000	-	-	-
Utilities	15,000	30,000	29,818	182
Covenant Control and Inspections	30,000	33,000	32,984	16
Irrigation Repairs	25,200	11,000	10,812	188
Total District Operations and Maintenance	236,075	208,715	207,303	1,412

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
GENERAL FUND –  
SCHEDULE OF EXPENDITURES – BUDGET AND ACTUAL (CONTINUED)  
YEAR ENDED DECEMBER 31, 2023**

<b>EXPENDITURES (CONTINUED)</b>	Budget Amounts		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
Clubhouse Operations:				
Cleaning and Supplies	\$ 7,500	\$ 12,600	\$ 12,546	\$ 54
Clubhouse Events	5,625	3,500	3,276	224
Clubhouse Electric Repairs	1,875	700	611	89
Clubhouse Plumbing Repairs	1,875	600	570	30
Clubhouse General Repairs	3,750	4,500	4,249	251
Clubhouse Management	15,000	14,500	14,336	164
Clubhouse Operations and Maintenance	18,750	20,000	19,589	411
Fencing Repairs - Clubhouse	750	-	-	-
Grounds Maintenance	7,800	-	-	-
Irrigation Repairs - Clubhouse	1,500	450	450	-
Mechanical System Repair	1,125	-	-	-
Plant Material Replacements - Clubhouse	2,625	-	-	-
Security	4,125	2,500	2,175	325
Snow Removal - Clubhouse	7,500	500	327	173
Utilities - Clubhouse	40,000	27,600	27,531	69
Work Order Repairs and Maintenance	7,500	8,000	7,930	70
Total Clubhouse Operations	127,300	95,450	93,590	1,860
Pool Operations:				
Lifeguards	45,479	54,100	54,037	63
Pool Chemicals	9,844	9,000	8,661	339
Pool Maintenance	22,500	30,743	30,720	23
Pool Repairs	7,500	6,992	7,094	(102)
Hot Tub Maintenance	-	22,000	21,727	273
Total Pool Operations	85,323	122,835	122,239	596
 Total Expenditures	\$ 675,000	\$ 808,000	\$ 803,285	\$ 4,715

## **OTHER INFORMATION**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 4  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2023**

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	
		2019	\$ 1,948,370	22.111	55.277	
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
Estimated for the Year Ending December 31, 2024	\$ 29,930	20.788	51.971	\$ 2,178		

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

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