

**Trailside Metropolitan District No. 4  
Larimer County, Colorado**

**Financial Statements  
December 31, 2022**





# Table of Contents


	Page
<b>INDEPENDENT AUDITOR’S REPORT</b> .....	I-III
<b>BASIC FINANCIAL STATEMENTS</b>	
Government-wide Financial Statements:	
Statement of Net Position .....	1
Statement of Activities .....	2
Governmental Funds Balance Sheet and Reconciliation of Fund Balances to Net Position .....	3
Governmental Fund Revenues, Expenditures, Changes in Fund Balances and Reconciliation to Statement of Activities .....	4
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—General Fund .....	5
Notes to Basic Financial Statements .....	6
<b>SUPPLEMENTARY INFORMATION</b>	
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—Debt Service Fund .....	16
Statement of Revenue, Expenditures and Changes in Fund Balance —Actual and Budget—Governmental Fund Type—Capital Projects Fund.....	17
Schedule of Debt Service Requirements to Maturity .....	18
Schedule of Assessed Valuation, Mill Levy and Property Taxes Collected .....	19



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## INDEPENDENT AUDITOR'S REPORT

To the Board of Directors  
Trailside Metropolitan District No. 4  
Larimer County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and the major funds of Trailside Metropolitan District No. 4 as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major funds of Trailside Metropolitan District No. 4, as of December 31, 2022, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Trailside Metropolitan District No. 4 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 opinion.

### Responsibilities of Management 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.

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 Trailside Metropolitan District No. 4'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 opinion. 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, including omissions, 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 Trailside Metropolitan District No. 4'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 Trailside Metropolitan District No. 4'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 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.

### **Other Information**

Our audit was made for the purpose of forming an opinion on the District's basic financial statements taken as a whole. The accompanying supplemental information is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the District's basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the District's basic financial statements taken as a whole.

*Haynie & Company*

Littleton, Colorado  
July 18, 2023

DRAFT

**Basic Financial Statements**

**Trailside Metropolitan District No. 4**  
**Statement of Net Position**  
**December 31, 2022**

<b>Assets</b>	<b>Governmental Activities</b>
Cash and investments - restricted	\$ 617,361
Property tax receivable	30,019
Service fees receivable	964
Due from Trailside No. 1	(39)
Total Assets	\$ 648,305
<b>Liabilities</b>	
Deferred property tax revenue	30,019
Non-current liabilities:	
Bond interest payable	542,959
Bonds payable, net	11,318,067
Total liabilities	11,891,045
<b>Net Position</b>	
Restricted for:	
Debt service	615,803
Capital projects	2,483
Unrestricted	(11,861,026)
Total Net Position	(11,242,740)
Total Liabilities and Net Position	\$ 648,305

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

**Trailside Metropolitan District No. 4**  
**Statement of Activities**  
**For the Year Ended December 31, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>			<u>Net (Expense)</u> <u>Revenue and</u> <u>Changes in Net</u> <u>Position</u>
		<u>Charges for</u> <u>Services and</u> <u>other fees</u>	<u>Operating</u> <u>Grants and</u> <u>Contributions</u>	<u>Capital Grants</u> <u>and</u> <u>Contributions</u>	<u>Governmental</u> <u>Activities</u>
Governmental activities:					
General government	\$ -	\$ 197,245	\$ -	\$ -	\$ 197,245
Interest and related costs on long term debt	734,302	-	-	-	(734,302)
Intergovernmental expenditures	2,029	-	-	-	(2,029)
	<u>\$ 736,331</u>	<u>\$ 197,245</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (539,086)</u>
General Revenues					
Property taxes					9,573
Specific ownership taxes					685
Net investment income					<u>12,486</u>
Total general revenues					<u>22,744</u>
Change in net position					(516,342)
Net position - beginning of year					<u>(10,726,398)</u>
Net position - end of year					<u>\$ (11,242,740)</u>

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



**Trailside Metropolitan District No. 4**  
**Governmental Funds Balance Sheet**  
**and Reconciliation of Fund Balances to Net Position**  
**December 31, 2022**

	General Fund	Debt Service Fund	Capital Projects Fund	Total Governmental Funds
<b>Assets</b>				
Cash and investments - restricted	\$ -	\$ 614,878	\$ 2,483	\$ 617,361
Property tax receivable	-	30,019	-	30,019
Service fees receivable	-	964	-	964
Due from Trailside No. 1	-	(39)	-	(39)
Total assets	-	645,822	2,483	648,305
<b>Liabilities</b>				
Other accounts payable	-	0	-	0
Deferred property tax revenue	-	30,019	-	30,019
Total liabilities	-	30,019	-	30,019
<b>Fund Balances</b>				
Restricted - debt service	-	615,803	-	615,803
Committed - capital projects	-	-	2,483	2,483
Total fund balances	-	615,803	2,483	618,286
<b>Total Liabilities and Fund Balances</b>	\$ -	\$ 645,822	\$ 2,483	\$ 648,305
Total governmental fund balance per above				\$ 618,286
Amounts reported for governmental activities in the statement of net assets excluded from the governmental fund balance because:				
Long term liabilities not payable in the current year are excluded as liabilities in the governmental funds. Interest on long-term debt is recognized as an expenditure in governmental funds when due. These liabilities consist of:				
Bonds payable, net				(11,318,067)
Accrued interest on bonds				(542,959)
Net position of governmental activities				\$ (11,242,740)

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

**Trailside Metropolitan District No. 4**  
**Governmental Fund Revenues, Expenditures, Changes in Fund**  
**Balances and Reconciliation to Statement of Activities**  
**For the Year Ended December 31, 2022**

	<u>General Fund</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>				
Property taxes	\$ 1,915	\$ 7,658	\$ -	\$ 9,573
Specific ownership	137	548	-	685
Service Fees District 2	-	110,190	-	110,190
Service Fees District 3	-	87,053	-	87,053
Service Fees District 5	-	2	-	2
Interest income	16	12,470	-	12,486
Total Revenues	<u>2,068</u>	<u>217,921</u>	<u>-</u>	<u>219,989</u>
<b>Expenditures</b>				
Debt service				
Annual admin fee		7,250		7,250
County treasurer's fee	39	155	-	194
Bond interest	-	572,344	-	572,344
Intergovernmental expenditures	2,029	-	-	2,029
Total Expenditures	<u>2,068</u>	<u>579,749</u>	<u>-</u>	<u>581,817</u>
<b>Excess Revenues Over (Under)</b>				
Expenditures	-	(361,828)	-	(361,828)
<b>Fund balances</b>				
Beginning of the year	<u>-</u>	<u>977,631</u>	<u>2,481</u>	<u>980,112</u>
End of the year	<u>\$ -</u>	<u>\$ 615,803</u>	<u>\$ 2,481</u>	<u>\$ 618,284</u>

Net change in fund balances - Governmental Funds (361,828)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued interest - change in liability	(152,747)
Amortization of bond discount	<u>(1,767)</u>

Change in Net Position of Governmental Activities \$ (516,342)

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

**Trailside Metropolitan District No. 4**  
**Statement of Revenue, Expenditures**  
**and Changes in Fund Balance—Actual and Budget**  
**Governmental Fund Type—General Fund**  
**For the Year Ended December 31, 2022**

	<u>Original &amp; Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>			
Property taxes	\$ 1,915	\$ 1,915	\$ -
Specific ownership taxes	115	137	22
Interest and other	100	16	(84)
Total Revenues	<u>2,130</u>	<u>2,068</u>	<u>(62)</u>
<b>Expenditures</b>			
Treasurer's fees	38	39	(1)
Payment for services to No. 1	1,992	2,029	(37)
Contingency	100	-	100
Total Expenditures	<u>2,130</u>	<u>2,068</u>	<u>62</u>
<b>Excess Revenues Over (Under) Expenditures</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balance—Beginning of year</b>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balance—End of Year</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

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

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements**  
**December 31, 2022**

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**1. Definition of Reporting Entity**

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Trailside Metropolitan District No. 4 (the District) (formerly known as Rendezvous Metropolitan District No. 4), was organized pursuant to an Order and Decree issued by the Larimer County District Court on April 17, 2018, and recorded in the Larimer County real property records on June 15, 2018. Formation of the District was preceded by the approval thereof by the Town Council of Timnath, Colorado of a Consolidated Service Plan for Trailside Metropolitan District Nos. 1-5 (formerly known as Rendezvous Metropolitan District Nos. 1-5) and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the Town of Timnath on March 27, 2018. In 2019, the names of the Districts were changed to Trailside Metropolitan District Nos. 1-5. The District's service area is located entirely within the Town in Larimer County, Colorado. The District was organized to provide planning, design, acquisition, construction installation, relocation, redevelopment, and financing of the public improvements needed for the project.

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 has no employees and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

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**2. Summary of Significant Accounting Policies**

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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.

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

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**2. Summary of Significant Accounting Policies (continued)**

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

The statement of net position reports all financial and capital resources of the District. The difference between the assets and liabilities 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 are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the financial statements.

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

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**2. Summary of Significant Accounting Policies (continued)**

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The District reports the following major governmental funds:

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

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental fund.

The Capital Projects Fund accounts for financial resources to be used for the acquisition and construction of capital equipment and facilities.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

**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's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund presented on the modified accrual 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. Investments are carried at fair value.

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

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**2. Summary of Significant Accounting Policies (continued)**

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**Fund Equity**

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

The following classifications describe the relative strength of the spending constraints:

- *Nonspendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.
- *Committed fund balance* - The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.
- *Assigned fund balance* - The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.
- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the criteria described above. If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's policy to use the most restrictive classification first.

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

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**2. Summary of Significant Accounting Policies (continued)**

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**Restricted Fund Balance**

Emergency reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (See Note 7).

The restricted fund balance in the Debt Service Fund is to be used exclusively for future payment of bond principal, interest and related costs.

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**3. Cash and Investments**

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Cash and investments as of December 31, 2022 are classified in the accompanying financial statements as follows:

Statement of net position:

Cash and investments—Restricted	\$ <u>617,361</u>
	\$ <u>617,361</u>

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

Deposits with financial institutions	\$ <u>617,361</u>
Total cash and investments	\$ <u>617,361</u>

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

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

As of December 31, 2022, the District's cash deposits had a carrying balance and bank balance of \$617,361, of which \$250,000 was FDIC insured and the remainder is collateralized by PDPA.



**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

**4. Long-Term Liabilities**

The following is an analysis of changes in the District’s long-term debt for the year ended December 31, 2022:

	Balance December 31, 2021	Additions	Payments	Balance December 31, 2022	Due Within One Year
Series 2018A Limited Tax					
General Obligation Bonds	\$10,175,000	\$ -	\$ -	\$ 10,175,000	\$ -
Series 2018B Subordinate Limited					
Tax General Obligation Bonds	1,189,000	-	-	1,189,000	-
Bond discount	<u>(47,700)</u>	<u>-</u>	<u>1,767</u>	<u>(45,933)</u>	<u>-</u>
	<u>\$11,316,300</u>	<u>\$ -</u>	<u>\$ 1,767</u>	<u>\$ 11,318,067</u>	<u>\$ -</u>

**\$10,175,000 Limited Tax General Obligation Bonds, Series 2018A**

On September 1, 2018, the District issued \$10,175,000 (original issue amount) Limited Tax General Obligation Bonds, Series 2018A. The bonds, maturing December 1, 2048, bear an interest rate of 5.625% per annum, calculated on a basis of a 360 day year of twelve 30-day months, payable semi-annually on June 1 and December 1.

The 2018A Senior Bonds are subject to redemption, prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on December 1, 2023 and on any date thereafter, upon payment of par plus accrued interest to the date of redemption, with no redemption premium.

Further, the 2018A Senior Bonds are subject to mandatory sinking fund redemption, in part, by lot, on December 1, 2024, and on each December 1 thereafter prior to the maturity date of such bonds, upon payment of par and accrued interest, without redemption premium.

Events of Default include:

- a) Failure or refusal to impose the Required Mill Levy or to apply the Pledged Revenue
- b) Default in the performance or observance of any of the covenants, agreements, or conditions on the part of the District in the Bond Indenture or the Bond Resolution
- c) Filing a petition under the federal bankruptcy laws or other applicable bankruptcy laws seeking to adjust the obligation represented by the Bonds.

**Trailside Metropolitan District No. 4  
Notes to Financial Statements (continued)  
December 31, 2022**

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**4. Long-Term Liabilities (continued)**

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Below is a summary of the future maturities of the Series 2018A Bonds:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	-	572,344	572,344
2024	80,000	572,344	652,344
2025-2029	770,000	2,761,875	3,531,875
2030-2034	1,220,000	2,497,219	3,717,219
2035-2039	1,810,000	2,091,375	3,901,375
2040-2044	2,610,000	1,497,094	4,107,094
2045-2048	3,685,000	604,125	4,289,125
Total	<u>\$10,175,000</u>	<u>\$10,596,375</u>	<u>\$20,771,375</u>

**\$1,189,000 Subordinate Limited Tax General Obligation Bonds, Series 2018B**

On September 1, 2018, the District issued \$1,189,000 (original issue amount) Subordinate Limited Tax General Obligation Bonds, Series 2018B. The bonds, maturing December 15, 2048, bear an interest rate of 8.000% per annum, calculated on a basis of a 360 day year of twelve 30-day months, payable annually on each December 15. The total accrued and unpaid interest on the bonds was \$542,959, as of December 31, 2022.

The 2018B Subordinate Bonds are subject to redemption, prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on December 15, 2023 and on any date thereafter, upon payment of par plus accrued interest to the date of redemption, with no redemption premium.

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

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**4. Long-Term Liabilities (continued)**

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Below is a summary of the future maturities of the Series 2018B Bonds:

	Principal	Interest	Total
2023	-	-	-
2024	-	-	-
2025-2029	-	310,763	310,763
2030-2034	-	1,164,445	1,164,445
2035-2039	-	1,216,638	1,216,638
2040-2044	-	1,279,966	1,279,966
2045-2048	1,189,000	598,215	1,787,215
Total	\$ 1,189,000	\$ 4,570,027	\$ 5,759,027

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**5. Net Position**

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Restricted net position include the net position that is 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, 2022 as follows:

Restricted net position:

Debt service (see Note 4)	\$	615,803
Capital projects		2,483
Total restricted net position	\$	618,286

Unrestricted net position is in a deficit position of (\$11,861,026), due primarily to the District being responsible for debt used for the purchase of assets not held and maintained by the District. This will be eliminated in future years through the collection of property taxes.

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

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**6. Risk Management**

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

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

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

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**7. Tax, Spending and Debt Limitations**

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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 TABOR reserves are held in Trailside Metropolitan District No. 1.

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.

**Trailside Metropolitan District No. 4**  
**Notes to Financial Statements (continued)**  
**December 31, 2022**

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**8. Related Parties**

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All of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. District management believes that all potential conflicts, if any, have been properly disclosed.

## **Supplementary Information**

**Trailside Metropolitan District No. 4**  
**Statement of Revenue, Expenditures**  
**and Changes in Fund Balance—Actual and Budget**  
**Governmental Fund Type—Debt Service Fund**  
**For the Year Ended December 31, 2022**

	<b>Original &amp; Final Budget</b>	<b>Actual</b>	<b>Variance Favorable (Unfavorable)</b>
<b>Revenues</b>			
Property Taxes	\$ 7,658	\$ 7,658	\$ -
Specific Ownership	459	548	89
Service Fees - District No. 2	108,622	110,190	1,568
Service Fees - District No. 3	85,951	87,053	1,102
Service Fees - District No. 5	2	2	-
Interest income	20,000	12,470	(7,530)
Total Revenues	222,692	217,921	(4,771)
<b>Expenditures</b>			
Bond interest			
Series 2018 A	572,344	572,344	-
Treasurer's Fees	153	155	(2)
Annual admin fee	-	7,250	(7,250)
Contingency	20,000	-	20,000
Total Expenditures	592,497	579,749	12,748
<b>Excess Revenue Over (Under)</b>			
<b>Expenditures</b>	(369,805)	(361,828)	7,977
<b>Fund Balance—Beginning of year</b>	987,849	977,631	57,691
<b>Fund Balance—End of Year</b>	\$ 618,044	\$ 615,803	\$ 65,668

**Trailside Metropolitan District No. 4**  
**Statement of Revenue, Expenditures**  
**and Changes in Fund Balance—Actual and Budget**  
**Governmental Fund Type—Capital Projects Fund**  
**For the Year Ended December 31, 2022**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<b>Revenues</b>				
Interest income	\$ -	\$ -	\$ -	\$ -
Total revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Expenditures</b>				
Transfer to District 1 Capital Fund	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Excess Revenue Over (Under)</b>				
Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Fund Balance—Beginning of year</b>	<u>2,481</u>	<u>-</u>	<u>2,481</u>	<u>-</u>
<b>Fund Balance—End of Year</b>	<u>\$ 2,481</u>	<u>\$ -</u>	<u>\$ 2,481</u>	<u>\$ -</u>



**Trailside Metropolitan District No. 4**  
**Schedule of Debt Service Requirements to Maturity**  
**As of December 31, 2021**

Year Ended December 31,	<b>\$10,175,000 Limited Tax General Obligation Bonds Series 2018A Interest Rate 5.625% Principal Due December 1 Interest Payable June 1 and December 1</b>			<b>\$1,189,000 Subordinate Limited Tax General Obligation Bonds Series 2018B Interest Rate 8.000% Forecasted Principal and Interest Payments Payable each December 15</b>		
	<b>Principal</b>	<b>Interest</b>	<b>Total</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	-	572,344	572,344	-	-	-
2024	80,000	572,344	652,344	-	-	-
2025	120,000	567,844	687,844	-	-	-
2026	140,000	561,094	701,094	-	-	-
2027	150,000	553,219	703,219	-	-	-
2028	175,000	544,781	719,781	-	88,478	88,478
2029	185,000	534,938	719,938	-	222,285	222,285
2030	205,000	524,531	729,531	-	231,433	231,433
2031	220,000	513,000	733,000	-	227,964	227,964
2032	245,000	500,625	745,625	-	234,454	234,454
2033	260,000	486,844	746,844	-	233,235	233,235
2034	290,000	472,219	762,219	-	237,359	237,359
2035	305,000	455,906	760,906	-	238,672	238,672
2036	340,000	438,750	778,750	-	240,716	240,716
2037	355,000	419,625	774,625	-	244,841	244,841
2038	395,000	399,656	794,656	-	245,095	245,095
2039	415,000	377,438	792,438	-	247,314	247,314
2040	455,000	354,094	809,094	-	251,349	251,349
2041	480,000	328,500	808,500	-	251,943	251,943
2042	525,000	301,500	826,500	-	255,049	255,049
2043	550,000	271,969	821,969	-	259,580	259,580
2044	600,000	241,031	841,031	-	262,045	262,045
2045	635,000	207,281	842,281	-	260,795	260,795
2046	685,000	171,563	856,563	92,000	176,220	268,220
2047	725,000	133,031	858,031	179,000	87,760	266,760
2048	1,640,000	92,250	1,732,250	918,000	73,440	991,440
	<u>\$ 10,175,000</u>	<u>\$ 11,168,719</u>	<u>\$ 21,343,719</u>	<u>\$ 1,189,000</u>	<u>\$ 4,570,027</u>	<u>\$ 5,759,027</u>

**Trailside Metropolitan District No. 4**  
**Summary of Assessed Valuation,**  
**Mill Levy and Property Taxes Collected**  
**For the Year Ended December 31, 2021**

<u>Year Ended</u> <u>December 31,</u>	<u>Prior Year</u> <u>Assessed</u> <u>Valuation</u> <u>for Current</u> <u>Year Property</u> <u>Tax Levy</u>	<u>Mills Levied</u>		<u>Total Property Taxes</u>		<u>Percentage</u> <u>Collected</u>
		<u>General</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
		2021	\$ 243,874	10.000	40.000	
2022	\$ 191,458	10.000	40.000	\$ 9,573	\$ 30,019	313.58%
Estimated for the year ending December 31, 2022	\$ 585,496	10.254	41.017	\$ 30,019		