

Founders Village Metropolitan District
Financial Statements

December 31, 2020

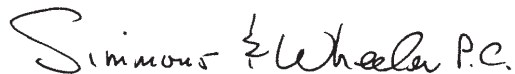
ACCOUNTANT'S COMPILATION REPORT

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 December 31, 2020, 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 twelve 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.



January 18, 2021
Englewood, Colorado

FOUNDERS VILLAGE METROPOLITAN DISTRICT
 Balance Sheet
 December 31, 2020

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Total Funds</u>
Assets		
Current assets		
Cash in MMKT	\$ 192,640	\$ 192,640
Cash in Checking - CTF Funds	324,229	324,229
County taxes receivable	40,774	40,774
	\$ 557,643	\$ 557,643
	\$ 557,643	\$ 557,643
Liabilities and Equity		
Current liabilities		
Due to District #4	\$ 233,414	\$ 233,414
	233,414	233,414
	233,414	233,414
Fund Equity		
Fund balance	324,229	324,229
	324,229	324,229
	\$ 557,643	\$ 557,643

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Statement of Revenues, Expenditures and Changes in
Fund Balance - Budget and Actual
General Fund
For the Twelve Months Ended December 31, 2020

See Accountants' Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues:			
Property taxes	\$ 5,272,850	\$ 5,267,342	\$ (5,508)
Ownership taxes	475,063	454,824	(20,239)
System Development fees	418,000	705,480	287,480
Interest/other income	5,800	5,348	(452)
Conservation Trust	47,000	44,453	(2,547)
	<u>6,218,713</u>	<u>6,477,447</u>	<u>258,734</u>
Expenditures:			
Transfer to District #4	5,674,608	6,353,909	(679,301)
Transfer to District #4 Capital	418,000	-	418,000
Treasurer's fees	79,105	79,085	20
Miscellaneous	-	12	(12)
CTF program Expenditures	150,000	6,500	143,500
	<u>6,321,713</u>	<u>6,439,506</u>	<u>(117,793)</u>
Excess (deficiency) of revenues over expenditures	(103,000)	37,941	140,941
Beginning fund balance	<u>283,561</u>	<u>286,288</u>	<u>2,727</u>
Ending fund balance	<u>\$ 180,561</u>	<u>\$ 324,229</u>	<u>\$ 143,668</u>

Villages at Castle Rock Metropolitan District #4
Financial Statements

December 31, 2020

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 December 31, 2020, 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 twelve 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.

Simmons & Wheeler P.C.

January 19, 2021
Englewood, Colorado

Villages at Castle Rock Metropolitan District #4
 Combined Balance Sheet
 December 31, 2020

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	\$ 123,243	\$ -	\$ -	\$ -	\$ 123,243
Cash in COLOTRUST	2,111,930	2,095,877	57,655	-	4,265,462
Taxes receivable	40	-	-	-	40
Prepaid expense	11,415	-	-	-	11,415
Accounts receivable	-	-	233,414	-	233,414
	<u>2,246,628</u>	<u>2,095,877</u>	<u>291,069</u>	<u>-</u>	<u>4,633,574</u>
Other assets					
Improvements	-	-	-	4,575,928	4,575,928
Amount available in debt service fund	-	-	-	291,069	291,069
Amount to be provided for retirement of debt	-	-	-	138,098,998	138,098,998
	<u>-</u>	<u>-</u>	<u>-</u>	<u>142,965,995</u>	<u>142,965,995</u>
	<u>\$ 2,246,628</u>	<u>\$ 2,095,877</u>	<u>\$ 291,069</u>	<u>\$ 142,965,995</u>	<u>\$ 147,599,569</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 79,339	\$ -	\$ -	\$ -	\$ 79,339
	<u>79,339</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>79,339</u>
Revenue Bonds Payable	-	-	-	25,911,000	25,911,000
Revenue Bonds Interest	-	-	-	112,479,067	112,479,067
Total liabilities	<u>79,339</u>	<u>-</u>	<u>-</u>	<u>138,390,067</u>	<u>138,469,406</u>
Fund Equity					
Investment in improvements	-	-	-	4,575,928	4,575,928
Fund balance	2,167,289	2,095,877	291,069	-	4,554,235
	<u>2,167,289</u>	<u>2,095,877</u>	<u>291,069</u>	<u>4,575,928</u>	<u>9,130,163</u>
	<u>\$ 2,246,628</u>	<u>\$ 2,095,877</u>	<u>\$ 291,069</u>	<u>\$ 142,965,995</u>	<u>\$ 147,599,569</u>

Villages at Castle Rock Metropolitan District #4
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Governmental Funds
For the Twelve Months Ended December 31, 2020
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	\$ 1,173,696	\$ -	\$ 1,350,931	\$ 177,235
Revenues				
Property taxes	5,226	-	5,205	(21)
Specific Ownership taxes	523	41	451	(72)
Reimbursements	9,500	-	101	(9,399)
Interest/Miscellaneous	500	3	15,023	14,523
Transfer-Founders Village	2,020,358	15,673	2,170,952	150,594
Total revenues	<u>2,036,107</u>	<u>15,717</u>	<u>2,191,732</u>	<u>155,625</u>
Total available	<u>3,209,803</u>	<u>15,717</u>	<u>3,542,663</u>	<u>332,860</u>
Expenditures				
Legal	38,000	-	17,618	20,382
Special council	5,000	-	-	5,000
Accounting	22,000	-	15,151	6,849
Audit	9,500	-	-	9,500
Insurance	15,000	-	13,162	1,838
Administrative	43,000	3,520	42,565	435
District management - Founders & #4	45,000	3,778	35,882	9,118
Director's fees & mileage	7,000	1,800	6,100	900
Payroll tax expense	536	42	371	165
Development assistance & referrals	9,500	1,661	17,065	(7,565)
Community outreach and website	8,500	-	300	8,200
SDA dues & conference	5,000	-	2,475	2,525
Miscellaneous/reprographic	500	2,128	4,781	(4,281)
Election expense	60,000	-	289	59,711
Utilities-Electrical	8,500	535	5,350	3,150
Utilities-Irrigation Water	200,000	15,322	206,490	(6,490)
Operations & maintenance programs	1,960,000	74,706	969,677	990,323
Project/Engineering GF projects	85,000	-	-	85,000
District #9 - Legal/Engineering	70,000	1,558	38,020	31,980
Snowplow damage-repairs	8,000	-	-	8,000
Weather damage-repairs	6,000	-	-	6,000
Treasurer's fees	86	-	78	8
Contingency (2 month carryover)	525,497	-	-	525,497
Emergency reserve	78,184	-	-	78,184
Total expenditures	<u>3,209,803</u>	<u>\$ 105,050</u>	<u>1,375,374</u>	<u>1,834,429</u>
Ending Fund Balance	<u>\$ -</u>		<u>\$ 2,167,289</u>	<u>\$ 2,167,289</u>

Villages at Castle Rock Metropolitan District #4
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual - Governmental Funds
For the Twelve Months Ended December 31, 2020
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>1,335,544</u>	\$ <u>-</u>	\$ <u>1,271,898</u>	\$ <u>(63,646)</u>
Revenues				
Interest income	85,000	441	27,220	(57,780)
Tap Agreement with District #7	5,587	-	-	(5,587)
Development fees (Memmen)	130,000	-	-	(130,000)
Transfer from Founders (Dev fees)	418,000	64,390	705,480	287,480
Development fee rebates from Town	135,000	-	104,808	(30,192)
	<u>773,587</u>	<u>64,831</u>	<u>837,508</u>	<u>63,921</u>
Total revenues				
Total available	<u>2,109,131</u>	<u>64,831</u>	<u>2,109,406</u>	<u>275</u>
Expenditures				
Project management	6,500	-	-	6,500
Planning/engineering-Founders	24,500	946	13,529	10,971
Miscellaneous projects	10,000	-	-	10,000
Developer reimbursemnts (Memmen)	83,300	-	-	83,300
	<u>124,300</u>	<u>946</u>	<u>13,529</u>	<u>110,771</u>
Total expenditures				
Ending Fund Balance	\$ <u><u>1,984,831</u></u>		\$ <u><u>2,095,877</u></u>	\$ <u><u>111,046</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 Twelve Months Ended December 31, 2020
Debt Service Fund

See Accountant's Compilation Report

	<u>Amended</u> <u>Budget</u>	<u>Current</u> <u>Month</u>	<u>Year to</u> <u>Date</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
Beginning Fund Balance	\$ <u>30,031</u>	\$ <u>-</u>	\$ <u>53,594</u>	\$ <u>23,563</u>
Revenues				
Transfer-Founders Village	<u>3,236,250</u>	<u>25,106</u>	<u>3,477,475</u>	<u>241,225</u>
Total revenues	<u>3,236,250</u>	<u>25,106</u>	<u>3,477,475</u>	<u>241,225</u>
Total available	<u>3,266,281</u>	<u>25,106</u>	<u>3,531,069</u>	<u>264,788</u>
Expenditures				
Payment to trustee	<u>3,240,000</u>	<u>-</u>	<u>3,240,000</u>	<u>-</u>
Total expenditures	<u>3,240,000</u>	\$ <u>-</u>	<u>3,240,000</u>	<u>-</u>
Ending Fund Balance	\$ <u><u>26,281</u></u>		\$ <u><u>291,069</u></u>	\$ <u><u>264,788</u></u>