

Founders Village Metropolitan District  
Financial Statements

April 30, 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 April 30, 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 four 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.*

May 13, 2021  
Englewood, Colorado

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Balance Sheet

April 30, 2021

See Accountant's Compilation Report

	General <u>Fund</u>	Total <u>Funds</u>
Assets		
Current assets		
Cash in MMKT	\$ 192,659	\$ 192,659
Cash in Checking - CTF Funds	336,961	336,961
County taxes receivable	393,506	393,506
	<u>                    </u>	<u>                    </u>
Total Assets	\$ <u>923,126</u>	\$ <u>923,126</u>
Liabilities and Equity		
Current liabilities		
Due to District #4	\$ 586,165	\$ 586,165
	<u>                    </u>	<u>                    </u>
Total liabilities	<u>586,165</u>	<u>586,165</u>
Fund Equity		
Fund balance	<u>336,961</u>	<u>336,961</u>
	<u>336,961</u>	<u>336,961</u>
	\$ <u>923,126</u>	\$ <u>923,126</u>

FOUNDERS VILLAGE METROPOLITAN DISTRICT

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

General Fund

For the Four Months Ended April 30, 2021

See Accountants' Compilation Report

	Annual <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
Revenues:			
Property taxes	\$ 5,327,226	\$ 2,980,752	\$ (2,346,474)
Ownership taxes	479,956	171,080	(308,876)
System Development fees	488,040	-	(488,040)
Interest/other income	5,800	120	(5,680)
Conservation Trust	45,000	12,732	(32,268)
	<u>6,346,022</u>	<u>3,164,684</u>	<u>(3,181,338)</u>
Expenditures:			
Transfer to District #4	5,583,065	3,107,239	2,475,826
Transfer to District #4 Capital	488,040	-	488,040
Treasurer's fees	79,920	44,713	35,207
CTF program Expenditures	150,000	-	150,000
	<u>6,301,025</u>	<u>3,151,952</u>	<u>3,149,073</u>
Excess (deficiency) of revenues over expenditures	44,997	12,732	(32,265)
Beginning fund balance	<u>328,718</u>	<u>324,229</u>	<u>(4,489)</u>
Ending fund balance	<u>\$ 373,715</u>	<u>\$ 336,961</u>	<u>\$ (36,754)</u>

Villages at Castle Rock Metropolitan District #4  
Financial Statements

April 30, 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 April 30, 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 four 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.*

May 13, 2021  
Englewood, Colorado

Villages at Castle Rock Metropolitan District #4  
 Combined Balance Sheet  
 April 30, 2021

See Accountant's Compilation Report

	<u>General</u> <u>Fund</u>	<u>Capital</u> <u>Fund</u>	<u>Debt</u> <u>Service</u> <u>Fund</u>	<u>Account</u> <u>Groups</u>	<u>Total</u> <u>All Funds</u>
<b>Assets</b>					
<b>Current assets</b>					
Cash in Checking	\$ 259,337	\$ -	\$ -	\$ -	\$ 259,337
Cash in COLOTRUST	2,757,982	2,490,511	1,694,563	-	6,943,056
Taxes receivable	980	-	-	-	980
Accounts receivable	-	-	586,165	-	586,165
	3,018,299	2,490,511	2,280,728	-	7,789,538
<b>Other assets</b>					
Improvements	-	-	-	4,575,928	4,575,928
Amount available in debt service fund	-	-	-	2,280,728	2,280,728
Amount to be provided for retirement of debt	-	-	-	136,109,339	136,109,339
	-	-	-	142,965,995	142,965,995
	\$ 3,018,299	\$ 2,490,511	\$ 2,280,728	\$ 142,965,995	\$ 150,755,533
<b>Liabilities and Equity</b>					
<b>Current liabilities</b>					
Accounts payable	\$ 77,731	\$ -	\$ -	\$ -	\$ 77,731
	77,731	-	-	-	77,731
Revenue Bonds Payable	-	-	-	25,911,000	25,911,000
Revenue Bonds Interest	-	-	-	112,479,067	112,479,067
	77,731	-	-	138,390,067	138,467,798
<b>Fund Equity</b>					
Investment in improvements	-	-	-	4,575,928	4,575,928
Fund balance	2,940,568	2,490,511	2,280,728	-	7,711,807
	2,940,568	2,490,511	2,280,728	4,575,928	12,287,735
	\$ 3,018,299	\$ 2,490,511	\$ 2,280,728	\$ 142,965,995	\$ 150,755,533

Villages at Castle Rock Metropolitan District #4  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual - Governmental Funds  
For the Four Months Ended April 30, 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>
<b>Revenues</b>				
Property taxes	\$ 5,248	\$ 951	\$ 3,340	\$ (1,908)
Specific Ownership taxes	365	43	168	(197)
Reimbursements	9,500	-	-	(9,500)
Interest/Miscellaneous	500	355	360	(140)
Transfer-Founders Village	2,008,065	141,531	1,117,580	(890,485)
<b>Total revenues</b>	<u>2,023,678</u>	<u>142,880</u>	<u>1,121,448</u>	<u>(902,230)</u>
<b>Expenditures</b>				
Legal	70,000	4,110	30,126	39,874
Special council	16,500	-	-	16,500
Accounting	22,000	3,958	10,937	11,063
Audit	9,500	-	-	9,500
Insurance	16,000	-	20,467	(4,467)
Administrative	43,000	3,520	14,100	28,900
District management - Founders & #4	45,000	2,849	11,174	33,826
Director's fees & mileage	7,000	-	2,500	4,500
Payroll tax expense	536	275	275	261
Development assistance & referrals	9,500	1,025	4,020	5,480
Community outreach and website	5,000	-	-	5,000
SDA dues & conference	5,000	-	1,238	3,762
Miscellaneous/reprographic	500	10	290	210
Utilities-Electrical	7,000	469	2,026	4,974
Utilities-Irrigation Water	210,000	4,414	7,974	202,026
Operations & maintenance programs	2,475,000	49,841	195,379	2,279,621
Other enhancements and improvements	250,000	-	-	250,000
Project/Engineering GF projects	22,000	1,642	6,078	15,922
District #9 - Legal/Engineering	80,000	1,692	6,117	73,883
Snowplow damage-repairs	6,000	-	-	6,000
Weather damage-repairs	5,000	-	-	5,000
Treasurer's fees	84	14	50	34
Contingency (2 month carryover)	434,373	-	-	434,373
Emergency reserve	99,139	-	-	99,139
<b>Total expenditures</b>	<u>3,838,132</u>	<u>73,819</u>	<u>312,751</u>	<u>3,525,381</u>
Excess (deficiency) of revenues over expenditures	(1,814,454)	69,061	808,697	(4,427,611)
Beginning Fund Balance	<u>1,814,454</u>		<u>2,131,871</u>	<u>317,417</u>
Ending Fund Balance	<u>\$ -</u>		<u>\$ 2,940,568</u>	<u>\$ (4,110,194)</u>



Villages at Castle Rock Metropolitan District #4  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual - Governmental Funds  
For the Four Months Ended April 30, 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>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
<b>Revenues</b>				
Interest income	\$ 85,000	\$ 328	\$ 1,370	\$ (83,630)
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>328</u>	<u>1,370</u>	<u>(842,257)</u>
<b>Expenditures</b>				
Capital construction	175,000	-	-	175,000
Project management	6,500	-	-	6,500
Planning/engineering-Founders	24,500	2,199	5,954	18,546
Miscellaneous projects	10,000	-	-	10,000
Developer reimbursements (Memmen)	83,300	-	-	83,300
	<u>299,300</u>	<u>2,199</u>	<u>5,954</u>	<u>293,346</u>
Excess (deficiency) of revenues over expenditures	544,327	(1,871)	(4,584)	(1,135,603)
Beginning Fund Balance	<u>2,054,014</u>		<u>2,495,095</u>	<u>441,081</u>
Ending Fund Balance	<u>\$ 2,598,341</u>		<u>\$ 2,490,511</u>	<u>\$ (694,522)</u>

Villages at Castle Rock Metropolitan District #4  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Budget and Actual - Governmental Funds  
For the Four Months Ended April 30, 2021  
Debt Service 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>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
Revenues				
Transfer-Founders Village	\$ 3,575,000	\$ 251,980	\$ 1,989,659	\$ (1,585,341)
	<hr/>	<hr/>	<hr/>	<hr/>
Total revenues	3,575,000	251,980	1,989,659	(1,585,341)
	<hr/>	<hr/>	<hr/>	<hr/>
Expenditures				
Payment to trustee	3,550,000	-	-	3,550,000
	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditures	3,550,000	-	-	3,550,000
	<hr/>	<hr/>	<hr/>	<hr/>
Excess (deficiency) of revenues over expenditures	25,000	251,980	1,989,659	(5,135,341)
Beginning Fund Balance	<hr/> -		291,069	291,069
Ending Fund Balance	\$ <u>25,000</u>		\$ <u>2,280,728</u>	\$ <u>(4,844,272)</u>