

**ERIE HIGHLANDS METROPOLITAN DISTRICT**

**NO. 1**

2025

Annual Report

Submitted to:

Town of Erie

07/24/2025

Also filed with:

Colorado Division of Local Government in the Department of Local Affairs,

Colorado State Auditor, & Weld County Clerk and Recorder

## **INTRODUCTION**

The Erie Highlands Metropolitan District No. 1 (the “District”), submits its annual report, as required pursuant to Section VII of the Consolidated Service Plan for Erie Highlands Metropolitan Districts Nos. 1-5, dated August 30, 2013 and approved by the Town of Erie (the “Town”) on September 24, 2013 (the “Service Plan”). In addition, pursuant to Section 32-1-207(3)(c), C.R.S., the District is required to submit an annual report for the preceding calendar year to the Town, the Division of Local Government, the Colorado State Auditor, and the Weld County Clerk and Recorder. This annual report is being submitted to satisfy the reporting requirement for the year 2025. For the year ending December 31, 2024, the District makes the following report:

## **SERVICE PLAN – ANNUAL REPORT REQUIREMENTS.**

### **1. A narrative summary of the progress of the District in implementing the Service Plan.**

The District was formed by Order of the Weld County District Court dated November 29, 2013. To date, all public improvements within District 1 have been completed.

Beginning in 2025, the District is operating independently from Erie Highlands Metropolitan District Nos. 2-5, although the District has entered into a cost sharing agreement with Erie Highlands Metropolitan District No. 2 regarding the sharing of costs related to the landscaping, pool and clubhouse amenities located in the District or District No. 2.

### **2. Except when an exemption from audit has been granted for the fiscal year under the Local Government Audit Law, the audited financial statements of the District for the fiscal year including a statement of financial condition (i.e. balance sheet) as of December 31 of the fiscal year and the statement of operations (i.e. revenues and expenditures) for the fiscal year.**

The audited financial statement for the fiscal year ending December 31, 2024 is attached as Exhibit A.

### **3. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the District in development of public facilities in the fiscal year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the fiscal year.**

The District has not budgeted any capital expenditures for the development of public facilities in 2025 as shown by the adopted 2025 Budget. The District may perform capital repairs to the pool and clubhouse facility in the fall of 2025.

### **4. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the District at the end of the fiscal year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the fiscal year, the amount of payment or retirement of existing indebtedness of the District in the fiscal year, the total assessed valuation of all taxable properties within the District as of January 1 of the fiscal year, and the current mill levy of the District pledged to debt retirement in the fiscal year.**

A summary of the financial obligations of the District as of December 31, 2024, including the requested information, is contained in the audited financial statements of the District for the year ending December 31, 2024.

The assessed valuation of the District as of January 1 of the 2025 fiscal year was \$16,300,520.

A mill levy of 25.488 mills for general operating expenses and 25.000 mills for general obligation bonds and interest was levied for 2025.

**5. The District's budget for the calendar year in which the annual report is submitted.**

A copy of the District's 2025 budgets is attached as Exhibit B.

**6. A summary of residential and commercial development which has occurred within the District for the fiscal year.**

Development of all residential property within the District is complete. There is no commercial property in the District.

**7. A summary of all taxes, fees, charges and assessments imposed by the District as of January 1 of the fiscal year.**

A mill levy of 25.488 mills for general operating expenses and 25.000 mills for general obligation bonds and interest was levied for 2025.

For 2025, a Service and Facility Fee of \$25 per month per resident was adopted for July 2025 through December 2029.

**8. The name, business address and telephone number of each member of the Board and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.**

Board Members

Jim Davis  
624 Indian Peaks Drive  
Erie, CO 80516  
Tele: c/o Special District Management Services, Inc. @ 303-987-0835

Jason Edward Manley  
216 Highlands Circle  
Erie, CO 80516  
Tele: c/o Special District Management Services, Inc. @ 303-987-0835

Kristine Fillius  
552 Indian Peaks Dr.  
Erie, CO 80516  
Tele: c/o Special District Management Services, Inc. @ 303-987-0835

Tonya Baca  
150 Pear Lake Way  
Erie, CO 80516  
Tele: c/o Special District Management Services, Inc. @ 303-987-0835

District Manager

David Solin  
Special District Management Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228  
Tele: 303-987-0835

General Legal Counsel

Jeffrey Erb, Esq.  
Erb Law, LLC  
8480 E. Orchard Road, Suite 3650  
Greenwood Village, Colorado 80111  
(303) 626-7125

Regular Board Meetings

First Wednesday of each month at 6:00 P.M., virtually via Zoom.

**SPECIAL DISTRICT ACT (SECTION 32-1-207(3)(C), C.R.S.) ANNUAL REPORT  
REQUIREMENTS:**

For the year ending December 31, 2024, the Districts make the following report pursuant to Section 32-1-207(3)(c), C.R.S.:

**1. Boundary changes made.**

No boundary changes were made during the year ending December 31, 2024.

**2. Intergovernmental agreements entered into or terminated with other governmental entities.**

On May 6, 2024, District Nos. 1 and 2 provided District No. 4 with a 90-day notice of termination (“Notice”) under the Intergovernmental Agreement Concerning District Operations, dated September 10, 2018 (the “IGA”). The Notice terminates District No. 4 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 IGA, to District Nos. 1 and 2. The termination as set forth in the Notice is to take effect August 4, 2024. At the time of filing this 2024 Annual Report, the District Nos. 3-5 and District Nos. 1 and 2 are negotiating an amended and restated intergovernmental agreement for certain maintenance obligations and cost sharing as between the parties.

On December 31, 2024, the District entered into a Settlement Agreement and Release (the “Settlement Agreement”) between the District, Erie Highlands Metropolitan District No. 2 (“District No. 2”), Erie Highlands Metropolitan District No. 3 (“District No. 3”), Erie Highlands Metropolitan District No. 4 (“District No. 4”), and Erie Highlands Metropolitan District No. 5 (“District No. 5”). The terms of the Settlement Agreement provide the imposition of a Service and Facility Fee by the District and District No. 2, the imposition of the maximum operating mill levy for fiscal years 2025 through 2027, cash payment to the District and District No. 2 to fund landscaping needs on public property, acknowledgement of release of all funds owed by the District and District No. 2 to District Nos. 3, 4, 5, independent operation of the District and District No. 2 from District Nos. 3, 4, 5, and exclusion of certain parcels of property from the District and District No. 2.

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

For information concerning rules and regulations adopted by the Districts please contact the District’s Manager:

David Solin  
Special District Management Services, Inc.  
141 Union Boulevard, Suite 150  
Lakewood, CO 80228

303-987-0835.  
Email: dsolin@sdmsi.com

**4. A summary of litigation involving public improvements owned by the special district.**

General Counsel for the District is not aware of any litigation involving public improvements owned by the District in 2024.

**5. The status of the construction of public improvements by the special district.**

See Section I.1. above.

**6. A list of facilities or improvements constructed by the special district that were conveyed or dedicated to the county or municipality.**

No facilities or improvements were constructed by the District in 2024.

**7. The final assessed valuation of the special district as of December 31 of the reporting year.**

See Section I.4.

**8. A copy of the current year's budget.**

See Section I.5.

**9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.**

See Section I.2.

**10. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.**

As of December 31, 2024, the District did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

**11. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

As of December 31, 2024, the District did not have any inability to pay their obligations as they come due under any obligation which continued beyond a ninety (90) day period.

## **EXHIBIT A**

2024 Audit



**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**Weld County, Colorado**

**Financial Statements**

**December 31, 2024**

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## TABLE OF CONTENTS

	<u>Page</u>
<b>Independent Auditor's Report .....</b>	<b>1</b>
<b>Basic Financial Statements</b>	
<b>Government-Wide Financial Statements</b>	
Statement of Net Position .....	4
Statement of Activities .....	5
<b>Fund Financial Statements</b>	
<b>Governmental Funds</b>	
Balance Sheet.....	6
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position.....	7
Statement of Revenues, Expenditures and Changes in Fund Balances.....	8
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities .....	9
General Fund – Statement of Revenues, Expenditures and Changes in Fund Balance –Budget and Actual .....	10
<b>Notes to the Financial Statements .....</b>	<b>11</b>
<b>Supplementary Information</b>	
Debt Service Fund – Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual .....	29
<b>Other Information</b>	
Schedule of Debt Service Requirements to Maturity .....	30
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected .....	31
Annual Disclosure.....	32



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Dazzio & Associates, PC

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Certified Public Accountants

## INDEPENDENT AUDITOR'S REPORT

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

### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Erie Highlands Metropolitan District No. 1, (the "District") 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 comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### ***Basis for Opinions***

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

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

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

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.

July 2, 2025

## **BASIC FINANCIAL STATEMENTS**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**STATEMENT OF NET POSITION**

**December 31, 2024**

	<b>Governmental Activities</b>
<b>Assets</b>	
Cash and Investments	\$ 140,330
Cash and Investments - Restricted	385,976
Receivable from County Treasurer	2,455
Accounts Receivable - Developer	242,433
Property Taxes Receivable	822,981
Prepaid Bond Insurance	122,627
Capital Assets Not Being Depreciated	183,458
Capital Assets, Net	<u>107,439</u>
<b>Total Assets</b>	<u>2,007,699</u>
<b>Deferred Outflows of Resources</b>	
Cost of Refunding	<u>218,177</u>
<b>Liabilities</b>	
Accounts Payable	20,905
Accrued Interest Payable	16,879
Noncurrent Liabilities	
Due Within One Year	250,000
Due In More Than One Year	<u>7,932,414</u>
<b>Total Liabilities</b>	<u>8,220,198</u>
<b>Deferred Inflows of Resources</b>	
Unearned Property Taxes	<u>822,981</u>
<b>Net Position</b>	
Net Investment In Capital Assets	(69,774)
Restricted:	
Emergencies	8,000
Debt Service	92,213
Unrestricted	<u>(6,847,742)</u>
<b>Total Net Position</b>	<u><u>\$ (6,817,303)</u></u>

The notes to the financial statements are an integral part of this statement.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**STATEMENT OF ACTIVITIES**

**For the Year Ended December 31, 2024**

<u><b>Function/Program Activities</b></u>	<u><b>Expenses</b></u>	<u><b>Program Revenues</b></u>			<b>Net (Expense)</b>
		<u><b>Charges for Services</b></u>	<u><b>Operating Grants and Contributions</b></u>	<u><b>Capital Grants and Contributions</b></u>	<b>Revenue and Changes in Net Position</b>
<b>Governmental Activities</b>					<b>Governmental Activities</b>
General Government	\$ 362,008	\$ -	\$ 242,433	\$ -	\$ (119,575)
Interest and Related Costs on Long-term Debt	236,159	-	-	-	(236,159)
Total Governmental Activities	<u>\$ 598,167</u>	<u>\$ -</u>	<u>\$ 242,433</u>	<u>\$ -</u>	<u>(355,734)</u>
General Revenues:					
					826,981
					29,923
					38,253
					28,193
					<u>923,350</u>
					567,616
					(7,384,919)
					<u>\$ (6,817,303)</u>

The notes to the financial statements are an integral part of this statement.



**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**BALANCE SHEET  
GOVERNMENTAL FUNDS**

**December 31, 2024**

	<b>General</b>	<b>Debt Service</b>	<b>Total</b>
<b>Assets</b>			
Cash and Investments	\$ 140,330	\$ -	\$ 140,330
Cash and Investments - Restricted	-	385,976	385,976
Receivable from County Treasurer	1,239	1,216	2,455
Accounts Receivable - Developer	242,433	-	242,433
Property Taxes Receivable	415,468	407,513	822,981
<b>Total Assets</b>	<b>\$ 799,470</b>	<b>\$ 794,705</b>	<b>\$ 1,594,175</b>
<b>Liabilities</b>			
Accounts Payable	\$ 20,905	\$ -	\$ 20,905
<b>Deferred Inflows of Resources</b>			
Unearned Property Taxes	415,468	407,513	822,981
<b>Fund Balances</b>			
Restricted			
Emergencies	8,000	-	8,000
Debt Service	-	387,192	387,192
Unassigned	355,097	-	355,097
<b>Total Fund Balances</b>	<b>363,097</b>	<b>387,192</b>	<b>750,289</b>
<b>Total Liabilities, Deferred Inflows of Resources and Fund Balances</b>	<b>\$ 799,470</b>	<b>\$ 794,705</b>	<b>\$ 1,594,175</b>

The notes to the financial statements are an integral part of this statement.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**RECONCILIATION OF THE GOVERNMENTAL FUNDS BALANCE SHEET  
TO THE STATEMENT OF NET POSITION**

**December 31, 2024**

Total Fund Balances - Governmental Funds \$ 750,289

Total net position reported for governmental activities in the  
statement of net position is different because:

Capital assets used in governmental activities are not financial  
resources and, therefore, are not reported in the funds.

Those assets consist of:

Capital Assets Not Being Depreciated 183,458

Capital Assets, Net 107,439

Long-term liabilities applicable to the District's governmental  
activities are not due and payable in the current period and  
accordingly are not reported as fund liabilities. Interest on  
long-term debt is not accrued in governmental funds, but rather  
is recognized as an expenditure when due. All liabilities - both  
current and long-term - are reported in the statement of net  
position.

Balances at year end are:

General Obligation Bonds Payable (8,030,000)

Bond Premium (152,414)

Accrued Interest Payable (16,879)

Cost of Refunding 218,177

Prepaid Bond Insurance 122,627

Net Position - Governmental Activities \$ (6,817,303)

The notes to the financial statements are an integral part of this statement.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS**

**For the Year Ended December 31, 2024**

	<b>General</b>	<b>Debt Service</b>	<b>Total</b>
<b>Revenues</b>			
Property Taxes	\$ 417,725	\$ 409,256	\$ 826,981
Specific Ownership Tax	15,106	14,817	29,923
Net Investment Income	5,957	32,296	38,253
Settlement Funds	242,433	-	242,433
Miscellaneous Income	28,193	-	28,193
<b>Total Revenues</b>	<b>709,414</b>	<b>456,369</b>	<b>1,165,783</b>
<b>Expenditures</b>			
Current			
General and Administrative	334,794	6,143	340,937
Operations and Maintenance	11,523	-	11,523
Debt Service			
Bond Principal	-	245,000	245,000
Bond Interest	-	209,900	209,900
Paying Agent/Trustee Fees	-	5,434	5,434
<b>Total Expenditures</b>	<b>346,317</b>	<b>466,477</b>	<b>812,794</b>
<b>Net Change in Fund Balances</b>	<b>363,097</b>	<b>(10,108)</b>	<b>352,989</b>
<b>Fund Balances - Beginning</b>	<b>-</b>	<b>397,300</b>	<b>397,300</b>
<b>Fund Balances - Ending</b>	<b>\$ 363,097</b>	<b>\$ 387,192</b>	<b>\$ 750,289</b>

The notes to the financial statements are an integral part of this statement.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND  
BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES**

**For the Year Ended December 31, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 352,989
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.	
Depreciation expense	(15,691)
The issuance of long-term debt (e.g., bonds, leases) 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.	
Principal Paid on Long Term Debt	245,000
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 bonds payable	613
Amortization of bond premium	12,375
Cost of Refunding Amortization	(17,714)
Bond Insurance Amortization	(9,956)
Change in Net Position - Governmental Activities	<u>\$ 567,616</u>

The notes to the financial statements are an integral part of this statement.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**GENERAL FUND**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL**

**For the Year Ended December 31, 2024**

**(With Comparative Totals for the Year Ended December 31, 2023)**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget</b>	<b>2023 Actual</b>
<b>Revenues</b>				
Property Taxes	\$ 417,267	\$ 417,725	\$ 458	\$ 331,012
Specific Ownership Tax	16,691	15,106	(1,585)	14,085
Net investment income	200	5,957	5,757	237
Settlement Funds	-	242,433	242,433	-
Miscellaneous Income	3,842	28,193	24,351	-
<b>Total Revenues</b>	<b>438,000</b>	<b>709,414</b>	<b>271,414</b>	<b>345,334</b>
<b>Expenditures</b>				
<b>General and Administrative</b>				
Accounting	-	12,066	(12,066)	-
County Treasurer Fee	6,259	6,693	(434)	4,965
Election	-	101	(101)	-
District Management	-	10,459	(10,459)	-
Legal	-	102,822	(102,822)	-
Miscellaneous	-	1,398	(1,398)	-
Management Specilist	-	583	(583)	-
Transfer to District 4	427,899	200,672	227,227	340,369
Contingency	3,842	-	3,842	-
Subtotal	438,000	334,794	103,206	345,334
<b>Operations and Maintenance</b>				
Landscaping	-	4,510	(4,510)	-
Snow Removal	-	7,013	(7,013)	-
Subtotal	-	11,523	(11,523)	-
<b>Total Expenditures</b>	<b>438,000</b>	<b>346,317</b>	<b>91,683</b>	<b>345,334</b>
<b>Net Change in Fund Balance</b>	<b>-</b>	<b>363,097</b>	<b>363,097</b>	<b>-</b>
<b>Fund Balance - Beginning</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Fund Balance - Ending</b>	<b>\$ -</b>	<b>\$ 363,097</b>	<b>\$ 363,097</b>	<b>\$ -</b>

The notes to the financial statements are an integral part of this statement.

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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### NOTE 1 – DEFINITION OF REPORTING ENTITY

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

The District was organized in conjunction with Erie Highlands Metropolitan District Nos. 2, 3, 4, and 5 (each District Nos. 2, 3, 4, and 5, respectively, and together with the District, the “**Districts**”) and operates under a Consolidated Service Plan approved by the Town on September 24, 2013. The Districts entered into an Intergovernmental Agreement Concerning District Operations (the District IGA) on September 10, 2018, which set forth the respective roles, responsibilities and obligations of each district with respect to the provision of administrative services, ownership, operation and maintenance of public improvements serving the property within the Districts. The District IGA acknowledges that the District previously funded certain improvements with bonds issued in 2015. It additionally acknowledges that District No. 2 funded certain public improvements with bonds issued in 2018. The Districts further agree to assist each other with offsetting the costs of public improvements serving the Districts pursuant to the Consolidated Service Plan.

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

The District IGA was terminated on August 4, 2024. At such time, the District and District No. 2 assumed administrative and operational responsibility for their respective public improvements.

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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The District follows the Governmental Accounting Standards Board (“**GASB**”) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including the other Erie Highlands Metropolitan Districts Nos. 2-5.

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. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

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

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenue. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenue* 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

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS December 31, 2024

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segment. Taxes and other items not properly included among program revenue are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported in 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*. Revenue is recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation, if any, is computed and recorded as an operating expense. Expenditures for property and equipment are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. 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 District considers revenue to be available if they are collected within 60 days of the end of the current fiscal period. The major source of revenue susceptible to accrual are developer advances. 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:

**General Fund** – This fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

**Debt Service Fund** - This 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 level and lapses at year end. The District 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



# **ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

## **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2024**

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requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

### **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 the total cash and investments.

Cash and investments are presented on the balance sheet in the basic financial statements at fair value.

### **Restricted Assets**

Certain assets whose use is restricted for bonded debt service by debt indentures and capital projects are segregated on the government-wide statement of net position and the fund balance sheet.

### **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 certified by the Board of Directors by December 15 of each year. The County Commissioners 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 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 inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2024

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**Capital Assets**

Capital assets, which include property and equipment, are reported in the government-wide financial statements. Capital assets defined by the District as assets include improvements to buildings and equipment with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

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 capital assets, as applicable.

Depreciation expense has been computed using the straight-line method over the following estimated economic useful lives:

Entryways	20 years
Parks and recreation facilities	10 - 20 years

**Facility Fees**

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

**Amortization**

Original Issue Premium

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

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

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS December 31, 2024

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### Cost of Bond Refunding

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

### **Deferred Outflows/Inflows of Resources**

In addition to assets, the statement of financial position/balance sheet will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position/balance sheet will sometimes report 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(s) 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, unavailable property tax revenue, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

### **Net Position and Fund Equity**

#### Net Position

The government-wide financial statements utilize a net position presentation. Net position is categorized as 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 balances of bonds, mortgages, notes or other borrowings that are attributable to the acquisition, construction or improvement of those assets.

Restricted net position is subject to restrictions by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through constitutional provision or enabling legislation.

Unrestricted net position represents assets that do not have any third-party limitations on their use.

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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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 Balances

Generally, the fund balance represents the difference between the current assets and current liabilities. In the fund financial statements, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned and unassigned. Due to circumstances which differ amongst 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 legally or contractually required to be maintained intact.

*Restricted fund balance* – The portion of fund balances that is constrained to be 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 policy to use the most restrictive classification first.

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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**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	\$ 140,330
Cash and Investments - Restricted	385,976
Total Cash and Investments	<u>\$ 526,306</u>

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

Deposits with Financial Institutions	\$ 2,954
Investments	523,352
Total Cash and Investments	<u>\$ 526,306</u>

**Cash Deposits**

Custodial credit risk

Custodial risk for deposits is the risk that, in the event of a failure of a depository financial institution, the District will not be able to recover its deposits or will not be able to recover collateral securities that are in possession of an outside party. The Colorado Public Deposit Protection Act ("PDPA") governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels (\$250,000) 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 equal to 102% of the aggregate uninsured deposits. The institution's internal records identify the collateral by depositor and as such, these deposits are considered to be uninsured but collateralized. The State Regulatory Commissions 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 balance and carrying balance of \$2,954.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2024**

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**Investments**

The District has adopted an investment policy by which it follows state statutes regarding investments.

The District generally limits its concentration of investments to obligations of the United States, certain U.S. government agency securities and Local Government Investment Pools, 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 disclosure requirements or subject to investment custodial credit risk 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 Revised 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 US 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

At 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	<u>\$ 523,352</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2024**

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**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 Section 24-75-601, C.R.S.

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 Section 24-75-601, C.R.S., 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 Section 24-75-601, C.R.S.

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 by Fitch Ratings and CSAFE CORE is rated AAaf/S1 by FitchRatings. 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.

**Restricted Cash and Investments**

At December 31, 2024, cash and investments in the amount of \$385,976 are restricted. This includes cash and investments held by the Debt Service Fund, pursuant to applicable debt requirements (see Note 5).

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**NOTES TO THE 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:

	<b>Beginning Balance</b>	<b>Increases</b>	<b>Decreases</b>	<b>Ending Balance</b>
Capital Assets Not Being Depreciated:				
Landscape Improvements	\$ 183,458	\$ -	\$ -	\$ 183,458
Capital Assets Being Depreciated:				
Entryways	11,608	-	-	11,608
Parks & Recreation	237,072	-	-	237,072
Total Capital Assets Being Depreciated	248,680	-	-	248,680
Accumulated Depreciation:				
Entryways	4,646	577	-	5,223
Parks & Recreation	120,904	15,114	-	136,018
Total Accumulated Depreciation	125,550	15,691	-	141,241
Total Capital Assets Being Depreciated, Net	123,130	15,691	-	107,439
Governmental Activities Capital Assets, Net	\$ 306,588	\$ 15,691	\$ -	\$ 290,897

Depreciation expense was charged to the general government function of the District in the amount of \$15,691 for the year ended December 31, 2024.



ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2024

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**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:

<b>Governmental activities:</b>	<b>Beginning Balance</b>	<b>Additions</b>	<b>Reductions</b>	<b>Ending Balance</b>	<b>Due Within One Year</b>
General Obligation Limited Tax Refunding Bonds, Series 2020	\$ 8,275,000	\$ -	\$ 245,000	\$ 8,030,000	\$ 250,000
2016 Bond Premium	164,789	-	12,375	152,414	-
	<u>\$ 8,439,789</u>	<u>\$ -</u>	<u>\$ 257,375</u>	<u>\$ 8,182,414</u>	<u>\$ 250,000</u>

**General Obligation Bonds**

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

**Use of Proceeds**

Proceeds from the sale of the Bonds were used to:

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

**Bond Details**

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

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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

### **Optional Redemption**

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

### **Pledged Revenue**

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

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

### **Required Mill Levy**

The Required Mill Levy is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal and interest on the Bonds as they become due and, if necessary, to replenish the Reserve Fund to the amount of the Required Reserve, but not in excess of 50 mills (subject to adjustment for changes in the method of calculating assessed valuation on or after January 1, 2014). The Required Mill Levy is net of the collection costs of the County and any tax refunds or abatements authorized by or on behalf of the County. The current maximum mill levy, as adjusted, is 63.789.

### **Reserve Fund**

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

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2024**

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

	Principal	Interest	Total
2025	\$ 250,000	\$ 202,550	\$ 452,550
2026	265,000	197,550	462,550
2027	275,000	192,250	467,250
2028	285,000	184,000	469,000
2029	295,000	175,450	470,450
2030-2034	1,705,000	754,400	2,459,400
2035-2039	2,010,000	562,838	2,572,838
2040-2044	2,405,000	299,963	2,704,963
2045	540,000	16,200	556,200
	<u>\$ 8,030,000</u>	<u>\$ 2,585,201</u>	<u>\$ 10,615,201</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. At December 31, 2024, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Authorized November 5, 2013 Election	Series 2015A Authorized Used	Series 2015B Authorized Used	Remaining at December 31, 2024
Streets	\$ 60,000,000	\$3,640,658	\$ 666,043	\$ 55,693,299
Water	60,000,000	881,138	161,200	58,957,662
Sanitation/Storm	60,000,000	1,599,157	292,559	58,108,284
Parks and Recreation	60,000,000	1,619,047	296,198	58,084,755
Traffic and Safety	60,000,000	-	-	60,000,000
Mosquito Control	60,000,000	-	-	60,000,000
Public Transportation	60,000,000	-	-	60,000,000
Television Relay and Translation	60,000,000	-	-	60,000,000
Operations and Maintenance	60,000,000	-	-	60,000,000
Debt Refunding	60,000,000	-	-	60,000,000
Mortgages	60,000,000	-	-	60,000,000
Management Services Related to District Facilities	60,000,000	-	-	60,000,000
	<u>\$720,000,000</u>	<u>\$7,740,000</u>	<u>\$ 1,416,000</u>	<u>\$710,844,000</u>

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2024

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

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

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

**NOTE 6 – NET POSITION**

The District's net position consists 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 balances 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:

Capital Assets, Net	\$ 290,897
Noncurrent Portion of Long-Term Obligations	<u>(360,671)</u>
Net Investment in Capital Assets	<u>\$ (69,774)</u>

The restricted component of net position consists of 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:	
Emergencies	\$ 8,000
Debt Service	<u>92,213</u>
Total Restricted Net Position:	<u>\$ 100,213</u>

ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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In the government-wide financial statements, the District has an unrestricted net position deficit of as a result of capital improvements that were funded with long-term debt that will be dedicated to other entities, while the long-term debt remains an obligation of the District.

**NOTE 7 – DISTRICT AGREEMENTS**

**Advance and Reimbursement Agreement**

The District entered into an Advance and Reimbursement Agreement (the “**Agreement**”) with Oakwood Homes LLC (the “**Developer**”) on December 2, 2015. The Agreement was assigned to Clayton Properties Group II, Inc. (“**Clayton**”) pursuant to a Bill of Sale and Assignment and Assumption Agreement between Oakwood Homes and Clayton dated July 3, 2017. Pursuant to the Agreement, the Developer was to provide advances to the District for operations and maintenance.

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

This agreement shall be in effect until the end of the next fiscal year after the date of execution and shall automatically renew, each fiscal year until terminated. As of December 31, 2024, there were no amounts owed to the Developer by the District for operations and maintenance.

**Advance and Reimbursement and Facilities Acquisition Agreement**

The District and the Developer entered into an Advance and Reimbursement and Facilities Acquisition Agreement dated as of October 30, 2015 (the “**AR Agreement**”). The AR Agreement was assigned to Clayton pursuant to a Bill of Sale and Assignment and Assumption Agreement between Oakwood Homes and Clayton dated July 3, 2017. The District and Clayton entered into a First Amendment to the AR Agreement on November 14, 2017 and a Second Amendment on September 10, 2018, both concerning and recognizing the advances made by Clayton, or its predecessors, the reimbursement of the advances by the District, and providing for a current accounting of the amounts owed at the time.

Pursuant to the AR Agreement, the Developer agreed to advance funds to or on behalf of 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

## ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

### NOTES TO THE FINANCIAL STATEMENTS December 31, 2024

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

#### **Settlement Agreement and Release**

On December 31, 2024, the Districts entered into a Settlement Agreement and Release (the “**Settlement Agreement**”) with the Developer. The terms of the Settlement Agreement provide for the following:

- Imposition by the District and District No. 2 of a Service and Facility Fee on all Lots within the District and District No. 1, as defined in the Settlement Agreement, subject to Town approval, of up to \$636 per year for up to five years from 2025 - 2029. The amount of the Service and Facility Fee is ultimately set by the Board of Directors of the District and District No. 2.
- Imposition by District No. 1 and District No. 2 of the maximum operating mill levy for fiscal years 2025 through 2027.
- Cash payment to the District in the amount of \$242,433 to fund landscaping needs on public property and pool/clubhouse repairs.
- Acknowledgement that there are no funds owed under the Agreement and AR Agreement described above and, to the extent any funds may be owed, District No. 1 and District No. 2 are released and discharged and have no repayment obligation related to any such amounts, and terminating both Agreements.
- Within 90 days of the effective date of the Settlement Agreement, the Developer and the Districts will each convey or cause to be conveyed to the indicated Districts any interest they each may have in tracts and Public Improvements located within such tracts as set forth in the Settlement Agreement.
- Independent operation of District No. 1 and District No. 2 from District Nos. 3, 4 and 5.
- Exclusion and inclusion of certain parcels of property from and into District No. 1 and District No. 2.

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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- Termination of the Agreement and return of covenant enforcement authority to District No. 2.

### **Intergovernmental Cost Sharing Agreement**

On March 5, 2025, the District entered into an Intergovernmental Cost Sharing Agreement with District No. 2. Pursuant to the Cost Sharing Agreement, the District and District No. 2 will share in the operations of the following areas within the District and District No. 2 (the “**Community Amenities**”):

- Any tracts owned by either district and within their boundaries, including, but not limited to, landscaping, parks, entry monuments, native areas, and stormwater facilities.
- The Clubhouse and Pool located at 185 Highlands Circle, Erie, CO 80516.

The costs to be shared by the District and District No. 2 related to the Community Amenities are:

- All operation, maintenance and repair costs.
- All capital repair and improvement costs.
- Reserve amounts needed and as determined in sole discretion of the District and District No. 2.

For 2025, the costs for the Community Amenities are to be funded by the District and District No. 2 with revenue from the Service and Facility Fee and property taxes contributed by both districts, into a fund called the Community Amenities Fund that will be a part of the amended District No. 1 2025 budget.

### **NOTE 8 – RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets, errors or omissions, injuries to employees, or natural disasters.

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

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2024

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coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

### **NOTE 9 – TAX, SPENDING AND DEBT LIMITATIONS**

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

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

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

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

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



## **SUPPLEMENTARY INFORMATION**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**DEBT SERVICE FUND**

**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE -  
BUDGET AND ACTUAL**

**For the Year Ended December 31, 2024**

**(With Comparative Totals for the Year Ended December 31, 2023)**

	<b>Original and Final Budget</b>	<b>Actual Amounts</b>	<b>Variance with Final Budget</b>	<b>2023 Actual</b>
<b>Revenues</b>				
Property Taxes	\$ 409,279	\$ 409,256	\$ (23)	\$ 435,027
Specific Ownership Tax	16,371	14,817	(1,554)	18,511
Net Investment Income	18,000	32,296	14,296	29,170
<b>Total Revenues</b>	<b>443,650</b>	<b>456,369</b>	<b>12,719</b>	<b>482,708</b>
<b>Expenditures</b>				
Debt Service				
Bond Principal	245,000	245,000	-	230,000
Bond Interest	209,900	209,900	-	216,800
Treasurer's Fees	6,139	6,143	(4)	6,526
Paying Agent/Trustee Fees	4,000	5,434	(1,434)	4,000
Contingency	4,961	-	4,961	-
<b>Total Expenditures</b>	<b>470,000</b>	<b>466,477</b>	<b>3,523</b>	<b>457,326</b>
<b>Net Change in Fund Balance</b>	<b>(26,350)</b>	<b>(10,108)</b>	<b>16,242</b>	<b>25,382</b>
<b>Fund Balance - Beginning</b>	<b>390,925</b>	<b>397,300</b>	<b>6,375</b>	<b>371,918</b>
<b>Fund Balance - Ending</b>	<b>\$ 364,575</b>	<b>\$ 387,192</b>	<b>\$ 22,617</b>	<b>\$ 397,300</b>

See the Accompanying Independent Auditor's Report

## **OTHER INFORMATION**

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2024**

**\$8,930,000**

**General Obligation Limited Tax Bonds, Series 2020**

**Dated November 17, 2020**

**Interest Payable June 1, December 1**

**Principal Due December 1**

<u>Year</u>	<u>Rate</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	2.000	\$ 250,000	\$ 202,550	\$ 452,550
2026	2.000	265,000	197,550	462,550
2027	3.000	275,000	192,250	467,250
2028	3.000	285,000	184,000	469,000
2029	3.000	295,000	175,450	470,450
2030	3.000	320,000	166,600	486,600
2031	2.000	325,000	157,000	482,000
2032	2.000	345,000	150,500	495,500
2033	2.000	345,000	143,600	488,600
2034	2.000	370,000	136,700	506,700
2035	2.000	375,000	129,300	504,300
2036	2.250	390,000	121,800	511,800
2037	2.250	400,000	113,025	513,025
2038	2.250	415,000	104,025	519,025
2039	2.250	430,000	94,688	524,688
2040	2.250	445,000	85,013	530,013
2041	3.000	455,000	75,000	530,000
2042	3.000	485,000	61,350	546,350
2043	3.000	500,000	46,800	546,800
2044	3.000	520,000	31,800	551,800
2045	3.000	540,000	16,200	556,200
		<u>\$ 8,030,000</u>	<u>\$ 2,585,201</u>	<u>\$ 10,615,201</u>

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

**SUMMARY OF ASSESSED VALUATION, MILL LEVY AND  
PROPERTY TAXES COLLECTED**

Levy Year	Collection Year	Assessed Valuation	Percent Change	Mill Levy			Total Levy	Current Collection	Collection Rate
				General	Debt	Total			
2018	2019	\$ 9,410,490	45.47%	22.111	55.277	77.388	\$ 728,259	\$ 724,871	99.53%
2019	2020	11,964,470	27.14%	22.111	55.663	77.774	930,525	932,333	100.19%
2020	2021	12,483,300	4.34%	22.265	33.832	56.097	700,276	697,784	99.64%
2021	2022	14,717,260	17.90%	22.265	33.832	56.097	825,594	824,955	99.92%
2022	2023	14,509,480	-1.41%	22.827	30.000	52.827	766,492	766,039	99.94%
2023	2024	16,371,130	12.83%	25.488	25.000	50.488	826,546	826,981	100.05%
Estimated for year ending December 31, 2025		\$ 16,300,520	-0.43%	25.488	25.000	50.488	\$ 822,981		

**Note:**

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

## **ANNUAL DISCLOSURE**

## ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1

### 2024 Assessed and "Actual" Valuation of Classes of Property in the District

Class	Assessed Valuation	Percent of Assessed Valuation	"Actual" Valuation	Percent of "Actual" Valuation
Vacant Land	\$ 1,280	0.01%	\$ 4,585	0.00%
Residential	15,979,470	98.03%	238,501,230	99.55%
Commercial	3,880	0.02%	13,922	0.01%
Oil and Gas	111,790	0.69%	324,229	0.14%
State Assessed	204,100	1.25%	731,562	0.31%
Total	<u>\$ 16,300,520</u>	<u>100.00%</u>	<u>\$ 239,575,528</u>	<u>100.00%</u>

Source: Weld County Assessor's Office

## **EXHIBIT B**

### **2025 Budget and 2025 Budget Resolutions**



**RESOLUTION OF THE BOARD OF DIRECTORS  
OF THE  
ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

For the Calendar Year 2025: (1) Summarizing Expenditures and Revenues for Each Fund and Adopting a Budget; (2) Levying Property Taxes for Collection to Help Defray the Costs of Government; and (3) Appropriating Sums of Money to Each Fund in the Amounts and for the Purposes Set Forth Herein

**Recitals**

A. The Erie Highlands Metropolitan District No. 1 is a quasi-municipal corporation and political subdivision of the State of Colorado organized pursuant to the Colorado Special District Act, article 1, Title 32, C.R.S.; and

B. The Board of Directors of the Erie Highlands Metropolitan District No. 1 (the “**District**”) has authorized its budget officer to prepare and submit a proposed budget to said governing body at the proper time; and

C. The proposed budget has been submitted to the Board of Directors of the District for its consideration; and

D. Upon due and proper notice, published in accordance with law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on December 3, 2024, and interested electors were given the opportunity to file or register any objections to said proposed budget prior to the budget’s final adoption. A copy of the Meeting Notice and Affidavit of Publication is attached as **Exhibit A**; and

E. The budget adopted by the District has been prepared based on the best information available to the Board regarding the effects of Article X, Section 20 of the Colorado Constitution; and

F. Whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law; and

G. The District, to meet its budgetary obligations, desires to levy property taxes as set forth in this Resolution, including any temporary tax credits or temporary mill levy rate reductions; and

H. The District’s budget has made provisions for revenues in an amount equal to or greater than the total proposed expenditures and desires to appropriate the revenues, reserves and expenditures provided in the budget.

NOW THEREFORE, BE IT RESOLVED BY THE BOAD OF DIRECTORS OF THE ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1 AS FOLLOWS:

1. Adoption of Budget. That the budget as submitted, amended and summarized by fund attached to this Resolution as **Exhibit B** is approved and adopted as the budget of the District for fiscal year 2025 (the “**Budget**”).

2. Levy of Property Taxes.

a. General Operating Expenses. The Budget indicated that the amount of money necessary to balance the budget for the general operating expenses from property tax revenue is \$415,468. The 2024 valuation for assessment for general operating expenses, as certified by the County Assessor, is \$16,300,520. That for the purposes of meeting all general operating expenses of the District during the 2025 budget year, there is hereby levied a tax of 25.488 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

b. Temporary General Property Tax Credit/Temporary Mill Levy Rate Reduction. That for the purpose of rendering a refund to its constituents during the budget year, there is hereby levied a temporary property tax credit/mill levy rate reduction of 0.000 mills from the General Operating Expenses mill levy.

c. Debt Service – General Obligation Bonds and Interest. The Budget indicated that the amount of money necessary to balance the budget for making all bond principal and interest payments from property tax revenue is \$407,513. The 2024 valuation for assessment for making all bond principal and interest payments, as certified by the County Assessor, is \$16,300,520. That for the purposes of making all bond principal and interest payments of the District during the 2025 budget year, there is hereby levied a tax of 25.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.

d. Contractual Obligations. The Budget indicated that the amount of money necessary to balance the budget for making all payments owed under contractual obligations which are to be repaid from property tax revenue is \$0.00. The 2024 valuation for assessment for making all payments owed under contractual obligations which are to be repaid from property tax revenue, as certified by the County Assessor, is \$16,300,520. That for the purposes of making all payments owed under contractual obligations which are to be repaid from property tax revenue of the District during the 2025 budget year, there is hereby levied a tax of 0.000 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2025.


3. Certification to County Commissioners. That the District’s budget officer, manager, legal counsel, or other designee is hereby authorized and directed to immediately cause to have certified to the County Commissioners of Weld County, the mill levies for the District as set forth in this Resolution, or be authorized and directed to certify to the County Commissioners of Weld County, the mill levies as set forth in this Resolution, but as recalculated as needed upon receipt of the final certification of valuation from the county assessor in order to comply with any applicable revenue and other budgetary limits. The Certification of Tax Levies as filed is incorporated into this Resolution as **Exhibit C**.

4. Appropriations. That the amounts set forth as expenditures, transfers and balances remaining, as specified in the Budget, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated.

5. Budget Certification. That this Resolution and Budget be certified by the Secretary or Assistant Secretary of the District.


APPROVED AND ADOPTED this 3<sup>rd</sup> day of December, 2024.

ERIE HIGHLANDS METROPOLITAN  
DISTRICT NO. 1

By:  \_\_\_\_\_

Joshua Malm, President, Board of Directors

ATTEST:

By:  \_\_\_\_\_

Name: Samuel Mayer

Secretary or Assistant Secretary

## CERTIFICATION

I, Samuel Mayer, hereby certify that I am the duly elected and qualified Secretary or Assistant Secretary of the Erie Highlands Metropolitan District No. 1, and certify that the Resolution, Budget and all attached exhibits constitutes a true and correct copy of the Resolution, Budget and all exhibits adopted and approved at a meeting of the Board of Directors of the District held on December 3, 2024.

Dated this 3rd day of December, 2024.

By: 

Name: Samuel Mayer

Title: Secretary

**EXHIBIT A**

Meeting Notice and Affidavit of Publication

## Public Notice

### **ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1 NOTICE CONCERNING 2024 BUDGET AMENDMENT AND PROPOSED 2025 BUDGET**

NOTICE IS HEREBY GIVEN to all interested parties that the that the necessity may arise to amend the Erie Highlands Metropolitan District No. 1 2024 Budget, if necessary, and that the proposed 2025 Budget has been submitted to the Board of Directors of the Erie Highlands Metropolitan District No. 1; and that a copy of the 2025 Budget has been filed at the District's offices, 141 Union Boulevard, Suite 150, Lakewood, Colorado, where the same is open for public inspection; and that the adoption of Resolutions Amending the 2024 Budget and Adopting the 2025 Budget will be considered at a public meeting of the Boards of Directors of the Districts **on Tuesday, December 3, 2024 at 3:00 p.m.** This District Board meetings will be held via Zoom:

Join Zoom Meeting

<https://us02web.zoom.us/j/86267550643?pwd=V3RnRGRtWkRyUIZZc1VMWTJFZjFHdz09>

Meeting ID: 862 6755 0643

Passcode: 987572

Call In Number: 1-719-359-4580

Any elector within the District may, at any time prior to the final adoption of the Resolutions to Amend the 2024 Budget and adopt the 2025 Budget, inspect and file or register any objections thereto.

**ERIE HIGHLANDS METROPOLITAN DISTRICT  
NO. 1**

By /s/ Peggy Ripko  
District Manager

Legal Notice No. BSB3489

First Publication: November 21, 2024

Last Publication: November 21, 2024

Publisher: Brighton Standard Blade

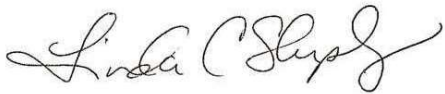
Colorado Community Media  
750 W. Hampden Ave. Suite 225  
Englewood, CO 80110

Erie Highlands MD 1-2 (SDMS)\*\*  
c/o Special District Management Services  
141 Union Boulevard, Suite 150  
Lakewood CO 80228

## AFFIDAVIT OF PUBLICATION

State of Colorado       }  
County of Adams       } ss

This Affidavit of Publication for the Brighton Standard Blade, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 11/21/2024, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



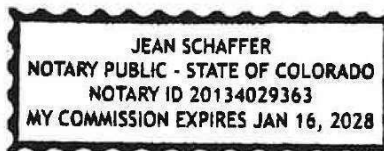
For the Brighton Standard Blade

State of Colorado       }  
County of Adams       } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 11/21/2024. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20134029363-964668

Jean Schaffer  
Notary Public  
My commission ends January 16, 2028



### Public Notice

#### ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1 NOTICE CONCERNING 2024 BUDGET AMENDMENT AND PROPOSED 2025 BUDGET

NOTICE IS HEREBY GIVEN to all interested parties that the necessity may arise to amend the Erie Highlands Metropolitan District No. 1 2024 Budget, if necessary, and that the proposed 2025 Budget has been submitted to the Board of Directors of the Erie Highlands Metropolitan District No. 1; and that a copy of the 2025 Budget has been filed at the District's offices, 141 Union Boulevard, Suite 150, Lakewood, Colorado, where the same is open for public inspection; and that the adoption of Resolutions Amending the 2024 Budget and Adopting the 2025 Budget will be considered at a public meeting of the Boards of Directors of the Districts on **Tuesday, December 3, 2024 at 3:00 p.m.** This District Board meetings will be held via Zoom:

Join Zoom Meeting  
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Meeting ID: 862 6755 0643  
Passcode: 987572  
Call In Number: 1-719-359-1580

Any elector within the District may, at any time prior to the final adoption of the Resolutions to Amend the 2024 Budget and adopt the 2025 Budget, inspect and file or register any objections thereto.

ERIE HIGHLANDS METROPOLITAN DISTRICT  
NO. 1

By /s/ Peggy Ripko  
District Manager

Legal Notice No. BSB3489  
First Publication: November 21, 2024  
Last Publication: November 21, 2024  
Publisher: Brighton Standard Blade



## **EXHIBIT B**

### Budget and Budget Message

# **ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1**

## **2025 Budget Message**

### **Introduction**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for Weld County, Colorado on November 24, 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, Weld County, Colorado.

The District was established to provide financing for the operations and maintenance and planning, design, acquisition, construction, and installation of public improvements, including mosquito elimination and control, fire protection, parks and recreation, traffic and safety control, sanitation services, street improvements, television relay and translator, transportation, water, solid waste disposal, and covenant enforcement.

The 2025 budget was prepared in accordance with the Local Government Budget Law of Colorado. The budget reflects the projected spending plan for the 2025 fiscal year based on available revenues. This budget provides for the annual debt service on the District's general obligation debt as well as the general operation of the District.

The District's 2024 assessed value is \$16,300,250, a decrease from \$16,371,130 in the prior year. The District certified 50.488 mills for taxes collected in the 2025 fiscal year with 25.488 mills dedicated to the General Fund and 25.000 mills dedicated to the Debt Service Fund.

### **Budgetary Basis of Accounting**

The District uses funds to budget and report on the financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions. The various funds determine the total District budget. All of the District's funds are considered Governmental Funds and are reported using the current financial resources and the modified accrual basis of accounting. Revenues are recognized when they are measurable and available. Revenues are considered available when they are collectible within the current period. For this purpose, the District considers revenues to be available if they are collected within 60-days of the end of the current fiscal period. Expenditures, other than the interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid.

### **Fund Summaries**

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, and other expenses related to statutory operations of a local government.

The **Debt Service Fund** is used to account for property taxes and other revenues dedicated to pay the

fiscal year's debt expense which includes principal payments, interest payments, and administrative costs associated with debt obligations.

The District issued General Obligation Limited Tax Refunding Bonds, Series 2020 on November 17, 2020, in the paramount of \$8,930,000 (the Bonds). Proceeds from the sale of the Bonds were used to (a) refund the outstanding Series 2015 Bonds, (b) purchase a municipal bond insurance policy for the Bonds, (c) purchase a Reserve Policy and fund a portion of the Reserve Fund, and (d) pay the costs of issuing the Bonds and refunding the Series 2015 Bonds.

Below is a summary of the District's debt:

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO. 1  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY LONG TERM DEBT**

<b>Bonds and Interest Maturing in the Year Ending December 31,</b>	<b>\$8,930,000 General Obligation Limited Tax Refunding Bonds Series 2020 Dated November 17, 2020 Interest Rate of 2.00-3.00% Interest Payable June 1 and December 1 Principal Payable December 1</b>		
		<b>Interest</b>	<b>Total</b>
2025	250,000	202,550	452,550
2026	265,000	197,550	462,550
2027	275,000	192,250	467,250
2028	285,000	184,000	469,000
2029	295,000	175,450	470,450
2030	320,000	166,600	486,600
2031	325,000	157,000	482,000
2032	345,000	150,500	495,500
2033	345,000	143,600	488,600
2034	370,000	136,700	506,700
2035	375,000	129,300	504,300
2036	390,000	121,800	511,800
2037	400,000	113,025	513,025
2038	415,000	104,025	519,025
2039	430,000	94,688	524,688
2040	445,000	85,013	530,013
2041	455,000	75,000	530,000
2042	485,000	61,350	546,350
2043	500,000	46,800	546,800
2044	520,000	31,800	551,800
2045	540,000	16,200	556,200
	<u>\$ 8,030,000</u>	<u>\$ 2,585,201</u>	<u>\$ 10,615,201</u>

**Emergency Reserve**

As required by the TABOR amendment to the Colorado Constitution, the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenues in the General Fund.

**ERIE HIGHLANDS METROPOLITAN DISTRICT NO 1**  
**Assessed Value, Property Tax and Mill Levy Information**

	2023 Actual		2024 Adopted Budget		2025 Adopted Budget	
<b>Assessed Valuation</b>	\$	14,509,480	\$	16,371,130	\$	16,300,520
<b>Mill Levy</b>						
General Fund		22.827		25.488		25.488
Debt Service Fund		30.000		25.000		25.000
<b>Total Mill Levy</b>		52.827		50.488		50.488
<b>Property Taxes</b>						
General Fund	\$	331,208	\$	417,267	\$	415,468
Debt Service Fund		435,284		409,278		407,513
Refunds and Abatements		(1,922)		-		-
<b>Actual/Budgeted Property Taxes</b>	<b>\$</b>	<b>764,570</b>	<b>\$</b>	<b>826,546</b>	<b>\$</b>	<b>822,981</b>

# ERIE HIGHLANDS METROPOLITAN DISTRICT NO 1

## GENERAL FUND

### 2025 Adopted Budget

with 2023 Actual, 2024 Adopted Budget, and 2024 Estimated

	2023 Actual	2024 Adopted Budget	2024 Estimated	2025 Adopted Budget
<b>Fund Balance</b>	\$ -	\$ -	\$ -	\$ 53,728
<b>REVENUE</b>				
Property Tax Revenue	331,012	417,267	446,000	415,468
Specific Ownership Taxes	14,085	16,691	15,000	16,619
Clubhouse Rental	-	-	-	2,500
Other Revenue	-	3,842	-	100
Design Review Fees	-	-	-	2,500
Net Investment Income	237	200	300	2,500
<b>Total Revenue</b>	345,334	438,000	461,300	439,686
<b>Total Funds Available</b>	345,334	438,000	461,300	493,414
<b>EXPENDITURES</b>				
<b>General and Administrative</b>				
Accounting	-	-	15,000	17,000
Audit	-	-	5,400	5,500
Treasurer's Fees	4,965	6,259	6,700	6,232
Dues and Membership	-	-	-	1,000
Insurance/SDA Dues	-	-	-	24,000
Management	-	-	15,000	17,000
Legal	-	-	100,000	60,000
Miscellaneous	-	-	2,000	4,500
Election	-	-	-	3,000
Contingency	-	3,842	20,000	20,000
Total general and administrative	-	10,101	164,100	158,232
<b>Operations and Maintenance</b>				
Landscaping	-	-	17,000	70,000
Covenant Control/Comm Mgmt	-	-	-	17,625
Irrigation Repairs	-	-	-	10,000
Snow Removal	-	-	5,000	25,000
Repairs and Maintenance	-	-	-	3,000
Playground Equipment Maintenance	-	-	-	1,500
Native Area Maintenance	-	-	-	1,500
Monument Maintenance	-	-	-	700
Concrete Repairs	-	-	-	500
Landscape Repairs	-	-	-	700
Fence Repairs	-	-	-	500
Utilities	-	-	7,000	15,000
Total Operations and Maintenance	-	-	29,000	146,025
<b>Clubhouse operations</b>				
Clubhouse Management	-	-	3,000	8,000
Clubhouse Operations and Maintenance	-	-	2,500	9,375
Security	-	-	-	2,063
Work Order Repairs and Maintenance	-	-	800	4,500
Clubhouse Rentals/Events	-	-	-	2,500
Cleaning and Supplies	-	-	1,000	3,500

Clubhouse General Repairs	-	-	2,000	1,500
Clubhouse Electric Repairs	-	-	-	800
Clubhouse Plumbing Repairs	-	-	-	800
Mechanical Systems Repairs	-	-	-	600
Fencing Repairs-Clubhouse	-	-	-	250
Grounds Maintenance	-	-	1,000	3,900
Plant Material Replacements- Clubhouse	-	-	-	1,313
Irrigation Repairs- Clubhouse	-	-	-	750
Snow Removal- Clubhouse	-	-	2,000	3,750
Utilities- Clubhouse	-	-	-	20,000
Total Clubhouse Operations	-	-	12,300	63,600
<b>Pool Operations</b>				
Lifeguards	-	-	-	23,877
Pool Maintenance	-	-	-	13,125
Pool Chemicals	-	-	-	6,500
Pool Repairs	-	-	-	3,750
Hot Tub Maintenance	-	-	1,500	3,750
Total Pool Operations	-	-	1,500	51,002
<b>Total Expenditures</b>	4,965	10,101	206,900	418,859
<b>Transfers and Other Sources (Uses)</b>				
Emergency Reserve	-	-	-	12,464
Transfer to District 4	340,369	427,899	200,672	-
<b>Total Expenditures Requiring Appropriation</b>	345,334	438,000	407,572	431,323
<b>Ending Funds Available</b>	\$ -	\$ -	\$ 53,728	\$ 62,091

ERIE HIGHLANDS METROPOLITAN DISTRICT NO 1

DEBT SERVICE FUND

2025 Adopted Budget

with 2023 Actual, 2024 Adopted Budget, and 2024 Estimated

	2023 Actual	2024 Adopted Budget	2024 Estimated	2025 Adopted Budget
<b>Fund Balance</b>	\$ 371,918	\$ 390,925	\$ 397,300	\$ 383,174
<b>REVENUE</b>				
Property Tax Revenue	435,027	409,279	408,974	407,513
Specific Ownership Taxes	18,511	16,371	14,000	16,301
Interest Income	29,170	18,000	26,000	21,000
Total Revenue	482,708	443,650	448,974	444,814
Total Funds Available	854,626	834,575	846,274	827,988
<b>EXPENDITURES</b>				
Paying Agent Fees	4,000	4,000	2,000	4,000
Treasurer's Fees	6,526	6,139	6,200	6,113
Contingency	-	4,961	-	-
Bond Interest	216,800	209,900	209,900	202,550
Bond Principal	230,000	245,000	245,000	250,000
Total Expenditures	457,326	470,000	463,100	462,663
<b>Total Expenditures Requiring Appropriation</b>	457,326	470,000	463,100	462,663
<b>Ending Funds Available</b>	\$ 397,300	\$ 364,575	\$ 383,174	\$ 365,325



**EXHIBIT C**

DLG-70 – Certification of Tax Levies

**CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments**TO: County Commissioners<sup>1</sup> of Weld County, Colorado.On behalf of the Erie Highlands Metropolitan District No. 1,(taxing entity)<sup>A</sup>the Board of Directors(governing body)<sup>B</sup>of the Erie Highlands Metropolitan District No. 1(local government)<sup>C</sup>

Hereby officially certifies the following mills  
to be levied against the taxing entity's GROSS \$  
assessed valuation of:

16,300,250

(GROSS<sup>D</sup> assessed valuation, Line 2 of the Certification of Valuation Form DLG 57<sup>E</sup>)

Note: If the assessor certified a NET assessed valuation  
(AV) different than the GROSS AV due to a Tax  
Increment Financing (TIF) Area<sup>F</sup> the tax levies must be  
calculated using the NET AV. The taxing entity's total  
property tax revenue will be derived from the mill levy  
multiplied against the NET assessed valuation of:

16,300,250

(NET<sup>G</sup> assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)  
**USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED  
BY ASSESSOR NO LATER THAN DECEMBER 10**

Submitted:

12/13/2024

for budget/fiscal year

2025

(no later than Dec. 15)

(mm/dd/yyyy)

(yyyy)

**PURPOSE** (see end notes for definitions and examples)**LEVY<sup>2</sup>****REVENUE<sup>2</sup>**

1. General Operating Expenses <sup>H</sup>	25.488	mills	\$	415,468
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction <sup>I</sup>	< 0.000	> mills	\$ <	0 >
<b>SUBTOTAL FOR GENERAL OPERATING:</b>	25.488	mills	\$	415,468
3. General Obligation Bonds and Interest <sup>J</sup>	25.000	mills	\$	407,513
4. Contractual Obligations <sup>K</sup>	0.000	mills	\$	0
5. Capital Expenditures <sup>L</sup>	0.000	mills	\$	0
6. Refunds/Abatements <sup>M</sup>	0.000	mills	\$	0
7. Other <sup>N</sup> (specify):	0.000	mills	\$	0
	0.000	mills	\$	0

**TOTAL:** [Sum of General Operating  
Subtotal and Lines 3 to 7]

50.488

mills

\$

822,981

Contact person:  
(print)Kaitlyn Toman

Daytime

phone: ( )

303-987-0835

Signed:

Kaitlyn Toman

Title:

District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S., with the  
Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, CO 80203. Questions? Call DLG at (303) 864-7720.

<sup>1</sup> If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form  
for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

<sup>2</sup> Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of



## CERTIFICATION OF TAX LEVIES, continued

**THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.).** Taxing entities that are

Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.) Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

**CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:**

**BONDS<sup>J</sup>:**

1.	Purpose of Issue:	Public Infrastructure Improvements
	Series:	General Obligation Limited Tax Refunding Bonds, Series 2020
	Date of Issue:	November 17, 2020
	Coupon Rate:	2.00-3.00%
	Maturity Date:	December 1, 2045
	Levy:	25.000
	Revenue:	\$407,513
2.	Purpose of Issue:	
	Series:	
	Date of Issue:	
	Coupon Rate:	
	Maturity Date:	
	Levy:	
	Revenue:	

**CONTRACTS<sup>K</sup>:**

3.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	
4.	Purpose of Contract:	
	Title:	
	Date:	
	Principal Amount:	
	Maturity Date:	
	Levy:	
	Revenue:	

Use multiple copies of this page as necessary to separately report all bond and contractual obligations per 32-1-1603, C.R.S.

**Mill Levy Public Information**  
Pursuant to 39-1-125 C.R.S.

Submit one copy of this form for each mill levy that will be certified.

**Taxing Entity Information**

Taxing Entity: Erie Highlands Metropolitan District No. 1  
County: Weld  
DOLA Local Government ID Number: 66446  
Subdistrict Number (if applicable): N/A  
Budget/Fiscal Year: 2025

**Mill Levy Information**

1. Mill Levy Name or Purpose: General Obligations Bonds and Interest
2. Mill Levy Rate (Mills) : 25.000
3. Previous Year Mill Levy Rate (Mills) : 25.000
4. Previous Year Mill Levy Revenue Collected : \$417,267
5. Mill Levy Maximum Without Further Voter Approval: 50 mills as adjusted
6. Allowable Annual Growth in Mill Levy Revenue : No limit; subject to any service plan or electoral restrictions.
7. Actual Growth in Mill Levy Revenue Over the Prior Year: \$(1,800)
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constitution (TABOR)? Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax (5.5%) Limit in 29-1-301 C.R.S.? No
10. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government? No
11. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If "Yes", what is the amount?  
N/A
12. Other or additional information:  
N/A

**Contact Information**

Contact Person: Kaitlyn Toman  
Title: District Accountant  
Phone: 303-987-0835  
Email: ktoman@sdmsi.com

**Mill Levy Public Information**  
Pursuant to 39-1-125 C.R.S.

Submit one copy of this form for each mill levy that will be certified.

**Taxing Entity Information**

Taxing Entity: Erie Highlands Metropolitan District No. 1  
County: Weld  
DOLA Local Government ID Number: 66446  
Subdistrict Number (if applicable): N/A  
Budget/Fiscal Year: 2025

**Mill Levy Information**

1. Mill Levy Name or Purpose: General Operating
2. Mill Levy Rate (Mills) : 25.488
3. Previous Year Mill Levy Rate (Mills) : 25.488
4. Previous Year Mill Levy Revenue Collected : \$409,278
5. Mill Levy Maximum Without Further Voter Approval: 20 mills as adjusted
6. Allowable Annual Growth in Mill Levy Revenue : \$2,000,000
7. Actual Growth in Mill Levy Revenue Over the Prior Year: \$(1,765)
8. Is revenue from this mill levy allowed to be retained and spent as a voter-approved revenue change pursuant to section 20 (7)(b) of Article X of the State Constitution (TABOR)? Yes
9. Is revenue from this mill levy subject to the Statutory Property Tax (5.5%) Limit in 29-1-301 C.R.S.? No
10. Is revenue from this mill levy subject to any other limit on annual revenue growth enacted by the local government or another local government? No
11. Does the mill levy need to be adjusted or does a temporary mill levy reduction need to be used in order to collect a certain amount of revenue? If "Yes", what is the amount?  
N/A
12. Other or additional information:  
N/A

**Contact Information**

Contact Person: Kaitlyn Toman  
Title: District Accountant  
Phone: 303-987-0835  
Email: ktoman@sdmsi.com