

Founders Village Metropolitan District
Financial Statements

July 31, 2021

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Founders Village Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Founders Village Metropolitan District, as of and for the period ended July 31, 2021, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the seven months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Founders Village Metropolitan District because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

September 13, 2021
Englewood, Colorado

FOUNDERS VILLAGE METROPOLITAN DISTRICT
Balance Sheet
July 31, 2021

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Total Funds</u>
Assets		
Current assets		
Cash in MMKT	\$ 192,667	\$ 192,667
Cash in Checking - CTF Funds	353,007	353,007
County taxes receivable	81,814	81,814
	\$ 627,488	\$ 627,488
	\$ 627,488	\$ 627,488
Liabilities and Equity		
Current liabilities		
Due to District #4	\$ 274,481	\$ 274,481
	274,481	274,481
	274,481	274,481
Fund Equity		
Fund balance	353,007	353,007
	353,007	353,007
	\$ 627,488	\$ 627,488

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Statement of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual

General Fund

For the Seven Months Ended July 31, 2021

See Accountants' Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues:			
Property taxes	\$ 5,327,226	\$ 5,279,342	\$ (47,884)
Ownership taxes	479,956	306,645	(173,311)
System Development fees	488,040	-	(488,040)
Interest/other income	5,800	2,064	(3,736)
Conservation Trust	45,000	28,794	(16,206)
	<u>6,346,022</u>	<u>5,616,845</u>	<u>(729,177)</u>
Expenditures:			
Transfer to District #4	5,583,065	5,508,831	74,234
Transfer to District #4 Capital	488,040	-	488,040
Treasurer's fees	79,920	79,221	699
Miscellaneous	-	15	(15)
CTF program Expenditures	150,000	-	150,000
	<u>6,301,025</u>	<u>5,588,067</u>	<u>712,958</u>
Excess (deficiency) of revenues over expenditures	44,997	28,778	(16,219)
Beginning fund balance	<u>328,718</u>	<u>324,229</u>	<u>(4,489)</u>
Ending fund balance	<u>\$ 373,715</u>	<u>\$ 353,007</u>	<u>\$ (20,708)</u>

Villages at Castle Rock Metropolitan District #4
Financial Statements

July 31, 2021

ACCOUNTANT'S COMPILATION REPORT

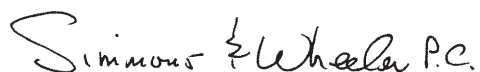
Board of Directors

Villages at Castle Rock Metropolitan District #4

Management is responsible for the accompanying financial statements of each major fund of Villages at Castle Rock Metropolitan District #4, as of and for the period ended July 31, 2021, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the seven months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Villages at Castle Rock Metropolitan District #4 because we performed certain accounting services that impaired our independence.



September 13, 2021
Englewood, Colorado

Villages at Castle Rock Metropolitan District #4
 Combined Balance Sheet
 July 31, 2021

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in Checking	\$ 134,280	\$ -	\$ -	\$ -	\$ 134,280
Cash in COLOTRUST	3,430,564	2,890,285	1,794,054	-	8,114,903
Taxes receivable	42	-	-	-	42
Accounts receivable	-	-	274,481	-	274,481
	3,564,886	2,890,285	2,068,535	-	8,523,706
Other assets					
Improvements	-	-	-	4,575,928	4,575,928
Amount available in debt service fund	-	-	-	2,068,535	2,068,535
Amount to be provided for retirement of debt	-	-	-	146,648,456	146,648,456
	-	-	-	153,292,919	153,292,919
	\$ 3,564,886	\$ 2,890,285	\$ 2,068,535	\$ 153,292,919	\$ 161,816,625
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 140,662	\$ -	\$ -	\$ -	\$ 140,662
	140,662	-	-	-	140,662
Revenue Bonds Payable	-	-	-	25,911,000	25,911,000
Revenue Bonds Interest	-	-	-	122,805,991	122,805,991
	140,662	-	-	148,716,991	148,857,653
Fund Equity					
Investment in improvements	-	-	-	4,575,928	4,575,928
Fund balance	3,424,224	2,890,285	2,068,535	-	8,383,044
	3,424,224	2,890,285	2,068,535	4,575,928	12,958,972
	\$ 3,564,886	\$ 2,890,285	\$ 2,068,535	\$ 153,292,919	\$ 161,816,625

Villages at Castle Rock Metropolitan District #4
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Governmental Funds
For the Seven Months Ended July 31, 2021
General Fund

See Accountant's Compilation Report

	Annual <u>Budget</u>	Current <u>Month</u>	Year to <u>Date</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues				
Property taxes	\$ 5,248	\$ -	\$ 5,248	\$ -
Specific Ownership taxes	365	43	302	(63)
Reimbursements	9,500	-	-	(9,500)
Interest/Miscellaneous	500	5	369	(131)
Transfer-Founders Village	2,008,065	29,427	1,981,365	(26,700)
Total revenues	<u>2,023,678</u>	<u>29,475</u>	<u>1,987,284</u>	<u>(36,394)</u>
Expenditures				
Legal	70,000	7,593	43,321	26,679
Special council	16,500	-	-	16,500
Accounting	22,000	2,947	17,822	4,178
Audit	9,500	-	-	9,500
Insurance	16,000	-	20,467	(4,467)
Administrative	43,000	7,134	35,516	7,484
District management - Founders & #4	45,000	2,639	18,850	26,150
Director's fees & mileage	7,000	-	2,500	4,500
Payroll tax expense	536	383	467	69
Development assistance & referrals	9,500	1,222	7,117	2,383
Community outreach and website	5,000	-	120	4,880
SDA dues & conference	5,000	-	2,175	2,825
Miscellaneous/reprographic	500	-	310	190
Utilities-Electrical	7,000	648	3,828	3,172
Utilities-Irrigation Water	210,000	8,140	47,955	162,045
Operations & maintenance programs	2,475,000	79,019	468,116	2,006,884
Other enhancements and improvements	250,000	-	-	250,000
Project/Engineering GF projects	22,000	1,621	10,747	11,253
District #9 - Legal/Engineering	80,000	4,107	15,541	64,459
Snowplow damage-repairs	6,000	-	-	6,000
Weather damage-repairs	5,000	-	-	5,000
Treasurer's fees	84	-	79	5
Contingency (2 month carryover)	434,373	-	-	434,373
Emergency reserve	99,139	-	-	99,139
Total expenditures	<u>3,838,132</u>	<u>115,453</u>	<u>694,931</u>	<u>3,143,201</u>
Excess (deficiency) of revenues over expenditures	(1,814,454)	(85,978)	1,292,353	(3,179,595)
Beginning Fund Balance	<u>1,814,454</u>		<u>2,131,871</u>	<u>317,417</u>
Ending Fund Balance	<u>\$ -</u>		<u>\$ 3,424,224</u>	<u>\$ (2,862,178)</u>

Villages at Castle Rock Metropolitan District #4
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Governmental Funds
For the Seven Months Ended July 31, 2021
Capital Fund

See Accountant's Compilation Report

	<u>Annual</u> <u>Budget</u>	<u>Current</u> <u>Month</u>	<u>Year to</u> <u>Date</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues				
Interest income	\$ 85,000	\$ 211	\$ 2,103	\$ (82,897)
Tap Agreement with District #7	5,587	-	-	(5,587)
Development fees (Memmen)	130,000	-	-	(130,000)
Transfer from Founders (Dev fees)	488,040	-	-	(488,040)
Development fee rebates from Town	135,000	68,419	183,036	48,036
	<u>843,627</u>	<u>68,630</u>	<u>185,139</u>	<u>(658,488)</u>
Total revenues				
Expenditures				
Capital construction	175,000	-	-	175,000
Project management	6,500	-	-	6,500
Planning/engineering-Founders	24,500	1,753	11,799	12,701
Miscellaneous projects	10,000	-	-	10,000
Developer reimbursements (Memmen)	83,300	-	-	83,300
	<u>299,300</u>	<u>1,753</u>	<u>11,799</u>	<u>287,501</u>
Total expenditures				
Excess (deficiency) of revenues over expenditures	544,327	66,877	173,340	(945,989)
Beginning Fund Balance	<u>2,054,014</u>		<u>2,716,945</u>	<u>662,931</u>
Ending Fund Balance	<u>\$ 2,598,341</u>		<u>\$ 2,890,285</u>	<u>\$ (283,058)</u>

Villages at Castle Rock Metropolitan District #4
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Governmental Funds
For the Seven Months Ended July 31, 2021
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Current Month</u>	<u>Year to Date</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues				
Transfer-Founders Village	\$ 3,575,000	\$ 52,389	\$ 3,527,466	\$ (47,534)
	<hr/>	<hr/>	<hr/>	<hr/>
Total revenues	3,575,000	52,389	3,527,466	(47,534)
	<hr/>	<hr/>	<hr/>	<hr/>
Expenditures				
Payment to trustee	3,550,000	-	1,750,000	1,800,000
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditures	3,550,000	-	1,750,000	1,800,000
	<hr/>	<hr/>	<hr/>	<hr/>
Excess (deficiency) of revenues over expenditures	25,000	52,389	1,777,466	(1,847,534)
Beginning Fund Balance	<hr/> -		<hr/> 291,069	<hr/> 291,069
Ending Fund Balance	\$ <u><u>25,000</u></u>		\$ <u><u>2,068,535</u></u>	\$ <u><u>(1,556,465)</u></u>