04-072-07150 2301 8060 428507/3122109 July PlantEngineer Founders 1,501.4 06-09-071700 2325 8686 428607/3122109 July Parkerfaches 28347 06-99-97100 2357 8886 428607/3122109 July Project Mgmt 7,783-5 06-99-98-08900 3358 8867 1448051/22199 July Project Mgmt 7,783-5 06-910-0800 2371 8688 247950630/2019 July PoolKclikhouse 32,1976 06-910-0800 2371 8688 247950630/2019 July PoolKclikhouse 32,1976 06-910-0800 2371 8688 247950630/2019 July per locKchikhouse 32,1976 06-90-08175 3415 8698 74020907/202019 July per locKchikhouse 32,255 06-90-080175 3415 8889 74020907/202019 July Paintenge Public PC 32,455 06-90-08030 3556 8870 13710007/252219 July Paintenge Public PC 3,4255 06-90-08030 3156 8871 7387907/122919 July Paintenge Public PC	Account	PO/Cont	Check #	Invoice	Date	Description	Amount
06-09-070701 3290 8068	06-901-07100	2300	8666	;	426407/31/2019	July Mgmt Operations	2,593.64
06-99-07-07090 2385 8666 428707/31/2019 July Reforals/Corts/Rebaties 834.7 06-99-07010 3507 3666 428607/31/2019 July Project Mgmt 778.21 06-99-09502 3368 3667 1440807/2019 July Pool/Outbridge 32,197.6 06-910-0900 2371 8686 247950630/2019 June accounting/audit assist 1,717.3 06-910-0901 2371 8686 247950630/2019 June accounting/audit assist 1,717.3 06-910-09077 3318 8689 74022007/28/2019 July Bed Information 335.5 06-90-09078 3318 8689 74022007/28/2019 July Legal Coursel 2177.7 06-99-09090 3293 8699 74022007/28/2019 July Legal Coursel 2177.7 06-99-09090 3293 8691 71272007/28/2019 July Legal Coursel 2277.7 06-99-09090 3293 8671 1377007/28/2019 July Admin/Secretary 323.22 06-99-09090 3136 8672 1497707/28/2019 July Admin/Secretary	04-072-07150	2301	8666	;	426507/31/2019	July Plan/Engineer Founders	1,501.41
	06-082-07151	3290	8666	;	426607/31/2019	July Plan/Engineer #9	2,063.13
1	06-901-07090	2385	8666	i	426707/31/2019	July Referals/Certs/Rebates	834.79
06-999-09802 3388 867	06-999-07100	3507	8666	i	426807/31/2019	July Project Mgmt	792.19
PCMS		**** TOT	AL ****		CIMARRON CON	SULTANTS, INC.	7,785.16
1.717.2 1.	06-999-09802	3388	8667	,	14408/01/2019	July Pool/Clubhouse	32,197.62
1.717.3 1.		**** TOT	AL ****		PCMS		32,197.62
06-905-09175 3515 8669 74022807/28/2019 July #9 IGFA 355.0 06-905-09200 2993 8669 74022007/28/2019 July Legal Counsel 2,177.5 06-909-09803 3525 8670 13170007/28/2019 Lill Sistion Study Updates 2927.0 06-999-09803 3155 8671 797807/12/2019 Apr-June Repair/Stain/Inspection 1,500.0 06-915-09300 3136 8671 797807/12/2019 Apr-June Repair/Stain/Inspection 1,500.0 06-915-09300 3136 8672 1497707/25/2019 July Admin/Secretary 3,312.6 06-915-09300 3136 8673 3344034407/15/2019 Irigation Repair Parts 271.1 06-999-09803 3199 8673 3344034407/15/2019 Irigation Repair Parts 271.1 06-999-09803 3504 8674 63438907/70/2019 July Base Contract 29.975.0 06-999-09803 3523 8674 64438907/72/2019 Intry Monument Rehab Retainage 6,583.8 06-999-09803 3519 8675 644358907/30/2019	06-910-09000	2371	8668	;	2479506/30/2019	June accounting/audit assist	1,717.37
66-805-09175 3482 8669 74022007/26/2019 July As Matters		**** TOT	AL ****		SIMMONS & WH	EELER, P.C.	1,717.37
2-95-0-99-0-900 2-95-0 8-96 74-0-0-74-0-75/2-0-70 3-19-0-0-90-0-90-0-70 3-19-0-0-90-0-90-0-90-0-90-0-90-0-90-0-9	06-905-09175	3515	8669) 7	4020807/26/2019	July #9 IGFA	355.00
2-93-0-90-0000 2-93-0-0000 3-93-0-00000 3-93-0-000000 3-93-0-00000 3-93-0-00000 3-93-0-00000 3-93-0-000000 3-93-0-000000 3-93-0-00000000000000000000000000000000	06-905-09175	3482	8669) 7	4022007/26/2019	July #9 Matters	892.50 ·
No.	06-905-09200	2993	8669) 7	4020707/26/2019		2,177.50
No.		**** TOT	AL ****		Robinson Waters	& O'Dorisio PC	3,425.00
No.	06-999-09803	3525	8670) 1	3170007/25/2019	Lift Station Study Updates	927.00
0-991-09300 3136 8672 1497707/25/2019 July Admin/Secretary 3,312.6 06-999-08803 3139 8673 344034407/15/2019 Irrigation Repair Parts 271.1 06-999-09803 3199 8673 S344034407/15/2019 Irrigation Repair Parts 271.1 06-999-09803 3504 8674 638385007/01/2019 July Base Contract 29.975.0 06-999-09803 3520 8674 641489807/22/2019 M5 Directional Bore 5.464.0 06-999-09803 3520 8674 64343307/30/2019 Ridgehouse Landscape Rehab 6,283.0 06-999-09803 3519 8675 644358907/30/2019 Entry Monument Rehab 58,331.0 06-999-09803 3519 8675 644358907/30/2019 Entry Monument Rehab 58,331.0 06-999-09803 3519 8676 PayApp#908/10/2019 PA#9 Mikelson PH 5 2,286.2 06-999-09803 3518 8676 PayApp#908/10/2019 PA#9 Mikelson PH 5 Retainage 2,286.2 06-999-09803 3488 8676 Payapp#908/10/2019		**** TOT	AL ****		Kennedy/Jenks C	onsultants, Inc.	927.00
6-915-09300 3136 8672 1497707/25/2019 July Admin/Secretary 3.312.6 6-999-08803 3199 8673 S344034407/15/2019 Irrigation Repair Parts 271.1 06-999-09803 3199 8673 S344034407/15/2019 Irrigation Repair Parts 271.1 06-999-09803 3504 8674 683838007/01/2019 July Base Contract 29.975.0 06-999-09803 3520 8674 641489807/22/2019 M5 Directional Bore 5.404.6 06-999-09803 3523 8674 644343307/30/2019 Ridgehouse Landscape Rehab 6.283.3 06-999-09803 3519 8675 644358907/30/2019 Entry Monument Rehab 58,331.0 06-999-09803 3519 8675 644358907/30/2019 Party Monument Rehab 58,331.0 06-999-09803 3519 8675 644358907/30/2019 Party Monument Rehab Retainage 52,497.5 06-999-09803 3488 8676 Payapp#908/10/2019 PA#9 Mikelson PH5 Retainage 2,286.2 06-999-09803 3488 8676	06-999-09803	3155	8671		797807/12/2019	Apr-June Repair/Stain/Inspection	1,500.00
6-915-09300 3136 8672 1497707/25/2019 July Admin/Secretary 3,312-0 6-999-08803 3199 8673 S344034407/15/2019 Irrigation Repair Parts 271.1 66-999-08803 3504 8674 683838007/10/2019 July Base Contract 29.975.0 66-999-09803 3504 8674 641489807/22/2019 M5 Directional Bore 5.404.6 66-999-09803 3523 8674 644343307/30/2019 Ridgehouse Landscape Rehab 6.283.3 66-999-09803 3519 8675 644358907/30/2019 Entry Monument Rehab 5.833.1 66-999-09803 3519 8675 644358907/30/2019 Entry Monument Rehab 5.833.1 66-999-09803 3519 8675 644358907/30/2019 Parky Mileson PH5 2.286.2 66-999-09803 3488 8676 PayApp#908/10/2019 PA#9 Mileson PH5 Retainage €.2286.2 66-999-09803 3488 8676 Payapp#908/10/2019 PA#9 Mileson PH5 Retainage €.2286.2 66-999-09803 3488 8676 Payap		**** TOT	AL ****		Fence Consulting	Services, Inc.	1,500.00
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Same	06-999-09803			5 64			58,331.09
**** TOTAL ***** BrightView Landscape Services 52,497.5 06-999-09803 3488 8676 PayApp#908/10/2019 PA#9 Mikelson PH5 22,862.0 06-999-02350 3488 8676 PayApp#908/10/2019 PA#9 Mikelson PH5 Retainage 2,286.2 06-999-09803 3488 8676 Payapp#908/10/2019 PA#9 Mikelson PH5 (22,862.0 06-999-09803 3488 8676 Payapp#908/10/2019 PA#9 Mikelson PH5 (22,862.0 06-903-09800 0 8676 Payapp#908/10/2019 PA#9 Mikelson PH5 (22,862.0 06-903-09800 0 8677 21 Meters 07/31/2019 July 21 meters 525.9 06-999-09803 3177 8678 274-4308/12/2019 Landscape Consulting 3,442.9 06-999-09803 3430 8678 239-13808/12/2019 June water report/Irrigation consul 550.0 ***** TOTAL **** Eccles Design, Inc. 4,821.4 06-903-09801 0 8679 July Meter 07/31/2019 July 26 Meters 31,568.2 06-999-09803						•	(5,833.11)
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***** TOTAL ***** INTERMOUNTAIN RURAL ELECTRIC 525.5 06-999-09803 3177 8678 274-4308/12/2019 Landscape Consulting 3,442.5 06-999-09803 3430 8678 314-2708/12/2019 Mikelson Phase 5 828.4 06-999-09803 2995 8678 239-13808/12/2019 June water report/Irrigation consul 550.0 ***** TOTAL ***** Eccles Design, Inc. 4,821.4 06-903-09801 0 8679 July Meter 07/31/2019 July 26 Meters 31,568.2 ***** TOTAL ***** TOWN OF CASTLE ROCK 31,568.2 06-999-09803 3488 8680 PayApp#908/10/2019 PA#9 Mikelson Phase 5 17,762.0	06-903-09800	0	8677	' 21 I	Meters 07/31/2019	July 21 meters	525.98
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	06-999-09803) Pav			17,762.00
(111.00				•	• •		(1,776.20)
**** TOTAL **** BrightView Landscape Services 15,985.8				,	, ,		15,985.80

Villages at Castle Rock Metropolitan District #4 First Bank Debit Card Activity

<u>Date</u>	<u>Description</u>	<u>REFUND</u>	<u>PAID</u>
07/22/19 SDA	of Colorado		1,018.00
07/22/19 Hya	tt Place Keystone		403.16
07/22/19 Hya	tt Place Keystone		403.16

2002.000			
	Total	-	1,824.32

Founders Village Metropolitan District Financial Statements

July 31, 2019

304 Inverness Way South, Suite 490, Englewood, CO 80112

(303) 689-0833

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, 2019 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.

Dimmons & Wreeler, PC

August 7, 2019 Englewood, Colorado

FOUNDERS VILLAGE METROPOLITAN DISTRICT Balance Sheet July 31, 2019

Assets Current assets		General <u>Fund</u>		Total <u>Funds</u>
Cash in MMKT Cash in Checking - CTF Funds County taxes receivable	\$	191,609 265,727 64,290	\$	191,609 265,727 64,290
Total Assets	\$:	521,626	\$	521,626
Liabilities and Equity				
Current liabilities				
Due to District #4	\$	255,899	\$	255,899
Total liabilities		255,899		255,899
Fund Equity				
Fund balance		265,727	,	265,727
		265,727		265,727
	\$	521,626	\$	521,626

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, 2019

		Annual <u>Budget</u>		<u>Actual</u>		Variance Favorable (Unfavorable)
Revenues:						
Property taxes	\$	4,435,039	\$	4,382,808	\$	(52,231)
Ownership taxes		404,125		249,200		(154,925)
System Development fees		265,000		156,888		(108,112)
Town SDF rebates		150,000		-		(150,000)
Interest/other income		2,000		2,235		235
Conservation Trust		40,000		27,166		(12,834)
				<u></u>	•	
Total revenues		5,296,164		4,818,297		(477,867)
	•		'			
Expenditures:						
Transfer to District #4		5,189,626		4,725,373		464,253
Treasurer's fees		66,538		65,758		780
CTF expense		50,000		_		50,000
Total expenditures		5,306,164	i	4,791,131	_	515,033
Excess (deficiency) of revenues						
over expenditures		(10,000)		27,166		37,166
Beginning fund balance		240,105	•	238,561	•	(1,544)
Ending fund balance	\$	230,105	\$	265,727	\$	35,622

Villages at Castle Rock Metropolitan District #4 Financial Statements

July 31, 2019

304 Inverness Way South, Suite 490, Englewood, CO 80112

(303) 689-0833

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, 2019, 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.

August 13, 2019

Englewood, Colorado

Dinmons & Whele, PC

Villages at Castle Rock Metropolitan District #4 Combined Balance Sheet July 31, 2019

, Assets		General <u>Fund</u>		Capital <u>Fund</u>		Debt Service <u>Fund</u>		Account <u>Groups</u>		Total <u>All Funds</u>
Current assets Cash in Checking Cash in COLOTRUST Taxes receivable A/R Other Accounts receivable	\$	277,121 2,076,710 46 1,500	\$	1,231,117 - - -	\$	1,098,817 - - 255,899	\$	- - - -	\$	277,121 4,406,644 46 1,500 255,899
Other assets Improvements Amount available in debt service fund Amount to be provided for retirement of debt	-	2,355,377	_	1,231,117 - -	_	1,354,716 - -	_	4,575,928 1,354,716 130,353,850	_	4,941,210 4,575,928 1,354,716 130,353,850
	- \$ <u>-</u>	2,355,377	\$ _	1,231,117	, \$ <u></u>	1,354,716	\$ =	136,284,494	\$ =	136,284,494 141,225,704
Liabilities and Equity Current liabilities Accounts payable 941 Payroll Liability Retainage payable	\$	198,199 291 31,869	\$	- - -	\$	- - -	\$ -	- - -	\$	198,199 291 31,869
Revenue Bonds Payable Revenue Bonds Interest Total liabilities	-	230,359		- - -	_	- - -	-	25,911,000 105,797,566 131,708,566	_	230,359 25,911,000 105,797,566 131,938,925
Fund Equity Investment in improvements Fund balance	-	- 2,125,018	_	- 1,231,117	_	1,354,716	-	4,575,928 	_	4,575,928 4,710,851
	\$ _	2,125,018 2,355,377	- \$_	1,231,117 1,231,117	\$ =	1,354,716 1,354,716	\$ =	4,575,928 136,284,494	- \$ _	9,286,779

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, 2019 General Fund

							Variance
		Annual		Current		Year to	Favorable
		<u>Budget</u>		<u>Month</u>		<u>Date</u>	(Unfavorable)
Beginning Fund Balance	\$_	937,985	\$_	_	\$ -	1,194,972 \$	256,987
Revenues							
Property taxes		4,541		-		4,541	-
Specific Ownership taxes		496		46		255	(241)
Reimbursements		9,500		-		-	(9,500)
Miscellaneous		500		30		656	156
Transfer-Founders Village		1,924,626		25,991		1,841,531	(83,095)
Total revenues	-	1,939,663	_	26,067	-	1,846,983	(92,680)
Total available	_	2,877,648	_	26,067	_	3,041,955	164,307
Expenditures							
Legal		68,000		2,178		13,072	54,928
Special council		5,000		_,		-	5,000
Accounting		18,835		1,717		11,492	, 7,343
Audit		9,500		, -		, -	9,500
Insurance		13,500		-		12,457	1,043
Administrative		38,870		3,312		22,972	15,898
District management - Founders & #4		40,000		3,386		25,301	14,699
Director's fees & mileage		7,000		_		3,000	4,000
Payroll tax expense		600		-		230	370
Development assistance & referrals		12,000		835		3,742	8,258
Community outreach		8,500		-		1,064	7,436
SDA dues & conference		4,500		1,823		4,299	201
Miscellaneous/reprographic		2,000		-		-	2,000
Utilities-Electrical		8,500		526		3,677	4,823
Utilities-Irrigation Water		195,000		31,568		81,576	113,424
Operations & maintenance programs		1,925,000		157,474		692,375	1,232,625
District #9 - Legal/Engineering		40,000		41,612		41,612	(1,612)
Snowplow damage-repairs		8,250		-		-	8,250
Weather damage-repairs		6,000		-		-	6,000
Treasurer's fees		76		-		68	8
Contingency (2 month carryover)		394,183		-		-	394,183
Emergency reserve		72,334	_	<u> </u>		-	72,334
Total expenditures		2,877,648	\$_	244,431		916,937	1,960,711
Ending Fund Balance	\$:	-			\$:	2,125,018 \$	2,125,018

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, 2019 Capital Fund

								Variance
		Annual		Current		Year to		Favorable
		<u>Budget</u>		<u>Month</u>		<u>Date</u>		(Unfavorable)
Beginning Fund Balance	\$ -	859,633	\$.	-	\$.	1,000,026	\$	140,393
Revenues								
Interest income		15,000		8,235		48,564		33,564
Tap Agreement with District #7		67,044		-		-		(67,044)
Transfer from Founders (Dev fees)		265,000		13,200		156,888		(108,112)
Development fee rebates from Town	_	150,000		-		36,988		(113,012)
Total revenues	-	497,044		21,435		242,440	,	(254,604)
Total available	_	1,356,677	. ,	21,435	. <u>.</u>	1,242,466		(114,211)
Expenditures								
Capital construction		182,000		-		502		181,498
Project management		6,500		-		-		6,500
Planning/engineering-Founders		25,000		1,501		10,847		14,153
Planning/engineering-District #9		15,000		-		_		15,000
Miscellaneous projects		10,000		-		-		10,000
Total expenditures	-	238,500	\$	1,501		11,349		227,151
Ending Fund Balance	\$	1,118,177			\$:	1,231,117	\$	112,940

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, 2019 Debt Service Fund

		Annual <u>Budget</u>		Current <u>Month</u>		Year to <u>Date</u>		Variance Favorable (Unfavorable)
Beginning Fund Balance	\$_	51,448	\$	-	\$_	127,763	\$	76,315
Revenues								
Transfer-Founders Village		2,850,000		38,488	_	2,726,953		(123,047)
Total revenues	_	2,850,000		38,488	_	2,726,953	,	(123,047)
Total available	_	2,901,448	, ,	38,488	-	2,854,716	,	(46,732)
Expenditures								
Payment to trustee		2,850,000		-		1,500,000		1,350,000
Total expenditures	_	2,850,000	\$	_		1,500,000	,	1,350,000
Ending Fund Balance	\$_	51,448			\$_	1,354,716	\$	1,303,268