

**WINDSOR HIGHLANDS METROPOLITAN  
DISTRICT NO. 4**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2020**

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**FINANCIAL SECTION**



## JOHN CUTLER & ASSOCIATES

Board of Directors  
Windsor Highlands Metropolitan District No. 4  
Windsor, Colorado

### INDEPENDENT AUDITORS' REPORT

#### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Windsor Highlands Metropolitan District No. 4, as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

#### Management's Responsibility for the Financial Statements

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

#### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Windsor Highlands Metropolitan District No. 4, as of December 31, 2020, and the respective changes in financial position, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 18 be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Management has not presented the management's discussion and analysis that governmental 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 is not affected by this missing information.

*John Cutler & Associates, LLC*

August 4, 2021

## **BASIC FINANCIAL STATEMENTS**

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

STATEMENT OF NET POSITION  
As of December 31, 2020

	Governmental Activities	
	2020	2019
ASSETS		
Restricted Cash and Investments	\$ 411,000	\$ 411,000
Property Taxes Receivable	442,465	429,384
TOTAL ASSETS	<u>853,465</u>	<u>840,384</u>
LIABILITIES		
Accrued Interest	38,349	38,839
Noncurrent Liabilities		
Due within One Year	180,000	160,000
Due in More Than One Year	12,325,000	12,505,000
TOTAL LIABILITIES	<u>12,543,349</u>	<u>12,703,839</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred Revenues - Property Taxes	442,465	429,384
NET POSITION		
Restricted for Emergencies	13,800	10,500
Unrestricted	<u>(12,146,149)</u>	<u>(12,303,339)</u>
TOTAL NET POSITION	<u>\$ (12,132,349)</u>	<u>\$ (12,292,839)</u>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2020

	Governmental Activities	
	2020	2019
EXPENSES		
<b>Governmental Activities</b>		
General Government	\$ 457,320	\$ 687,093
Interest on Long-Term Debt	472,055	411,142
	<u>929,375</u>	<u>1,098,235</u>
TOTAL EXPENSES		
REVENUES		
GENERAL REVENUES		
Taxes	457,246	337,610
Investment Income	74	6,481
Transfer to District No. 5	-	(3,393,616)
Transfer from District No. 5	632,545	374,384
	<u>1,089,865</u>	<u>(2,675,141)</u>
TOTAL REVENUES		
CHANGE IN NET POSITION	160,490	(3,773,376)
NET POSITION, Beginning	<u>(12,292,839)</u>	<u>(8,519,463)</u>
NET POSITION, Ending	<u>\$ (12,132,349)</u>	<u>\$ (12,292,839)</u>

The accompanying notes are an integral part of the financial statements.



WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

BALANCE SHEET  
GOVERNMENTAL FUNDS  
As of December 31, 2020

	<u>GENERAL FUND</u>	
	<u>2020</u>	<u>2019</u>
ASSETS		
Restricted Cash and Investments	\$ 411,000	\$ 411,000
Property Taxes Receivable	442,465	429,384
	<u>                    </u>	<u>                    </u>
TOTAL ASSETS	<u>\$ 853,465</u>	<u>\$ 840,384</u>
LIABILITIES AND FUND EQUITY		
LIABILITIES		
Accounts Payable	\$ -	\$ -
	<u>                    </u>	<u>                    </u>
TOTAL LIABILITIES	<u>-</u>	<u>-</u>
DEFERRED INFLOWS OF RESOURCES		
Deferred Revenues - Property Taxes	442,465	429,384
	<u>                    </u>	<u>                    </u>
FUND EQUITY		
Fund Balance		
Restricted for Emergencies	13,800	10,500
Unassigned	397,200	400,500
	<u>                    </u>	<u>                    </u>
TOTAL FUND EQUITY	<u>411,000</u>	<u>411,000</u>
TOTAL LIABILITIES, DEFERRED INFLOWS & FUND EQUITY	<u>\$ 853,465</u>	<u>\$ 840,384</u>
Amounts reported for governmental activities in the statement of Net Position are different because:		
Fund Equity, Governmental Funds	411,000	411,000
Long-term liabilities are not due and payable in the current period and are not reported in the funds. These include notes payable of \$12,665,000 and accrued interest of \$38,839.	(12,543,349)	(12,703,839)
	<u>                    </u>	<u>                    </u>
Net position of governmental activities	<u>\$ (12,132,349)</u>	<u>\$ (12,292,839)</u>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2020

	GENERAL FUND	
	2020	2019
REVENUES		
Property Taxes	\$ 428,970	\$ 310,712
Specific Ownership Taxes	28,276	26,898
Net Investment Income	74	6,481
TOTAL REVENUES	<u>457,320</u>	<u>344,091</u>
EXPENDITURES		
Current		
Service Fees - District No. 5	448,737	331,575
County Treasurer's Fee	8,583	6,218
Debt Issue Costs	-	349,300
Debt Service		
Principal	160,000	50,000
Interest and Other Fiscal Charges	472,545	394,572
TOTAL EXPENDITURES	<u>1,089,865</u>	<u>1,131,665</u>
EXCESS OF REVENUES OVER (UNDER) EXPENSES	<u>(632,545)</u>	<u>(787,574)</u>
OTHER SOURCES (USES)		
Proceeds from Issuance of Debt	-	12,715,000
Payment to Escrow Agent	-	(8,908,204)
Transfer from District No. 5	632,545	374,384
Transfer to District No. 5	-	(3,393,616)
TOTAL OTHER SOURCES (USES)	<u>632,545</u>	<u>787,564</u>
NET CHANGE IN FUND BALANCES	-	(10)
FUND BALANCES, Beginning	<u>411,000</u>	<u>411,000</u>
FUND BALANCES, Ending	<u>\$ 411,000</u>	<u>\$ 410,990</u>

The accompanying notes are an integral part of the financial statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2020

Amounts Reported for Governmental Activities in the Statement of Activities  
are Different Because:

Net Changes in Fund Balances - Total Governmental Funds	\$ -
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. This amount includes the payment of 2019 note principal \$50,000, refunding of 2016 note principal \$8,908,204, and change in accrued interest of (\$16,570), for the year.	<u>160,490</u>
Change in Net Position of Governmental Activities	<u><u>\$ 160,490</u></u>

The accompanying notes are an integral part of the financial statements.

# WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

### NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The Windsor Highlands Metropolitan District No. 4 was formed as a financing district for the District and surrounding area within its boundaries. The District is governed by a five-member Board of Directors elected by the constituents. The representatives of the Districts submitted to the Windsor Town Board an Amended and Restated Consolidated Service Plan for Windsor Highlands Metropolitan Districts Nos. 1-6 (the “Amended and Restated Service Plan”) dated June 10, 2009, which Amended and Restated Service Plan adopts language changes to create a separate District No. 6 to contain all commercial development within the Districts, to update the Service Plan to the current Town Model Service Plan format and content and to increase the maximum debt authorization from \$6,000,000 to \$13,450,000 based upon an updated Financial Plan that demonstrates the financial feasibility of both operations and maintenance costs as well as discharge of any proposed debt of the Districts. On September 20, 2017, the representatives of the Districts submitted to the Windsor Town Board the First Amendment to the Amended and Restated Consolidated Service Plan for Windsor Highlands Metropolitan Districts Nos. 1-11 (the “First Amendment”) which adopts increases in maximum debt authorization to 34 mills and the total combined mill levy for debt and operations and maintenance of 39 mills for only the undeveloped portions of District No. 6 and the new proposed Districts Nos. 7-11.

The accounting policies of the Windsor Highlands Metropolitan District No. 4 (the District”) conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies:

#### **Reporting Entity**

In accordance with governmental accounting standards, the Windsor Highlands Metropolitan District No. 4 has considered the possibility of inclusion of additional entities in its financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

#### **Government-Wide and Fund Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the District. For the most part, the effect of interfund activity has been removed from these statements.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Government-Wide and Fund Financial Statements** (Continued)

*Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current *financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of 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.

Property taxes, specific ownership taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

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

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

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.

In the fund financial statements, the District reports the following major governmental funds:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

**Cash and Investments**

Cash equivalents include investments with original maturities of three months or less.

Investments are recorded at fair value.

**Capital Assets**

Capital assets, which include property and equipment, are reported in the governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 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 assets' lives are not capitalized.

The District does not own any capital assets as of December 31, 2020.

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the governmental activities fund type statement of net position.

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 debt service expenditures.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of financial position and balance sheets 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 position and fund balance that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time.

**Net Position**

The government-wide financial statements, utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

*Net Investment in Capital Assets* includes the District's capital assets (net of accumulated depreciation) reduced by the outstanding balances of bonds that are attributable to the acquisition, construction, or improvement of those assets.

*Restricted Net Position* includes assets that have third-party (statutory, bond covenant, or granting agency) limitations on their use. The District typically uses restricted assets first, as appropriate opportunities arise, but reserves the right to selectively defer the use until a future project.

*Unrestricted Net Position* typically includes unrestricted liquid assets. The Board has the authority to revisit or alter this designation.

**Net Position/Fund Balance Classification**

In the government-wide financial statements, net position is restricted when constraints placed on the net position are externally imposed.

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Net Position/Fund Balance Classification** (Continued)

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The District did not have any committed resources as of December 31, 2020.
- Assigned – This classification includes amounts that the District intends to use for specific purposes that do not meet the criteria to be classified as restricted or committed. The District did not have any assigned resources as of December 31, 2020.
- Unassigned – This classification includes the residual fund balance for the General Fund. The unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned.



WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Property Taxes**

Property taxes are levied on December 15 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the District on a monthly basis.

Effective March 2019, a portion the Service Fees remitted to the Windsor Highlands Metropolitan Districts No. 5 were transferred to District No. 4 for payment of principal and interest on the new loan issued in 2019. Going forward the property taxes assessed and submitted to Windsor Highlands Metropolitan Districts Nos. 1, 2, 3, and 4, will be paid to District No. 5 and will be reported as Service Fees in the financial statements.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- On or before October 15<sup>th</sup>, District Management submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY** (Continued)

**Budgets and Budgetary Accounting** (Continued)

- District Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District on a basis consistent with generally accepted accounting principles (GAAP).
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end.

**Legal Compliance**

The actual expenditures of the General Fund exceed the budgeted amount by \$632,545. This may be a violation of State statute.

**NOTE 3: CASH AND INVESTMENTS**

**Deposits**

A summary of deposits and investments as of December 31, 2020 follows:

Cash Deposits	<u>\$ 411,000</u>
Total	<u>\$ 411,000</u>

**Custodial Credit Risk – Deposits**

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. At December 31, 2020, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held.

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Deposits** (Continued)

The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The District has no policy regarding custodial credit risk for deposits.

At December 31, 2020, the District had deposits with financial institutions with a carrying amount of \$411,000. The bank balances with the financial institutions were \$411,000. Of this amount, \$250,000 was covered by federal depository insurance and \$161,000 was covered by collateral held by authorized escrow agents in the financial institution's name (PDPA).

**Investments**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which includes:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

The above investments are authorized for all funds and fund types used by Colorado municipalities.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 3: CASH AND INVESTMENTS** (Continued)

**Fair Value**

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant observable inputs.

As of December 31, 2020, the District does not report any investments.

**Restricted Cash and Investments**

Cash and investments in the amount of \$411,000 is restricted for debt service and as part of a debt service reserve requirement per the terms of the Series 2019 Limited Tax Refunding Note agreement.

**NOTE 4: LONG-TERM DEBT**

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2020.

	Balance <u>12/31/19</u>	<u>Additions</u>	<u>Payments</u>	Balance <u>12/31/20</u>	Due In <u>One Year</u>
Series 2019 Notes	\$ 12,665,000	-	160,000	12,505,000	180,000
	<b><u>\$ 12,665,000</u></b>	<b><u>\$ -</u></b>	<b><u>\$ 160,000</u></b>	<b><u>\$ 12,505,000</u></b>	<b><u>\$ 180,000</u></b>

**Limited Property Tax Supported Revenue Notes**

On April 14, 2016, the District was authorized up to \$12,000,000 in Limited Property Tax Supported Revenue Notes and issued an initial principal amount of \$8,100,000 (“Series 2016A Notes”). Interest accrues on the Series 2016A Notes at a rate of 2.83%. On September 20, 2017, the District issued additional principal in the amount of \$1,000,409 (“Series 2017A Notes”). In March 2019, the Series 2016 Notes were fully refunded through the issuance of the Series 2019 Loan.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 4: LONG-TERM DEBT** (Continued)

**Series 2019 Limited Tax General Obligation Note**

On March 27, 2019, the District issued debt in the amount \$12,715,000 through Limited Tax General Obligation Notes, Series 2019. This note matures on March 27, 2024 and bears interest at a rate of 3.68%.

Upon the occurrence of an Event of Default, the interest shall immediately accrue and compound semi-annually on all principal outstanding at a rate equal to the fixed interest rate of 3.68% plus

Proceeds of the loans were transferred to District No. 5 to repay amounts owed to the Developer and to refund the principal and accrued interest on the 2016 Loan Payable. Interest is due and payable semi-annually on June 1 and December 1. Principal is due annually on December 1 each year with a balloon payment due on March 27, 2024.

**Future Debt Service Requirements on Direct Placement Notes**

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 180,000	\$ 460,184	\$ 640,184
2022	220,000	453,560	673,560
2023	250,000	445,464	695,464
2024	<u>11,855,000</u>	<u>141,786</u>	<u>11,996,786</u>
Total	<u>\$ 12,505,000</u>	<u>\$ 1,500,994</u>	<u>\$14,005,994</u>

**NOTE 5: DEBT AUTHORIZATION**

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of general obligation indebtedness as follows:

- An amount not to exceed \$30,000,000 at an interest rate not to exceed 8% per annum, for providing public improvements; and
- An amount not to exceed \$6,000,000 at an interest rate not to exceed 8% per annum, for IGA purposes; and

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2020

**NOTE 5: DEBT AUTHORIZATION** (Continued)

- The District authorization was increased through the Amended and Restated Service Plan for Windsor Highlands Metropolitan Districts Nos. 1-6 approval by the Town in August of 2009 and approved by the voters of District No. 4 at the November 3, 2009 election to \$13,450,000 per category, \$26,900,000 for refunding and at an interest rate not to exceed 12%.

As of December 31, 2020, the amount of debt authorized but unissued was \$13,450,000. The District intends to issue over time a part 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: RELATED PARTIES**

Some members of the Board of Directors are employees, owners or members of the Developer. No amounts were owed to the developer at December 31, 2020.

**NOTE 7: RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The District participates in the Colorado Special Districts Property and Liability Insurance Pool. The Pool insures property and liability exposures through contributions made by member districts. The District does not maintain an equity interest in the self insurance pool. The District funds its pool contributions, outside insurance purchases, deductibles, and uninsured losses through the General Fund.

Settled claims resulting from these risks have not exceeded commercial or District coverages in any of the past three years.

**NOTE 8: DEFICIT NET POSITION**

As of December 31, 2020, the District had a government-wide net asset deficit of \$12,132,349. This deficit was created as the District transferred loan proceeds for the repayment of the Loan Payable and Developer Advances reported in the Windsor Highlands Metropolitan District No. 5.

WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2020

**NOTE 9: COMMITMENTS AND CONTINGENCIES**

TABOR Amendment - Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. The Amendment is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of the Amendment.

The District has established an emergency reserve, representing 3% of fiscal year spending (excluding debt service), as required by the Amendment. At December 31, 2020, the emergency reserve of \$13,800 was recorded as a restriction of fund balance in the General Fund.

**NOTE 10: SUBSEQUENT EVENTS**

Potential subsequent events were considered through August 4, 2021. It was determined that the no events were required to be disclosed through this date.

**REQUIRED SUPPLEMENTAL INFORMATION**



WINDSOR HIGHLANDS METROPOLITAN DISTRICT NO. 4

GENERAL FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2020

	2020			VARIANCE	2019
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	Positive (Negative)	ACTUAL
REVENUES					
Property Taxes	\$ 429,385	\$ 428,970	\$ 428,970	\$ -	\$ 310,712
Specific Ownership Taxes	25,763	28,276	28,276	-	26,898
Net Investment & Other Income	-	74	74	-	6,481
<b>TOTAL REVENUES</b>	<b>455,148</b>	<b>457,320</b>	<b>457,320</b>	<b>-</b>	<b>344,091</b>
EXPENDITURES					
Current					
General Government					
Service Fees - District No. 5	446,108	448,737	448,737	-	331,575
County Treasurer's Fee	9,040	8,583	8,583	-	6,218
Contingency	-	-	-	-	-
Debt Issuance Costs	-	-	-	-	349,300
Debt Service					
Principal	-	-	160,000	(160,000)	50,000
Interest and Other Fiscal Charges	-	-	472,545	(472,545)	394,572
<b>TOTAL EXPENDITURES</b>	<b>455,148</b>	<b>457,320</b>	<b>1,089,865</b>	<b>(632,545)</b>	<b>1,131,665</b>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(632,545)	(632,545)	(787,574)
OTHER FINANCING SOURCES (USES)					
Proceeds from Issuance of Debt	-	-	-	-	12,715,000
Payment to Escrow Agent	-	-	-	-	(8,908,204)
Transfer from District No. 5	-	-	632,545	632,545	374,384
Transfer to District No. 8	-	-	-	-	(3,393,616)
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>632,545</b>	<b>632,545</b>	<b>787,564</b>
NET CHANGE IN FUND BALANCE	-	-	-	-	(10)
FUND BALANCE, Beginning	-	-	411,000	411,000	411,010
FUND BALANCE, Ending	\$ -	\$ -	\$ 411,000	\$ 411,000	\$ 411,000

See the accompanying independent auditors' report.