

Founders Village Metropolitan District
Financial Statements

January 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 January 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 one 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, PC

February 16, 2021
Englewood, Colorado

FOUNDERS VILLAGE METROPOLITAN DISTRICT
 Balance Sheet
 January 31, 2021

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Total Funds</u>
Assets		
Current assets		
Cash in MMKT	\$ 192,645	\$ 192,645
Cash in Checking - CTF Funds	324,229	324,229
County taxes receivable	112,829	112,829
Total Assets	\$ 629,703	\$ 629,703
Liabilities and Equity		
Current liabilities		
Due to District #4	\$ 305,474	\$ 305,474
Total liabilities	305,474	305,474
Fund Equity		
Fund balance	324,229	324,229
	324,229	324,229
	\$ 629,703	\$ 629,703

FOUNDERS VILLAGE METROPOLITAN DISTRICT

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

General Fund

For the One Month Ended January 31, 2021

See Accountants' Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues:			
Property taxes	\$ 5,327,226	\$ 73,739	\$ (5,253,487)
Ownership taxes	479,956	40,197	(439,759)
System Development fees	488,040	-	(488,040)
Interest/other income	5,800	4	(5,796)
Conservation Trust	45,000	-	(45,000)
	<u>6,346,022</u>	<u>113,940</u>	<u>(6,232,082)</u>
Expenditures:			
Transfer to District #4	5,583,065	112,834	5,470,231
Transfer to District #4 Capital	488,040	-	488,040
Treasurer's fees	79,920	1,106	78,814
CTF program Expenditures	150,000	-	150,000
	<u>6,301,025</u>	<u>113,940</u>	<u>6,187,085</u>
Excess (deficiency) of revenues over expenditures	44,997	-	(44,997)
Beginning fund balance	<u>328,718</u>	<u>324,229</u>	<u>(4,489)</u>
Ending fund balance	<u>\$ 373,715</u>	<u>\$ 324,229</u>	<u>\$ (49,486)</u>

Villages at Castle Rock Metropolitan District #4
Financial Statements

January 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 January 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 one month 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.

Simmons & Wheeler, PC

February 17, 2021
Englewood, Colorado

Villages at Castle Rock Metropolitan District #4
 Combined Balance Sheet
 January 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	\$ 173,981	\$ -	\$ -	\$ -	\$ 173,981
Cash in COLOTRUST	1,982,842	2,495,208	57,846	-	4,535,896
Taxes receivable	40	-	-	-	40
Prepaid expense	-	-	-	-	-
Accounts receivable	-	-	305,474	-	305,474
	<u>2,156,863</u>	<u>2,495,208</u>	<u>363,320</u>	<u>-</u>	<u>5,015,391</u>
Other assets					
Improvements	-	-	-	4,575,928	4,575,928
Amount available in debt service fund	-	-	-	363,320	363,320
Amount to be provided for retirement of debt	-	-	-	138,026,747	138,026,747
	<u>-</u>	<u>-</u>	<u>-</u>	<u>142,965,995</u>	<u>142,965,995</u>
	<u>\$ 2,156,863</u>	<u>\$ 2,495,208</u>	<u>\$ 363,320</u>	<u>\$ 142,965,995</u>	<u>\$ 147,981,386</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 52,670	\$ -	\$ -	\$ -	\$ 52,670
	<u>52,670</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>52,670</u>
Revenue Bonds Payable	-	-	-	25,911,000	25,911,000
Revenue Bonds Interest	-	-	-	112,479,067	112,479,067
	<u>52,670</u>	<u>-</u>	<u>-</u>	<u>138,390,067</u>	<u>138,442,737</u>
Fund Equity					
Investment in improvements	-	-	-	4,575,928	4,575,928
Fund balance	2,104,193	1,272,300	363,320	-	3,739,813
	<u>2,104,193</u>	<u>1,272,300</u>	<u>363,320</u>	<u>4,575,928</u>	<u>8,315,741</u>
	<u>\$ 2,156,863</u>	<u>\$ 1,272,300</u>	<u>\$ 363,320</u>	<u>\$ 142,965,995</u>	<u>\$ 146,758,478</u>

Villages at Castle Rock Metropolitan District #4
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Governmental Funds
For the One Month Ended January 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>
Beginning Fund Balance	\$ 1,814,454	\$ -	\$ 2,140,960	\$ 326,506
Revenues				
Property taxes	5,248	-	-	(5,248)
Specific Ownership taxes	365	40	40	(325)
Reimbursements	9,500	-	-	(9,500)
Interest/Miscellaneous	500	2	2	(498)
Transfer-Founders Village	2,008,065	40,583	40,583	(1,967,482)
Total revenues	<u>2,023,678</u>	<u>40,625</u>	<u>40,625</u>	<u>(1,983,053)</u>
Total available	<u>3,838,132</u>	<u>40,625</u>	<u>2,181,585</u>	<u>(1,656,547)</u>
Expenditures				
Legal	70,000	-	-	70,000
Special council	16,500	-	-	16,500
Accounting	22,000	-	-	22,000
Audit	9,500	-	-	9,500
Insurance	16,000	20,467	20,467	(4,467)
Administrative	43,000	3,520	3,520	39,480
District management - Founders & #4	45,000	7,176	7,176	37,824
Director's fees & mileage	7,000	-	-	7,000
Payroll tax expense	536	-	-	536
Development assistance & referrals	9,500	-	-	9,500
Community outreach and website	5,000	-	-	5,000
SDA dues & conference	5,000	-	-	5,000
Miscellaneous/reprographic	500	22	22	478
Utilities-Electrical	7,000	552	552	6,448
Utilities-Irrigation Water	210,000	-	-	210,000
Operations & maintenance programs	2,475,000	45,655	45,655	2,429,345
Other enhancements and improvements	250,000	-	-	250,000
Project/Engineering GF projects	22,000	-	-	22,000
District #9 - Legal/Engineering	80,000	-	-	80,000
Snowplow damage-repairs	6,000	-	-	6,000
Weather damage-repairs	5,000	-	-	5,000
Treasurer's fees	84	-	-	84
Contingency (2 month carryover)	434,373	-	-	434,373
Emergency reserve	99,139	-	-	99,139
Total expenditures	<u>3,838,132</u>	<u>\$ 77,392</u>	<u>77,392</u>	<u>3,760,740</u>
Ending Fund Balance	\$ <u>-</u>		\$ <u>2,104,193</u>	\$ <u>2,104,193</u>

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

See Accountant's Compilation Report

	Annual <u>Budget</u>	Current <u>Month</u>	Year to <u>Date</u>	Variance Favorable <u>(Unfavorable)</u>
Beginning Fund Balance	\$ <u>2,054,014</u>	\$ <u>-</u>	\$ <u>1,271,898</u>	\$ <u>(782,116)</u>
Revenues				
Interest income	85,000	402	402	(84,598)
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	-	-	(135,000)
	<u>843,627</u>	<u>402</u>	<u>402</u>	<u>(843,225)</u>
Total revenues	<u>843,627</u>	<u>402</u>	<u>402</u>	<u>(843,225)</u>
Total available	<u>2,897,641</u>	<u>402</u>	<u>1,272,300</u>	<u>(1,625,341)</u>
Expenditures				
Capital construction	175,000	-	-	175,000
Project management	6,500	-	-	6,500
Planning/engineering-Founders	24,500	-	-	24,500
Miscellaneous projects	10,000	-	-	10,000
Developer reimbursements (Memmen)	83,300	-	-	83,300
	<u>299,300</u>	<u>-</u>	<u>-</u>	<u>299,300</u>
Total expenditures	<u>299,300</u>	<u>-</u>	<u>-</u>	<u>299,300</u>
Ending Fund Balance	\$ <u><u>2,598,341</u></u>		\$ <u><u>1,272,300</u></u>	\$ <u><u>(1,326,041)</u></u>

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

See Accountant's Compilation Report

	Amended <u>Budget</u>	Current <u>Month</u>	Year to <u>Date</u>	Variance Favorable <u>(Unfavorable)</u>
Beginning Fund Balance	\$ <u> -</u>	\$ <u> -</u>	\$ <u> 291,069</u>	\$ <u> 291,069</u>
Revenues				
Transfer-Founders Village	<u> 3,575,000</u>	<u> 72,251</u>	<u> 72,251</u>	<u> (3,502,749)</u>
Total revenues	<u> 3,575,000</u>	<u> 72,251</u>	<u> 72,251</u>	<u> (3,502,749)</u>
Total available	<u> 3,575,000</u>	<u> 72,251</u>	<u> 363,320</u>	<u> (3,211,680)</u>
Expenditures				
Payment to trustee	<u> 3,550,000</u>	<u> -</u>	<u> -</u>	<u> 3,550,000</u>
Total expenditures	<u> 3,550,000</u>	\$ <u> -</u>	<u> -</u>	<u> 3,550,000</u>
Ending Fund Balance	\$ <u> 25,000</u>		\$ <u> 363,320</u>	\$ <u> 338,320</u>