



**Founders Village Metropolitan District
and
Villages at Castle Rock
Metropolitan District No. 4**

ANNUAL REPORT
Fiscal Year 2020

Submitted to:

TOWN OF CASTLE ROCK
in compliance with the
Castle Rock Municipal Code
Section 11.02.040

September 30, 2021

ANNUAL REPORT

Fiscal Year 2020

Overview – District No. 4

The Villages at Castle Rock Metropolitan District No. 4 (“District”) encompasses 17.04 acres and functions as a “lead” or “master” district. District No. 4 also services the major bond debt on behalf of District No. 1 and District No. 9. District No. 4 entered into a Chapter 9 Bankruptcy in 1989 and negotiated a new Bond Resolution (“Chapter 9 Plan”) in 1991. District No. 1 and District No. 9 are required to contribute ad valorem Property Taxes and System Development Fees to District No. 4 under separate Intergovernmental Financing Agreements, though no such revenue has been received from District No. 9 to date. On two (2) separate occasions, District No. 4’s Board of Directors has actively solicited Bondholders to restructure the current bond debt, which efforts have proven unsuccessful.

Overview – Founders Village Metropolitan District (fka District No. 1)

The Villages at Castle Rock Metropolitan District No. 1 (“District No. 1”) generally encompasses the northwesterly 734.14 acres of the Founders Village Planned Unit Development (“PUD”). District No. 1’s designation was amended (name change) to *Founders Village Metropolitan District*. While the name change was ordered on February 23, 2006, the District may be referenced as District No. 1 in this Annual Report (consistent with the District’s Service Plan). District No. 4 constructs all capital improvements benefiting and serving District No. 1. Per the attached Audited Financial Statements, District No. 1 collects and transfers all property tax revenues and System Development Fees to District No. 4. District No. 4 constructs major public infrastructure and maintains certain streetscaping, irrigation trail heads and extensive community fencing facilities for the benefit of District No. 1.

Overview – District No. 9

As discussed previously, the Villages at Castle Rock Metropolitan District No. 9 (“District 9”) has financial obligations to District No. 4, through 1987 Intergovernmental Financing Agreements. District No. 9 encompasses 206.4 acres, and the property is currently Zoned but undeveloped. The underlying property is owned by the Memmen Family Trust and the William Memmen Living Trust. In September 2018, the Town of Castle Rock re-constituted the District No. 9 Board of Directors. District No. 9 brought the District into DOLA compliance, adopted a 2020 Budget, and adopted a Mill Levy consistent with the requirements of the 1991 Chapter 2 Bankruptcy Plan. District No. 4 has received several inquiries from the property owners (and from interested Developers) regarding the status of District No. 9. District No. 4 recently completed a Master Plan of future streets, drainage, water, wastewater, and other District-eligible capital facilities to be funded by District No. 4, or by a Developer Reimbursement Agreement.

District No. 4 cannot address these future capital facilities until District No. 9 has executed a new Intergovernmental Financing Agreement with District No. 4 as required by the 1991 Chapter 9 Bankruptcy Plan. To date, District No. 4 has constructed infrastructure and utility capacities necessary to service future development in District No. 9, totaling \$4,120,000. AS of this Report, the Memmen Trust property (179 acres) is currently under contract with a Colorado developer, who anticipates municipal Site Plan and Platting entitlements starting in 2021. District 4 will receive referrals from the Town and hopes to reconvene discussions on the Amended IGFA, with District 9.

Board of Directors

The District No. 1 Board of Directors also serves as the directors for District No. 4 (the “Districts”). The 2020 Directors and their respective terms are submitted as follows:

<u>Director</u>	<u>Term Expires</u>
Jeremy Groves	May 2022
Patrice Neef	May 2023
Alex Fink	May 2023
Ron Claussen	May 2022
Thomas Valdez	May 2023

The next regular election is May 2022.

Progress of the Districts in Implementing its Service Plan in 2020

District No. 1 (Founders Village) is approaching the buildout contemplated in the Chapter 9 Plan, the Service Plan and in the Master Intergovernmental Agreement (“MIGA”). As of December 31, 2020, District No. 1 has issued Development Fee Certificates (“Certificates”) for 2,339 single-family equivalent units (“SFE”). Per the attached Development Fee Update, District No. 1’s anticipated buildout is 2,424 SFE’s. The balance of 85 SFE’s is anticipated as follows:

Founders Filing No. 17	1 Estate Lot
Founders Filing No. 21	68 Townhome Lots
Founders Filing No. 25	0 Single Family Lots
Neighborhood/Commercial (1.5 acres)	4 SFE’s

Founders Filing No. 21 (The Enclave Townhomes) was acquired by Reddy Investments in 2012 and sold 88 platted sites to Pacific North Investments. PNI sold sites to Dream Finders Homes who are currently constructing Townhomes in the Enclave. Founders Filing No. 25 has received Final Plat approvals, and Richmond Seasons is completing the final construction of 24 single-family homes. No development is anticipated in the near-term for the 12--acre Commercial parcel, located at Heritage Avenue and Enderud Boulevard. Several developers have inquired about Townhome uses on this integrated business site.

District No. 4 has significantly increased its General Fund expenditures to upgrade, modernize and maintain the extensive streetscape and irrigation facilities in Founders Village. District 4 continues to complete irrigation renovation projects consistent with the Long-Range Strategic Water Resource Masterplan and the Town's Water Conservation Ordinances. To facilitate future irrigation maintenance programs, the Districts received Castle Rock's approval in 2006 for Amendments to the 1995 Service Plan and to the 1995 MIGA. In 2016 District No. 4 and the Founders Village Master Association ("FVMA") entered into an amended Lease Agreement permitting District No. 4 to operate, repair, maintain and staff the Founders Pool and Clubhouse. The FVMA continues to own and ensure the facilities, and coordinate all rentals, classes and community programs. District No. 4 also funds certain improvements and mechanical replacements as required.

District No. 4 also continues to implement its Capital Improvements Program, enumerated in the Service Plan and the MIGA. District No. 4 jointly funded (with the Town and other Districts) certain water and wastewater projects in Founders Village and abutting developments. From 1986 to present, District No. 4 has designed, funded and constructed major infrastructure and utility capacities valued at \$50,239,111. Per the MIGA, the Town collects and rebates certain Development Fee Rebates to District No. 4 (for oversized capacity) serving select areas. In 2020, the Town remitted Development Fee Rebates totaling \$336,467 to District No. 4. The District Manager and the Town are scheduled to perform a Fee Rebate audit in 2021, to reconcile and pay all rebates due .

From 1986 to 1990 District No. 4 constructed significant water and wastewater capacities and improvements for the Villages at Castle Rock Metropolitan District No. 7 ("District 7"). District No. 7 encompasses the Woodlands and Scott II P.U.D.'s. District No. 7 rebates a portion of District No. 7's System Development Fee collections to District No. 4, in repayment for the aforementioned capacities and facilities. In 2018, District No. 4 and District 7 entered into a first amendment to the existing intergovernmental agreement between them and an assignment of development fee rebates, pursuant to which District 7 assigned to District No. 4 the right to collect and receive any development fees following the dissolution of District 7. District 7 obtained an Order for Dissolution from the Douglas County District Court on January 2, 2020, but currently remains active for purposes of satisfying its bond obligations.

Financial Condition of the Districts

As required, the 2020 Audited Financial Statements for District No. 1 and District No. 4 are attached herein. The Audit reports the revenues, expenditures, and condition of both Districts as a "blended component unit". Audit notes, narrative, assets, supporting detail and audit assumptions are also included for the Town's review.

2020 Capital Improvements Program

In 2020, District No. 4 funded, planned, designed and constructed the following capital improvements in Founders Village.

Capital Construction	\$ 0
CIP Planning/Engineering (District No. 9)	\$ 0
Planning/engineering – (Founders District)	\$ 24,500
Project Management Fees	\$ 6,500
Miscellaneous Projects	\$ 10,000
Legal/IGA	\$ 0

2020 Capital Improvements Expenditures:	\$ \$41,000
---	-------------

5-Year Capital Improvements Programs

Based upon District No. 4’s facility and capacity obligations, District No. 4 will construct and/or participate in financing the following capital improvements through buildout, (costs are estimated pending final planning, engineering, and project bidding) and the anticipated Revenue sources are also enumerated

District 4’s 5-Year Capital Improvements Program is detailed on the Exhibit attached and referenced in the Appendix.

Financial Obligations of the District

In 1986, District No. 4 issued Revenue Bonds valued at \$32,000,000. With the Chapter 9 Plan, subsequent debt restructuring and “Dutch Auction” bond sales, District No. 4 issued new Exchange Bonds face-valued at \$ 25,911,000.

Through December 31, 2020, the District’s outstanding bond principal is \$25,911,000. The accrued, unpaid Bond interest is \$118,421,846. On June 30, 2031, any outstanding principal and unpaid, accrued interest shall be fully discharged.

In 2020, District No. 4 paid debt service of \$3,477,475 to the Bond Trustee, for distribution to District No. 4’s Bondholders.

Assessed Valuation / District Mill Levy

- District 1’s 2020 Assessed Valuation was \$ 60,026,520
- District 4’s 2020 Assessed Valuation was \$ 1,187,210
- District 1’s 2020 Mill Levy was 87.842mills
- District 4’s 2020 Mill Levy was 4.402mills

District No. 4’s mill levy is for General Fund only and is subject to TABOR. District No. 1’s mill levy is dictated by the District’s Chapter 9 Bankruptcy Plan and is subject to annual adjustment per the Gallagher Amendment. The District

No. 1 (Founders District) mill levy is not subject to TABOR per the Bankruptcy Plan.

2020 District Budgets and Audit

The District No. 1 and District No. 4 Budgets, (adopted by both Boards of Directors), are attached herein to this Annual Report. The District's cash balances and investments are also detailed in the attached 2020 Audited Financial Statements. The District's 2020 Operations and Maintenance Budget Detail is also attached for reference.

Residential and Commercial Development

A historical summary of the District's residential development is detailed on the attached Development Fee Update dated through December 31, 2020. A 12--acre integrated/ business/commercial property is located at Heritage Avenue and Enderud Blvd. Currently there are no plans for development of this parcel in the near term.

Fees, Charges and Assessments Imposed by Districts

The MIGA and subsequent Amendments, clearly define those System Development Fees and Impact Fees collected by the Districts and by the Town. The District amends its Fees annually, consistent with the Town's adopted fees and charges. The District collects the following development and impact fees and issues a *Development Fee Payment Certificate* to homebuilders prior to the Town's issuance of a Building Permit. A sample copy of the Development Fee Payment Certificate is attached herein.

*	Water System Development Fee	100%
*	Sewer System Development Fee	30%
*	Transportation Fee (first 2400 SFE's)	100%
*	Regional Facilities Surcharge (District)	100%

A spreadsheet detailing those applicable 2020 fees collected by the District and the Town is attached herein to this Annual Report. The Fee Schedule also depicts prorated SFA Fees for the single-family attached development (Townhomes) in Filing No. 21.

Certification by the Board of Directors

The required *Certificate* stating that no action, event, or condition enumerated in Section 11.02.060 of the Special Districts Ordinance has occurred in Fiscal Year 2020 is attached herein.

Board of Directors / Regular Meetings

The name, address, and contact information for each Board Member, District Manager, Secretary, General Counsel and District Accountant, are detailed on the *Roster* attached to this Annual Report.

In 2020, District No. 1 and District No. 4 held regular meetings on the third Wednesday of January, March, April, June, July, September, October, and December at 7:30 A.M. and the third Thursday of February, May, August and November at 6:30 P.M. Regular and Special Meetings are held telephonically or at The Ridge House located at 4501 Endured Boulevard, Castle Rock, CO.

Submittal of Annual Report

The Board of Directors of District No. 1 and District No. 4 have reviewed the findings of this **2020 Annual Report** and respectfully submit the Report and all supporting appendices to the Town of Castle Rock.

Respectfully Submitted,

By: _____
Lyndsey Paavilainen
District Administrator

APPENDIX
for
FY 2020 ANNUAL REPORT

- Exhibit “A” - Districts Vicinity Map
- Exhibit “B” - Boundary Map (Founders District)
- Exhibit “C” - Boundary Map (District No. 4)
- Exhibit “D” - Board of Directors and Consultant Staff
- Exhibit “E” - Adopted FY 2020 Budgets
- Exhibit “F” - 2020 Repairs and Maintenance Program
- Exhibit “G” - Sample Fee Payments Certificate
- Exhibit “G-1” - Development Fee Certificate Update
- Exhibit “H” - FY 2020 Approved Audit (Blended Unit)
- Exhibit “I” - 5-Year Capital Projects Projections and Revenues

CERTIFICATION

for
Fiscal Year 2020

ANNUAL REPORT

The Board of Directors of the Founders Village Metropolitan District (fka / District No. 1) and Villages at Castle Rock Metropolitan District No. 4 hereby certify to the Town of Castle Rock that no action, event or condition enumerated in Section 11.02.060 of Chapter 11.02 of the Town of Castle Rock Code has occurred during fiscal year 2020.

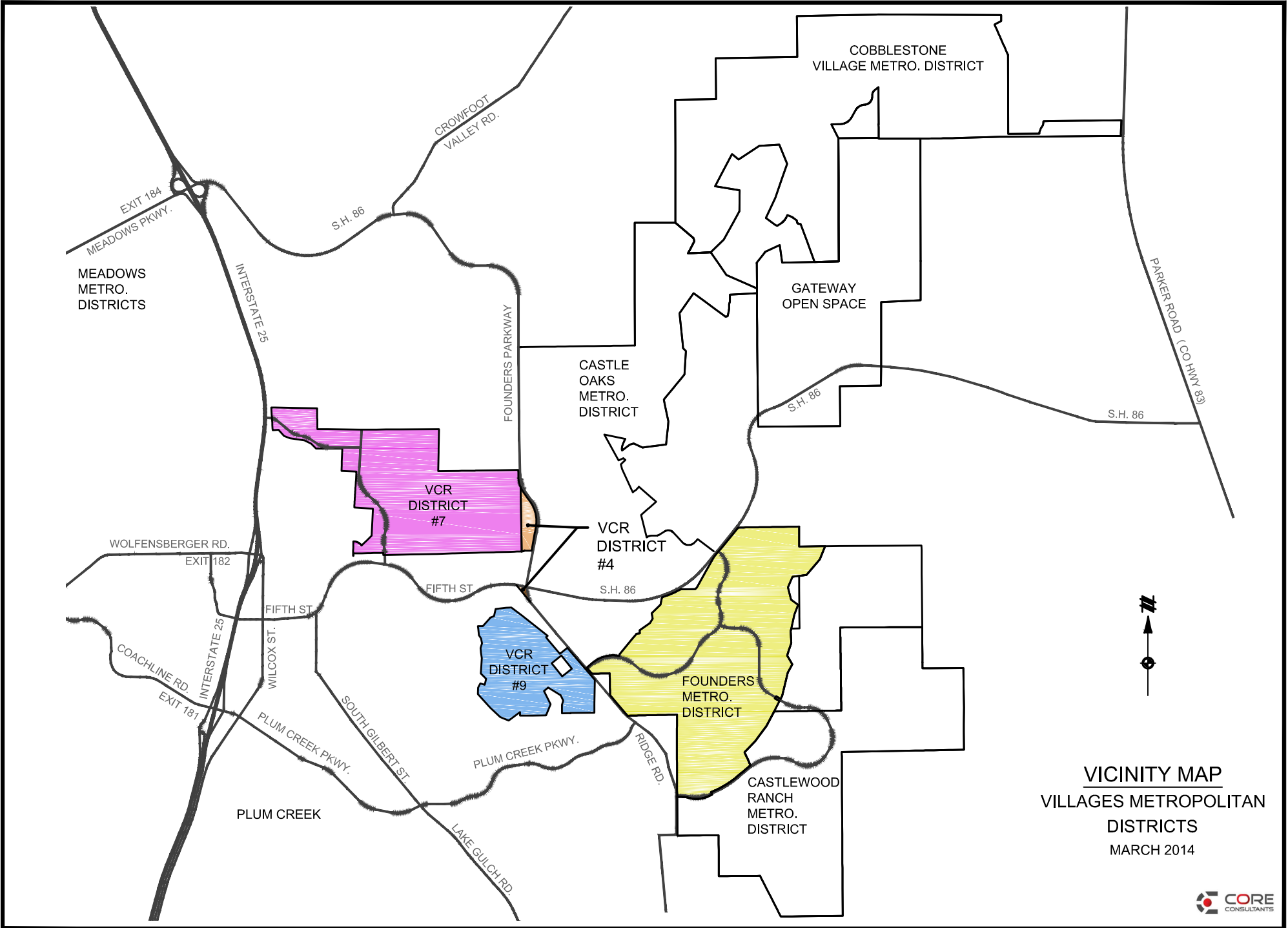
Dated this ____ day of September, 2021

**Founders Village Metropolitan District
(fka Villages at Castle Rock Metropolitan District No. 1)**

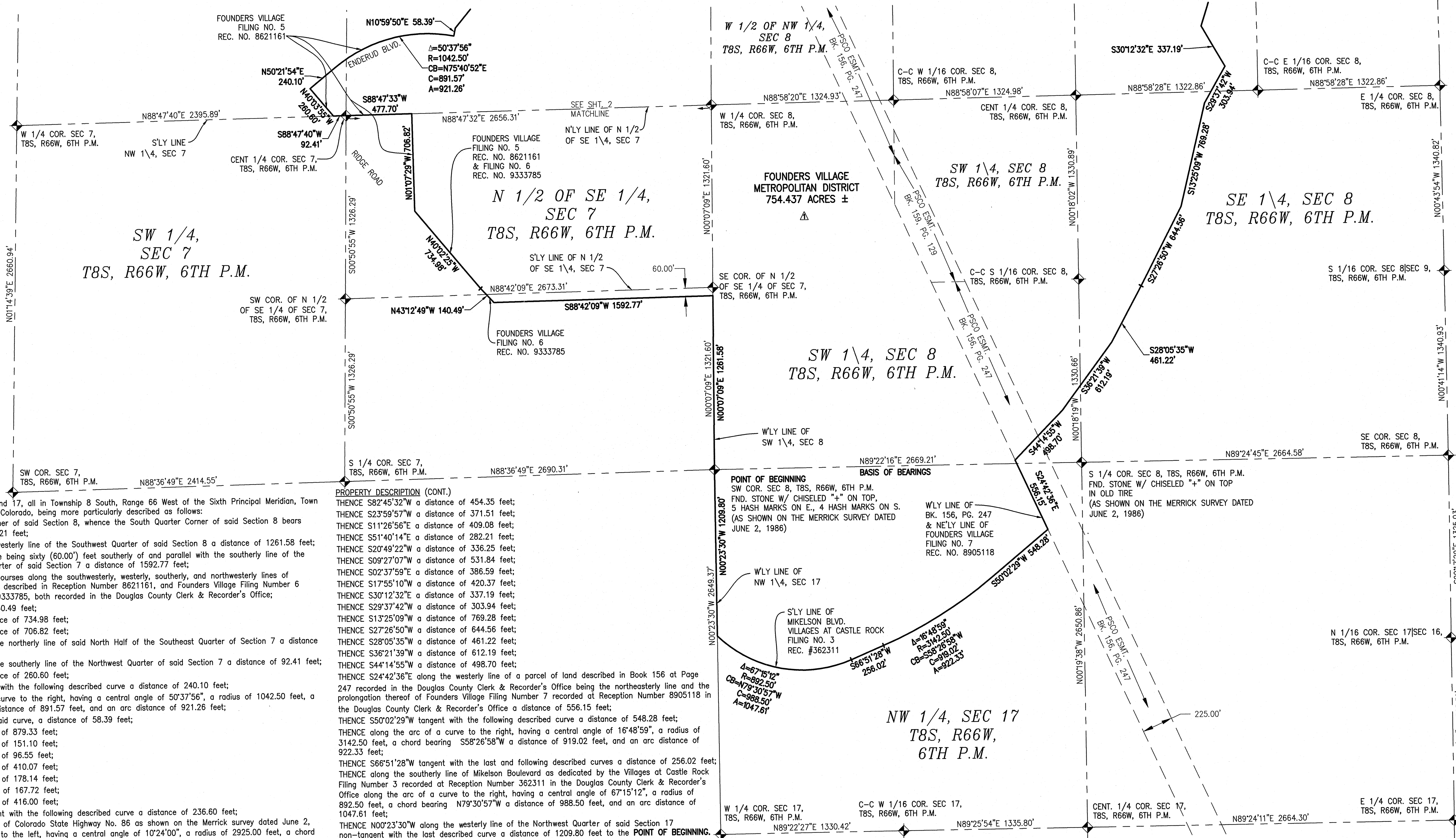
President

Villages at Castle Rock Metropolitan District No. 4

President



VICINITY MAP
 VILLAGES METROPOLITAN
 DISTRICTS
 MARCH 2014



PROPERTY DESCRIPTION

A portion of Sections 5, 7, 8, and 17, all in Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado, being more particularly described as follows:

BEGINNING at the Southwest Corner of said Section 8, whence the South Quarter Corner of said Section 8 bears N89°22'16"E a distance of 2669.21 feet;

THENCE N00°07'09"E along the westerly line of the Southwest Quarter of said Section 8 a distance of 1261.58 feet;

THENCE S88°42'09"W along a line being sixty (60.00) feet southerly of and parallel with the southerly line of the North Half of the Southeast Quarter of said Section 7 a distance of 1592.77 feet;

THENCE the following 8 (eight) courses along the southwesterly, westerly, southerly, and northwesterly lines of Founders Village Filing Number 5 described in Reception Number 8621161, and Founders Village Filing Number 6 described in Reception Number 9333785, both recorded in the Douglas County Clerk & Recorder's Office;

1. N43°12'49"W a distance of 140.49 feet;
2. THENCE N40°02'25"W a distance of 734.98 feet;
3. THENCE N01°07'29"W a distance of 706.82 feet;
4. THENCE S88°47'33"W along the northerly line of said North Half of the Southeast Quarter of Section 7 a distance of 477.70 feet;
5. THENCE S88°47'40"W along the southerly line of the Northwest Quarter of said Section 7 a distance of 92.41 feet;
6. THENCE N40°03'55"W a distance of 260.60 feet;
7. THENCE N50°21'54"E tangent with the following described curve a distance of 240.10 feet;
8. THENCE along the arc of a curve to the right, having a central angle of 50°37'56", a radius of 1042.50 feet, a chord bearing N75°40'52"E a distance of 891.57 feet, and an arc distance of 921.26 feet;

THENCE N10°59'50"E radial to said curve, a distance of 58.39 feet;

THENCE N39°23'18"E a distance of 879.33 feet;

THENCE N81°39'58"E a distance of 151.10 feet;

THENCE N01°46'50"E a distance of 96.55 feet;

THENCE N53°28'06"E a distance of 410.07 feet;

THENCE N34°44'02"E a distance of 178.14 feet;

THENCE N14°19'35"W a distance of 167.72 feet;

THENCE N45°27'28"E a distance of 416.00 feet;

THENCE N15°12'12"E non-tangent with the following described curve a distance of 236.60 feet;

THENCE along the southerly line of Colorado State Highway No. 86 as shown on the Merrick survey dated June 2, 1986 along the arc of a curve to the left, having a central angle of 10°24'00", a radius of 2925.00 feet, a chord bearing of N66°12'01"E a distance of 530.21 feet, and an arc distance of 530.93 feet;

THENCE N88°40'30"E along the southerly line of the Southwest Quarter of said Section 5 non-tangent with the last described curve a distance of 549.79 feet;

THENCE the following 3 (three) courses along the easterly line of County Road Number 2 as shown on the Merrick survey dated June 2, 1986;

1. N29°17'49"E a distance of 973.58 feet;
2. THENCE N30°36'41"E a distance of 234.13 feet;
3. THENCE N37°20'59"E a distance of 189.57 feet;

THENCE the following 5 (five) courses along said southerly line of Colorado State Highway No. 86 as shown on the Merrick survey dated June 2, 1986;

1. N44°24'09"E a distance of 110.64 feet;
2. THENCE N39°13'02"E a distance of 484.35 feet;
3. THENCE N28°06'12"E a distance of 103.76 feet;
4. THENCE N39°13'02"E tangent with the following described curve a distance of 289.15 feet;
5. THENCE along the arc of a curve to the left, having a central angle of 00°43'02", a radius of 2915.00 feet, a chord bearing N38°51'31"E a distance of 36.49 feet, and an arc distance of 36.49 feet;

THENCE N89°01'56"E along the northerly line of the South Half of the North Half of the Southwest Quarter of said Section 5 non-tangent with the last described curve a distance of 644.84 feet;

THENCE N89°05'07"E along the northerly line of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 5 a distance of 1316.56 feet;

THENCE S00°04'02"W along the easterly line of the South Half of the Northwest Quarter of the Southeast Quarter of said Section 5 a distance of 650.90 feet;

THENCE N88°55'12"E along the northerly line of the Southeast Quarter of the Southeast Quarter of said Section 5 a distance of 837.69 feet;

THENCE S22°21'24"W a distance of 458.24 feet;

THENCE S40°08'01"W a distance of 661.99 feet;

PROPERTY DESCRIPTION (CONT.)

THENCE S82°45'32"W a distance of 454.35 feet;

THENCE S23°59'57"W a distance of 371.51 feet;

THENCE S11°26'56"E a distance of 409.08 feet;

THENCE S51°40'14"E a distance of 282.21 feet;

THENCE S09°49'22"W a distance of 336.25 feet;

THENCE S09°27'07"W a distance of 531.84 feet;

THENCE S02°37'59"E a distance of 386.59 feet;

THENCE S17°55'10"W a distance of 420.37 feet;

THENCE S30°12'32"E a distance of 337.19 feet;

THENCE S29°37'42"W a distance of 303.94 feet;

THENCE S13°25'09"W a distance of 769.28 feet;

THENCE S27°26'50"W a distance of 644.56 feet;

THENCE S28°05'35"W a distance of 461.22 feet;

THENCE S36°21'39"W a distance of 612.19 feet;

THENCE S44°14'55"W a distance of 498.70 feet;

THENCE S24°42'36"E along the westerly line of a parcel of land described in Book 156 at Page 247 recorded in the Douglas County Clerk & Recorder's Office being the northeasterly line and the prolongation thereof of Founders Village Filing Number 7 recorded at Reception Number 8905118 in the Douglas County Clerk & Recorder's Office a distance of 556.15 feet;

THENCE S50°02'29"W tangent with the following described curve a distance of 548.28 feet;

THENCE along the arc of a curve to the right, having a central angle of 16°48'59", a radius of 3142.50 feet, a chord bearing S58°26'58"W a distance of 919.02 feet, and an arc distance of 922.33 feet;

THENCE S66°51'28"W tangent with the last and following described curves a distance of 256.02 feet;

THENCE along the southerly line of Mikelson Boulevard as dedicated by the Villages at Castle Rock Filing Number 3 recorded at Reception Number 362311 in the Douglas County Clerk & Recorder's Office along the arc of a curve to the right, having a central angle of 67°15'12", a radius of 892.50 feet, a chord bearing N79°30'57"W a distance of 988.50 feet, and an arc distance of 1047.61 feet;

THENCE N00°23'30"W along the westerly line of the Northwest Quarter of said Section 17 non-tangent with the last described curve a distance of 1209.80 feet to the **POINT OF BEGINNING**.

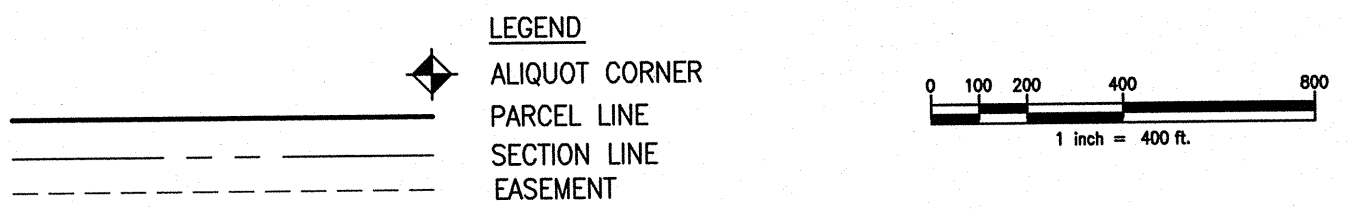
Containing 754.437 Acres, more or less. Δ

NOTES:

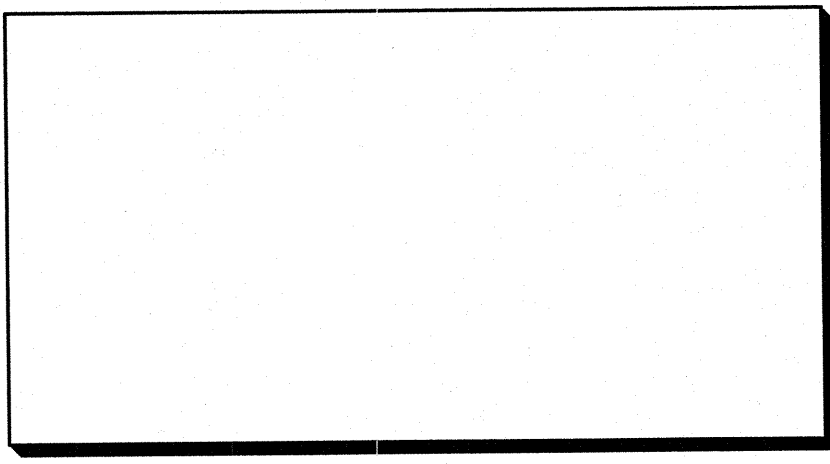
1. SECTION INFORMATION
Bearings and distances are based upon the Merrick survey dated June 2, 1986.
2. BASIS OF BEARINGS
Bearings are based upon the southerly line of the Southwest Quarter of Section 8, Township 8 South, Range 66 West of the Sixth Principal Meridian, Town of Castle Rock, Douglas County, Colorado as bearing N89°22'16"E being monumented as shown on the Merrick survey dated June 2, 1986.

SURVEYORS STATEMENT
I, Roger D. Nelson, a Licensed Professional Land Surveyor in the State of Colorado do hereby state that this exhibit was made under my responsible charge.

ROGER D. NELSON
No. 33200
April 28, 2010
For of [unclear] of Merrick [unclear] Company



REV	REVISION DESCRIPTION	DATE	CHANGED BY	CHECKED BY	APPROVED BY
1	Removed exception parcel and revised the parcel area.	4/28/10	MSD		RDN



MERRICK	SIGNATURE	DATE
DESIGNED	MSD	4/28/10
QC REVIEW		
APPROVED	RDN	4/28/10
CLIENT	SIGNATURE	DATE
REVIEW		
APPROVED		
CAD FILE NAME	E:\03008153\DWG\ExhibitA\100438_FoundersVillage-Rev.dwg	

FOUNDERS VILLAGE METROPOLITAN DISTRICT BOUNDARY SURVEY	
CLIENT PROJECT NO.	
MERRICK PROJECT NO.	03008153
SCALE:	1" = 400'

EXHIBIT
A PORTION OF S5, S7, S8, & S17
T8S, R66W, OF THE 6TH P.M.
TOWN OF CASTLE ROCK
DOUGLAS COUNTY, COLORADO

REVISION: _____ DRAWING NO. _____ SHEET NO. 1 OF 2

BOUNDARY MAP AND LEGAL DESCRIPTIONS

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4

PORTIONS OF SECTION 6 AND SECTION 7 TOWNSHIP 8 SOUTH, RANGE 66 WEST AND SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS STATE OF COLORADO

LEGAL DESCRIPTION VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4-A

A TRACT OF LAND LOCATED IN THE WEST ONE-HALF OF SECTION 6, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEARS OF BEARING: THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 6, BEING CONSIDERED TO BE 100 FEET NORTH 01 DEGREES 1/4 MINUTES 18 SECONDS WEST.

BEARING: THE WEST LINE OF SECTION 6, THENCE NORTH 01 DEGREES 08 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 6, A DISTANCE OF 775.52 FEET TO A POINT OF NON-TANGENT CURVATURE SAID POINT BEING ON THE WESTERN RIGHT-OF-WAY OF MILLER ROAD; THENCE NORTH 01 DEGREES 08 MINUTES 50 SECONDS WEST ALONG SAID WESTERN RIGHT-OF-WAY OF MILLER ROAD TO THE POINT OF BEGINNING; THENCE SOUTHERLY AND ALONG SAID WESTERN RIGHT-OF-WAY THE FOLLOWING FOUR (4) COURSES:

1. ALONG THE ARC OF A 855.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 13 DEGREES 29 MINUTES 57 SECONDS, AN ARC DISTANCE OF 100.00 FEET, WITH A CHORD BEARING OF SOUTH 28 DEGREES 29 MINUTES 57 SECONDS EAST, A DISTANCE OF 199.74 FEET;
2. THENCE SOUTH 35 DEGREES 11 MINUTES 37 SECONDS EAST, A DISTANCE OF 402.22 FEET;
3. ALONG THE ARC OF A 1,029.10 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45 DEGREES 41 MINUTES 13 SECONDS, AN ARC DISTANCE OF 815.01 FEET, WITH A CHORD BEARING OF SOUTH 12 DEGREES 21 MINUTES 01 SECONDS EAST, A DISTANCE OF 794.59 FEET;
4. SOUTH 10 DEGREES 29 MINUTES 36 SECONDS WEST, A DISTANCE OF 813.74 FEET;

THENCE SOUTH 88 DEGREES 43 MINUTES 17 SECONDS WEST, A DISTANCE OF 278.61 FEET TO A POINT ON THE WESTERN LINE OF CASTLE OAKS SUBDIVISION AS RECORDED UNDER RECEPTION NO. 100006, DOUGLAS COUNTY, COLORADO.

THENCE SOUTH 88 DEGREES 09 MINUTES 48 SECONDS WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 6.

THENCE NORTH 01 DEGREES 18 MINUTES 18 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1,370.88 FEET TO THE POINT OF BEGINNING, CONTAINING 753,919 SQUARE FEET OR 16.8461 ACRES, MORE OR FEWER.

LEGAL DESCRIPTION VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4-B

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 1, TOWNSHIP 8 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN AND BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 8 AND THE NORTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 8 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 8 TO BEAR NORTH 88 DEGREES 50 MINUTES 18 SECONDS EAST WITH ALL BEARINGS HEREIN RELATIVE THEREIN:

THENCE NORTH 88 DEGREES 50 MINUTES 18 SECONDS EAST ALONG THE SAID SOUTH LINE, A DISTANCE OF 33.33 FEET TO THE POINT OF BEGINNING.

THENCE THE FOLLOWING FOUR (4) COURSES ALONG THE NORTHERLY RIGHT-OF-WAY OF ROOSE ROAD:

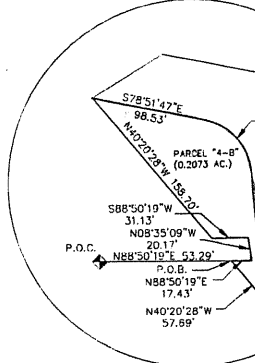
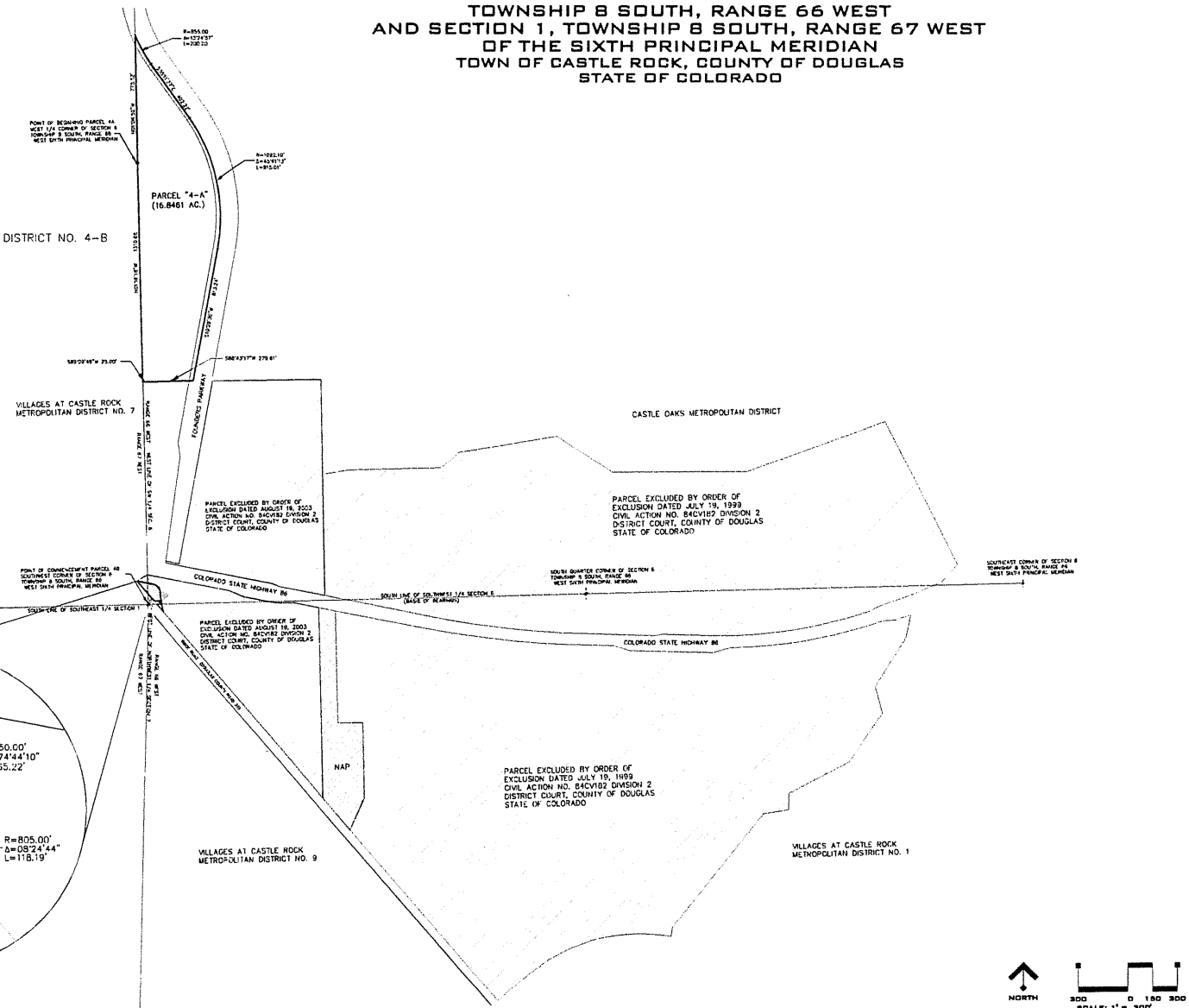
- 1) NORTH 88 DEGREES 50 MINUTES 18 SECONDS EAST, A DISTANCE OF 17.43 FEET;
- 2) NORTH 08 DEGREES 35 MINUTES 03 SECONDS WEST, A DISTANCE OF 20.17 FEET;
- 3) SOUTH 88 DEGREES 50 MINUTES 18 SECONDS WEST, A DISTANCE OF 31.53 FEET;
- 4) NORTH 48 DEGREES 20 MINUTES 28 SECONDS WEST, A DISTANCE OF 158.70 FEET;

THENCE SOUTH 78 DEGREES 51 MINUTES 47 SECONDS EAST, A DISTANCE OF 98.53 FEET TO A POINT OF NON-TANGENT CURVATURE.

THENCE ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 74 DEGREES 44 MINUTES 10 SECONDS, AN ARC DISTANCE OF 82.33 FEET, WITH A CHORD BEARING OF SOUTH 41 DEGREES 29 MINUTES 44 SECONDS EAST, A DISTANCE OF 82.69 FEET TO A POINT OF NON-TANGENT CURVATURE.

THENCE ALONG THE ARC OF A 800.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08 DEGREES 24 MINUTES 44 SECONDS, AN ARC DISTANCE OF 118.18 FEET, WITH A CHORD BEARING OF SOUTH 18 DEGREES 20 MINUTES 22 SECONDS EAST, A DISTANCE OF 118.00 FEET TO A POINT ON THE SAID NORTHERLY RIGHT-OF-WAY OF ROOSE ROAD.

THENCE NORTH 40 DEGREES 20 MINUTES 28 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 278.61 FEET TO THE POINT OF BEGINNING, CONTAINING 4,076 SQUARE FEET OR 0.9303 ACRES, MORE OR FEWER.



CLC ASSOCIATES, INC.
 8400 E. OSBORN RD.
 GREENWOOD VILLAGES
 GREENWOOD #2111
 P. BOX 2111
 P. BOX 770 8248
 GREENWOOD, CO 80120

ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LEAD SURVEYING

BOUNDARY MAP AND LEGAL DESCRIPTIONS
VILLAGES AT CASTLE ROCK
METROPOLITAN DISTRICT NO. 4
 TOWN OF CASTLE ROCK, COUNTY OF DOUGLAS
 STATE OF COLORADO

PREPARED UNDER THE
 SUPERVISION OF
 ARCHITECTURE
 ENGINEERING PLANNING
 LANDSCAPE ARCHITECTURE
 LEAD SURVEYING

METROPOLITAN DISTRICT NO. 4

DATE: 10/05/04
 DRAWN BY: DW
 CHECKED BY: WDA

PROJECT # 10,004
 DRAWN BY: DW
 CHECKED BY: WDA

SHEET 1

EXHIBIT NC

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4
FOUNDERS VILLAGE METROPOLITAN DISTRICT**

BOARD OF DIRECTORS

JEREMY GROVES – President

1319 N. Tabor Drive
Castle Rock, CO 80104
Cell: (720) 323-2746

JGroves@foundersvillagemetro.org

Term Expires: May 2022

PATRICE NEEF – Vice President

5284 Essex
Castle Rock, CO 80104
Cell: 303-905-0111

PNeef@foundersvillagemetro.org

Term Expires: May 2023

ALEX FINK - Treasurer

5052 Stoneham Ave
Castle Rock, CO 80104
Cell: 715-204-8010

alex.fink@claconnect.com

Term Expires: May 2022

RON CLAUSSEN

4612 Bancroft Drive
Castle Rock, CO 80104
Home: 303-663-9919

RClaussen@foundervillagemet.org

Term Expires: May 2023

TOM VALDEZ

4491 Meyers Court
Castle Rock, CO 80104
Cell: 303-400-4000

TValdez@foundersvillagemetro.org

Term Expires: May 2023

SECRETARY / ADMINISTRATOR:

Lyndsey Paavilainen

Pinnacle Consulting Group, Inc.
550 W. Eisenhower Boulevard, Loveland, CO
80537 Office: 970-669-3611 / Fax: 970-699-3612
Cell Phone: 970-308-9622

LyndseyP@PCGI.com

GENERAL COUNSEL:

Matt Ruhland & Ayshan Ibrahim

Collins, Cockrel & Cole P.C
390 Union Blvd, Suite 400
Denver, CO 80228-1556
Office: 303-986-1551 / Fax: 303-986-1755

MRuhlan@cccfirm.com; Albrahim@cccfirm.com

DISTRICT MANAGER:

O. Karl Kasch

Cimarron Consultants, Inc.
6551 S. Revere Parkway Ste 265 Englewood, CO
80111 Office: 303-790-4845 / Fax: 303-790-4035
Cell: 303-564-1948 vcrmetro4@cimarronla.com

DISTRICT ACCOUNTANT:

Cathy Hamilton, C.P.A.

Simmons & Wheeler, P.C.
8005 South Chester St. - Ste 150 Centennial, CO
80112 Office: 303-689-0833 / Fax: 303-689-0834

Cathy@simmonswheeler.com

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
FOUNDERS VILLAGE METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2020

STATE OF COLORADO)
COUNTY OF DOUGLAS)
)ss.
FOUNDERS VILLAGE)
METROPOLITAN)
DISTRICT)

The Board of Directors of the FOUNDERS VILLAGE METROPOLITAN DISTRICT, DOUGLAS County, Colorado, held a regular meeting at the Ridge House, 4501 Enderud Boulevard, Castle Rock, Colorado 80104 on November 21, at 7:00 p.m.

The following members of the Board of Directors were present:

Jerry Biesboer, President
Jeremy Groves, Vice President
Patrice Neef, Treasurer
Thomas Valdez, Director/Assistant Secretary

Also in attendance were Timothy Shea, Robinson Waters & O'Dorisio, P.C.; O. Karl Kasch; Cimarron Consultants, Inc.; Chelsey Green, Pinnacle Consulting Group, Inc.; Cathy Hamilton, CPA; Simmons & Wheeler, P.C.;

Ms. Green stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2020 budget. Director Biesboer opened the public hearing on the District's proposed 2020 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Neef introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE FOUNDERS VILLAGE METROPOLITAN DISTRICT, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2020, AND ENDING ON THE LAST DAY OF DECEMBER 2020,

WHEREAS, the Board of Directors of the Founders Village Metropolitan District has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on November 14, 2019, in the Douglas County News Press, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 21, 2019, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE FOUNDERS VILLAGE METROPOLITAN DISTRICT OF DOUGLAS COUNTY, COLORADO:

Section 1. 2020 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2020 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2020. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Founders Village Metropolitan District for calendar year 2020.

Section 4. 2020 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the 2020 budget for the General Fund from property taxes for operating expenses is \$5,272.85. That the 2019 valuation for assessment, as certified by the Douglas County Assessor, is \$821,458,590.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2020 budget year, there is hereby levied a tax of 87.842 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2020.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. The District's accountant is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the 87.842 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of page left blank intentionally]

CERTIFICATION OF TAX LEVIES

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

Section 8. Budget Certification. That the budget shall be certified by Director Neef, Secretary of the District, and made a part of the public records of Founders Village Metropolitan District.

The foregoing Resolution was seconded by Director Biesboer.

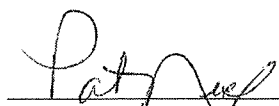
[Remainder of page left blank intentionally]

ADOPTED AND APPROVED this 21st day of November, 2019.



President

ATTEST:

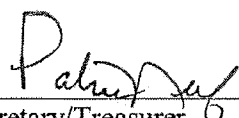


Secretary/Treasurer

STATE OF COLORADO)
COUNTY OF DOUGLAS)
)ss.
FOUNDERS VILLAGE)
METROPOLITAN)
DISTRICT)

I, Patrice Neef, Treasurer to the Board of Directors of the FOUNDERS VILLAGE METROPOLITAN DISTRICT, Douglas County, Colorado, do hereby certify that the foregoing pages numbered 1 to 9, inclusive, constitute a true and correct copy of the record of proceedings of the Board of Directors of said District, adopted at a meeting of the Board held at Ridge House, 4501 Enderud Boulevard, Castle Rock, Colorado 80104 on November 21, at 7:00 p.m., as recorded in the official record of the proceedings of the District, insofar as said proceedings relate to the budget hearing for fiscal year 2020; that said proceedings were duly had and taken; that the meeting was duly held; and that the persons were present at the meeting as therein shown. Further, I hereby certify that the attached budget is a true and accurate copy of the 2020 budget of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the official seal of the District this 21st day of November, 2019.



Secretary/Treasurer

**FOUNDERS VILLAGE METROPOLITAN DISTRICT
2020
BUDGET MESSAGE**

Attached please find a copy of the adopted 2020 budget for the Founders Village Metropolitan District.

The Founders Village Metropolitan District has adopted budgets for one fund, a General Fund to provide for transfers to Villages at Castle Rock Metropolitan District No. 4 for operating and maintenance expenditures.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the District in 2020 will be property taxes, specific ownership taxes, and system development fees. The District intends to impose a 87.842 mill levy on property within the District for 2020.

**Founders Village Metropolitan District
Adopted Budget
General Fund
For the Year ended December 31, 2020**

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual 8/31/2019	Estimate <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ 200,105	\$ 238,903	\$ 238,561	\$ 238,561	\$ 283,561
Revenues:					
Property taxes	4,404,891	4,435,039	4,421,898	4,435,039	5,272,850
Specific ownership taxes	465,827	404,125	287,088	404,125	475,063
Sytem Development Fees	642,600	265,000	170,088	170,088	418,000
Town SDF Rebates	50,949	150,000	-	-	-
Interest / other income	5,945	2,000	3,902	5,800	5,800
Conservation Trust	38,456	40,000	27,166	45,000	47,000
Total revenues	<u>5,608,668</u>	<u>5,296,164</u>	<u>4,910,142</u>	<u>5,060,052</u>	<u>6,218,713</u>
Total funds available	<u>5,808,773</u>	<u>5,535,067</u>	<u>5,148,703</u>	<u>5,298,613</u>	<u>6,502,274</u>
Expenditures:					
Transfer to District #4	5,504,074	5,189,626	4,816,608	4,778,426	5,674,608
Transfer to District #4 Capital	-	-	-	170,088	418,000
Treasurer's fees	66,138	66,538	66,367	66,538	79,105
CTF Program Expenditures	-	50,000	-	-	150,000
Total expenditures	<u>5,570,212</u>	<u>5,306,164</u>	<u>4,882,975</u>	<u>5,015,052</u>	<u>6,321,713</u>
Ending fund balance	<u>\$ 238,561</u>	<u>\$ 228,903</u>	<u>\$ 265,728</u>	<u>\$ 283,561</u>	<u>\$ 180,561</u>
Assessed Value		<u>\$ 50,829,650</u>			<u>\$ 60,026,520</u>
Mill Levy		<u>87.253</u>			<u>87.842</u>

CERTIFICATION OF VALUATION BY DOUGLAS COUNTY ASSESSOR

Name of Jurisdiction: 4070 - Founders Village Metro District

IN DOUGLAS COUNTY ON 11/21/2019

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY
--

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2019 IN DOUGLAS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$50,829,650
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$60,026,520
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$60,026,520
5. NEW CONSTRUCTION: **	\$713,750
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$681.05

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b),C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2019 IN DOUGLAS COUNTY, COLORADO ON AUGUST 25, 2019

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$821,458,590
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$9,645,016
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: <small>(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)</small>	\$0
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1),C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
---	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2019

Data Date: 11/21/2019

Colorado Community Media
750 W. Hampden Ave, Suite 225
Englewood, CO 80110

Public Notice

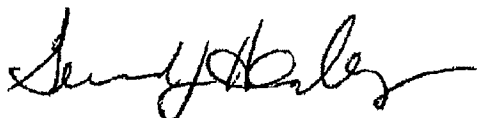
NOTICE AS TO AMENDED 2019
AND PROPOSED 2020 BUDGET

NOTICE IS HEREBY GIVEN that the amended 2019 and 2020 proposed budget has been submitted to the Board of Directors of the Founders Village Metropolitan District and Villages at Castle Rock Metropolitan District No. 4 for their consideration; A copy of such proposed budget has been filed in the office of the District located at Cimarron Consultants, Inc., 6551 S. Revere Parkway, Suite 265, Englewood, Colorado, where same is open for public inspection; and that such proposed budget will be considered at a special meeting of the Board of Directors of the District to be held at The Ridge House, 4501 , Centennial, Colorado 80111 at 7:00 P.M., on November 21, 2019. Any interested elector of Founders Village Metropolitan District and Villages at Castle Rock Metropolitan District No. 4 may inspect the amended and proposed budget at the office of the District located at Cimarron Consultants, Inc., 6551 S. Revere Parkway, Suite 265, Englewood, Colorado and file or register any objections at any time prior to the final adoption of the budget.

AFFIDAVIT OF PUBLICATION

State of Colorado)
County of Douglas)ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made the 14th day of November A.D., 2019, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



for the Douglas County News Press
State of Colorado)
County of Arapahoe)ss

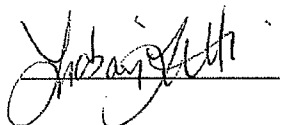
BY ORDER OF THE BOARD OF DIRECTORS:

THE FOUNDERS VILLAGE METROPOLITAN
DISTRICT AND VILLAGES AT CASTLE ROCK
METROPOLITAN DISTRICT NO. 4

/s/ Traci Miller, District Administrator

Legal Notice No.: 937191
First Publication: November 14, 2019
Last Publication: November 14, 2019
Publisher: Douglas County News-Press

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 14th day of November A.D., 2019. Gerard Healey has verified to me that he has adopted an electronic signature to function as his signature on this document.



LINDSAY L NICOLETTI
Notary Public
State of Colorado
Notary ID # 20134073610
My Commission Expires 02-22-2022

My Commission Expires 02/22/22

Notary Public

CERTIFIED RECORD
OF
PROCEEDINGS RELATING TO
VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4
DOUGLAS COUNTY, COLORADO
AND THE BUDGET HEARING
FOR FISCAL YEAR
2020

STATE OF COLORADO)
COUNTY OF DOUGLAS)
)ss.
VILLAGES AT CASTLE)
ROCK METROPOLITAN)
DISTRICT)

The Board of Directors of the Villages at Castle Rock Metropolitan District No. 4, Douglas County, Colorado, held a regular meeting at the Ridge House, 4501 Enderud Boulevard, Castle Rock, Colorado 80104 on November 21, at 7:00 p.m.

The following members of the Board of Directors were present:

Jerry Biesboer, President
Jeremy Groves, Vice President
Patrice Neef, Treasurer
Thomas Valdez, Director/Assistant Secretary

Also in attendance were Timothy Shea, Robinson Waters & O’Dorisio, P.C.; O. Karl Kasch; Cimarron Consultants, Inc.; Chelsey Green, Pinnacle Consulting Group, Inc.; Cathy Hamilton, CPA; Simmons & Wheeler, P.C.;

Ms. Green stated that proper publication was made to allow the Board to conduct a public hearing on the District's 2020 budget. Director Biesboer opened the public hearing on the District's proposed 2020 budget. There being no public comment on the District's budget, the public hearing was closed.

Thereupon, Director Neef introduced and moved the adoption of the following Resolution:

RESOLUTION

A RESOLUTION SUMMARIZING REVENUES AND EXPENDITURES, ADOPTING A BUDGET, SETTING FORTH MILL LEVIES, AND APPROPRIATING SUMS OF MONEY TO THE GENERAL FUND IN THE AMOUNTS AND FOR THE PURPOSES SET FORTH HEREIN FOR THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4, DOUGLAS COUNTY, COLORADO, FOR THE CALENDAR YEAR BEGINNING ON THE FIRST DAY OF JANUARY 2020, AND ENDING ON THE LAST DAY OF DECEMBER 2020,

WHEREAS, the Board of Directors of the Villages at Castle Rock Metropolitan District No. 4 has authorized its consultants to prepare and submit a proposed budget to said governing body at the proper time; and

WHEREAS, the proposed budget has been submitted to the Board of Directors of the District for its consideration; and

WHEREAS, upon due and proper notice, published on November 14, 2019, in the Douglas County News Press, a newspaper having general circulation within the boundaries of the District, pursuant to statute, said proposed budget was available for inspection by the public at a designated public office, a public hearing was held on November 21, 2019, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4 OF DOUGLAS COUNTY, COLORADO:

Section 1. 2020 Budget Revenues. That the estimated revenues for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 2. 2020 Budget Expenditures. That the estimated expenditures for each fund as more specifically set out in the budget attached hereto are accepted and approved.

Section 3. Adoption of Budget for 2020. That the budget as submitted and attached hereto and incorporated herein by this reference, and if amended, then as amended, is hereby approved and adopted as the budget of the Villages at Castle Rock Metropolitan District No. 4 for calendar year 2020.

Section 4. 2020 Levy of General Property Taxes. That the foregoing budget indicated that the amount of money necessary to balance the 2020 budget for the General Fund

from property taxes for operating expenses is \$2,020,358. That the 2019 valuation for assessment, as certified by the Douglas County Assessor, is \$5,774.

A. Levy for General Fund. That for the purposes of meeting all general operating expense of the District during the 2020 budget year, there is hereby levied a tax of 4.402 mills upon each dollar of the total valuation of assessment of all taxable property within the District for the year 2020.

Section 5. Property Tax and Fiscal Year Spending Limits. That, being fully informed, the Board finds that the foregoing budget and mill levies do not result in a violation of any applicable property tax or fiscal year spending limitation.

Section 6. Certification. The District's accountant is hereby authorized and directed to immediately certify to the County Commissioners of Douglas County, Colorado, the 4.402 mill levy for the District hereinabove determined and set. That said certification shall be in substantially the following form:

[Remainder of page left blank intentionally]


CERTIFICATION OF TAX LEVIES

Section 7. Appropriations. That the amounts set forth as expenditures and balances remaining, as specifically allocated in the budget attached hereto, are hereby appropriated from the revenue of each fund, to each fund, for the purposes stated and no other.

The foregoing Resolution was seconded by Director Biesboer.

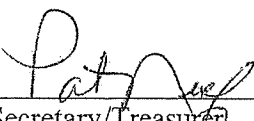
[Remainder of page left blank intentionally]

ADOPTED AND APPROVED this 21st day of November, 2019.



President

ATTEST:



Secretary/Treasurer

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4
2020
BUDGET MESSAGE

Attached please find a copy of the adopted 2020 budget for the Villages at Castlerock Metropolitan District No. 4.

The Villages at Castlerock Metropolitan District No. 4 has adopted budgets for three funds, a General Fund to provide for operating and maintenance expenditures; a Capital Projects Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the District; and a Debt Service Fund to account for the repayment of principal and interest on the outstanding general obligation bonds.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the District in 2020 will be property taxes, district fees and transfers from Founders Metropolitan District. The District intends to impose a 4.402 mill levy on property within the District for 2020, all of which are dedicated to the General Fund.

The Villages at Castle Rock Metropolitan District #4
Adopted Budget
General Fund
For the Year ended December 31, 2020

	Actual 2018	Adopted Budget 2019	Actual 8/31/2019	Estimate 2019	Adopted Budget 2020
Beginning fund balance	\$ 898,193	\$ 937,985	\$ 1,217,983	\$ 1,217,983	\$ 1,173,696
Revenues:					
Property taxes	5,868	4,541	4,541	4,541	5,226
Ownership taxes	621	496	294	496	523
Reimbursements	2,775	9,500	-	-	9,500
Interest/Miscellaneous	2,237	500	683	737	500
Transfer from Founders	1,924,210	1,924,626	1,872,987	1,926,158	2,020,358
Total revenues	1,935,711	1,939,663	1,878,505	1,931,932	2,036,107
Total funds available	2,833,904	2,877,648	3,096,488	3,149,915	3,209,803
Expenditures:					
Legal	74,059	68,000	15,160	30,000	38,000
Special counsel	36,053	5,000	-	2,500	5,000
Accounting	26,249	18,835	13,366	22,000	22,000
Audit	8,800	9,500	8,800	8,800	9,500
Insurance	10,061	13,500	12,457	12,457	15,000
Administrative	33,257	38,870	26,261	39,350	43,000
District management	39,284	40,000	29,127	43,500	45,000
Directors fees & mileage	9,602	7,000	3,000	7,000	7,000
Payroll tax expense	581	600	230	536	536
Development assistance & referrals	11,011	12,000	4,709	7,500	9,500
Community outreach and website	9,806	8,500	1,064	3,000	8,500
SDA dues & conference	5,318	4,500	4,299	4,500	5,000
Miscellaneous/reprographic	825	2,000	-	500	500
Election expense	819	-	-	-	60,000
Utilities - Electrical	6,359	8,500	4,242	7,000	8,500
Utilities - Irrigation Water	188,385	195,000	110,906	185,000	200,000
Operations and maintenance programs	1,155,364	1,925,000	944,692	1,540,000	1,960,000
Project/Engineering GF projects	-	-	-	-	85,000
District #9 - Legal/Engineering/inclusi	-	40,000	44,560	60,000	70,000
Snowplow damage-repairs	-	8,250	-	1,000	8,000
Weather damage - repairs	-	6,000	-	1,500	6,000
Treasurer's fees	88	76	68	76	86
Contingency	-	394,183	-	-	525,497
Emergency reserve	-	72,334	-	-	78,184
Total expenditures	1,615,921	2,877,648	1,222,941	1,976,219	3,209,803
Ending fund balance	\$ 1,217,983	\$ -	\$ 1,873,547	\$ 1,173,696	\$ -
Assessed value (000's)		\$ 1,038,360			\$ 1,187,210
Mill levy		4.373			4.402

The Villages at Castle Rock Metropolitan District #4
Adopted Budget
Capital Project Fund
For the Year ended December 31, 2020

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual <u>8/31/2019</u>	Estimate <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ 124,839	\$ 859,633	\$ 981,439	\$ 981,439	\$ 1,335,544
Revenues:					
Interest income	51,559	15,000	57,163	85,000	85,000
Fee agreement with District #7	13,794	67,044	-	2,667	5,587
Development fees (Memmen)	-	-	-	-	130,000
Transfer from Founders (Dev fees)	693,549	265,000	170,088	170,088	418,000
Development fee rebates from Town	<u>143,180</u>	<u>150,000</u>	<u>36,988</u>	<u>120,000</u>	<u>135,000</u>
Total revenues	<u>902,082</u>	<u>497,044</u>	<u>264,239</u>	<u>377,755</u>	<u>773,587</u>
Total funds available	<u>1,026,921</u>	<u>1,356,677</u>	<u>1,245,678</u>	<u>1,359,194</u>	<u>2,109,131</u>
Expenditures:					
Capital construction	3,756	182,000	502	3,000	-
Project management	-	6,500	-	650	6,500
Planning/engineering - Founders	41,726	25,000	12,542	20,000	24,500
Planning/engineering - District #9	-	15,000	-	-	-
Miscellaneous projects	-	10,000	-	-	10,000
Developer reimbursements (Memmer)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>83,300</u>
Total expenditures	<u>45,482</u>	<u>238,500</u>	<u>13,044</u>	<u>23,650</u>	<u>124,300</u>
Ending fund balance	<u>\$ 981,439</u>	<u>\$ 1,118,177</u>	<u>\$ 1,232,634</u>	<u>\$ 1,335,544</u>	<u>\$ 1,984,831</u>

The Villages at Castle Rock Metropolitan District #4
Adopted Budget
Debt Service Fund
For the Year ended December 31, 2020

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual <u>8/31/2019</u>	Estimate <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ 41,448	\$ 51,448	\$ 127,763	\$ 127,763	\$ 30,031
Revenues:					
Transfer from Founders	<u>2,886,315</u>	<u>2,850,000</u>	<u>2,773,533</u>	<u>2,852,268</u>	<u>3,236,250</u>
Total revenues	<u>2,886,315</u>	<u>2,850,000</u>	<u>2,773,533</u>	<u>2,852,268</u>	<u>3,236,250</u>
Total funds available	<u>2,927,763</u>	<u>2,901,448</u>	<u>2,901,296</u>	<u>2,980,031</u>	<u>3,266,281</u>
Expenditures:					
Bond interest	<u>2,800,000</u>	<u>2,850,000</u>	<u>1,500,000</u>	<u>2,950,000</u>	<u>3,240,000</u>
Total expenditures	<u>2,800,000</u>	<u>2,850,000</u>	<u>1,500,000</u>	<u>2,950,000</u>	<u>3,240,000</u>
Ending fund balance	<u>\$ 127,763</u>	<u>\$ 51,448</u>	<u>\$ 1,401,296</u>	<u>\$ 30,031</u>	<u>\$ 26,281</u>

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: The County Commissioners of Douglas County, Colorado
 On behalf of the Villages at Castle Rock Metro District 4
 the Board of Directors
 of the Villages at Castle Rock Metropolitan District No. 4

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

GROSS assessed valuation: \$1,187,210.00

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area the tax levies must be

NET assessed valuation: \$1,187,210.00

calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

Submitted: John Simmons for budget/fiscal year 2020

PURPOSE	LEVY	REVENUE
1. General Operating Expenses	4.402 mills	\$ 5,226.00
2. <Minus> Temporary General Property Tax Credit	- 0.000 mills	\$ - 00.00
SUBTOTAL FOR GENERAL OPERATING:	4.402 mills	\$ 5,226.00
3. General Obligation Bonds and Interest	0.000 mills	\$ 00.00
4. Contractual Obligations	0.000 mills	\$ 00.00
5. Capital Expenditures	0.000 mills	\$ 00.00
6. Refunds/Abatements	0.000 mills	\$ 00.00
7. Other	0.000 mills	\$ 00.00
TOTAL:	4.402 mills	\$ 5,226.00

THIS SECTION APPLIES TO TITLE 32, ARTICLE 1 SPECIAL DISTRICTS THAT LEVY TAXES

FOR PAYMENT OF GENERAL OBLIGATION DEBT (32-1-1603 C.R.S.). Taxing entities that are Special Districts or Subdistricts of Special Districts must certify separate mill levies and revenues to the Board of County Commissioners, one each for the funding requirements of each debt (32-1-1603, C.R.S.)

Use additional pages as necessary. The Special District's or Subdistrict's total levies for general obligation bonds and total levies for contractual obligations should be recorded on Page 1, Lines 3 and 4 respectively.

CERTIFY A SEPARATE MILL LEVY FOR EACH BOND OR CONTRACT:

BONDS:

CONTRACTS:

OTHER:

Explanation of Change:

VILLAGES AT CASTLE ROCK

METROPOLITAN DISTRICT NO. 4

OPERATIONS and MAINTENANCE PROGRAM (D1-999)

GENERAL FUND - 2020 BUDGET COMPARISON AND UPDATE

CONTRACT / ACTIVITY / PROJECT	2019 O&M BUDGET	2019 END OF YEAR	2020 O&M BUDGET
Streetscape Maintenance - 2019 Base Contract (BrightView) w/ New Areas and Scope	\$ 316,000	\$ 310,000	\$ 348,000
Maintenance & Storage Facility Lease (Town)	\$ 5,000	\$ 10,000	\$ 10,000
Electrical Rework / Repairs / Leak Detection / Mainlines	\$ 22,000	\$ 21,650	\$ 33,500
Founders Tree Replacement Program (Off-Warranty / 2020 Pines Completion)	\$ 60,600	\$ 34,500	\$ 20,250
Soil Conditioning & Fungicides	\$ 15,500	\$ 12,000	\$ 13,500
Shredded Cedar Mulch Amendments	\$ 16,850	\$ 13,400	\$ 19,345
Vole, Gopher, & Prairie Dog Control	\$ 5,000	\$ 3,950	\$ 6,000
Additional Tree and Shrub Watering / Fertilization / Ongoing Drought	\$ 18,000	\$ 12,500	\$ 15,300
2019 Town Water Budgets / Tap Flow Analysis / Upgrades	\$ 8,750	\$ 3,600	\$ 7,000
Mainline Rehabilitation / Replacements (Mikelson / Enderud / Lantern Trail / Heritage)	\$ 24,000	\$ 26,350	\$ 38,000
Preventative Tree Spraying (Ips Beetle / Ash Borer / Aphids / Pest Control)	\$ 28,000	\$ 31,500	\$ 35,000
Additional Native Mowings and Debris Removal (Over Base Contract)	\$ 15,000	\$ 7,650	\$ 8,000
Entry Monument Power & Lighting Upgrades	\$ 14,000	\$ 2,590	\$ 17,500
Irrigation System Parts (For Repairs / Upgrades - DBC)	\$ 10,000	\$ 7,107	\$ 9,000
Pet Waste Stations Program (Pending Town - Founders Easement Agreements)	\$ 15,000	\$ -	\$ 15,000
Annual Tree Pruning Program (Intermediate and Structural)	\$ 9,200	\$ 13,470	\$ 8,000
Select Aerate / Seed / Topdress (Select Locations / Poor Soil)	\$ -	\$ 4,130	\$ 8,800
Irrigation System Consulting with Brightview (EDI)	\$ 8,100	\$ 10,225	\$ 11,570
Project Base Surveys / Topo / Mapping / Legals (CORE)	\$ 14,600	\$ 11,600	\$ 8,000
Town Interface / Water Conservation Compliance (EDI)	\$ 7,500	\$ 15,000	\$ 15,000
Other Landscape Consulting (Filing 21 & 25 / Restrictions / Misc. Projects / Inspections (EDI)	\$ 11,000	\$ 12,900	\$ 14,500
Annual Fence Replacements & Staining (FCS)	\$ 3,000	\$ 15,750	\$ 6,500
Annual District Fence Repairs (Auto / Snowplow / Hail / Wind / Other Damage)	\$ 4,600	\$ 8,800	\$ 10,000
Annual District Fence Re-Staining (FCP)	\$ 66,500	\$ 67,153	\$ 42,500
Fencing Repairs & Staining Management / Inspections / Filing 25 (FCS)	\$ 16,500	\$ 17,850	\$ 15,000
New Tree Program (2019 Carry-Over and 2020 - Pines)	\$ 32,900	\$ 16,000	\$ 8,100
Trailhead Repairs & Upgrades (8 MC and Xcel Trailheads)	\$ 48,000	\$ 13,600	\$ 12,000
Maintenance & Storage Facility (Final Design / Town Funding Agreement / Construction)	\$ 75,000	\$ 15,695	\$ 75,000
2019 Streetscape Enhancements (Misc. Sites and Clubhouse site)	\$ 26,600	\$ 17,500	\$ 26,500
Mikelson 5 Streetscape & Entry Monument (Construction Completion and Final Electrical)	\$ 148,000	\$ 178,000	\$ -
Heritage Avenue Streetscape (Survey / Base Design / Approvals)	\$ 22,000	\$ 13,305	\$ 8,000
Hwy. 86 Entry Monument Rehabilitation	\$ 56,600	\$ 63,300	\$ 2,500
Filing No. 16 Trees / Plantings / Mulch Replacements (Off-Warranty)	\$ 56,000	\$ 47,290	\$ 6,500
Filing No. 9 Tract C Trail & Open Space Improvements	\$ 28,000	\$ -	\$ 28,000
Wagonwheel Trail Streetscape Rehabilitation (Design / Joint-Funding Escrow / Construction)	\$ 130,000	\$ 13,485	\$ 148,000
MC Pedestrian Bridge (Final Revveg / Signage / Conveyance to Town)	\$ 5,000	\$ 4,100	\$ 3,500
Phase 1 Kiosk / Shelters (MC and Xcel Regional Trails)	\$ -	\$ -	\$ 135,000
Public and Private Trail Links (Filing 14 - School - WMC Trail - Bridge)	\$ -	\$ -	\$ 260,890
Pool / Clubhouse Lease Payment	\$ 13,000	\$ 13,000	\$ 13,000
FVMA Other Rent / Insurance	\$ 14,750	\$ 15,750	\$ 17,000
Pool / Clubhouse Operations / Staffing / Maintenance / Supplies / Chemicals	\$ 182,000	\$ 160,700	\$ 191,900
Facilities Contractor Coordination (PCMS)	\$ 18,000	\$ 18,000	\$ 20,500
Other Maintenance & Repair Services	\$ 30,000	\$ 24,000	\$ 58,100
Pool and Clubhouse Utilities	\$ 44,800	\$ 43,300	\$ 45,500
Building Upgrades (Trail to Pavilion / Heater / Drive / Shade Sails / Flooring / Sump / Chlorine Storage)	\$ 232,450	\$ 176,750	\$ 137,250
Project Management Services (General Fund Projects - CCI)	\$ 34,000	\$ 16,050	\$ 14,500
GF Operations and Maintenance Program - Contingency	\$ 13,200	\$ 16,500	\$ 12,995
2020 Operations and Maintenance (Includes 2019 Project Carry-Overs)	\$ 1,925,000	\$ 1,540,000	\$ 1,960,000

Approved: November 18, 2019

EXAMPLE

6550

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 1 CERTIFICATE OF PAYMENT FOR SYSTEMS DEVELOPMENT FEES

This certificate acknowledges payment of Water, Sewer, Transportation and other applicable Systems Development Fees to the Villages at Castle Rock Metropolitan District No. 1 ("District 1"), pursuant to all executory Intergovernmental Agreements between District 1 and the Town of Castle Rock.

This certificate entitles Applicant to apply to the Town of Castle Rock for a Building Permit and that the Town levies charges and Fees for said permits separate and apart from District 1's Development Fees.

This certificate must be presented when applying to the Town of Castle Rock for a Building Permit. If the Applicant desires to transfer or assign the certificate to a successor developer or homebuilder, such assignment must be approved by District 1 prior to Building Permit application and issuance by the Town of Castle Rock.

APPLICANT: _____ Phone: _____

LEGAL DESCRIPTION:

Filing Name / Number: _____ Lot / Block No. _____

Street Address: _____

District 1 is not responsible to Applicant for the sufficiency or the availability of water service. The Town of Castle Rock ("Town") operates an integrated water supply system for the benefit of District 1 and other Districts and residents, and Applicant will be subject to the rules, regulations and ordinances of the Town concerning the Town's integrated water supply system. District 1 is not responsible to Applicant for the sufficiency or availability of sewer service. Sewer service is provided by the Lower East Plum Creek Regional Wastewater Treatment Facility ("Treatment Facility") and Applicant will be subject to the rules and regulations adopted by the Plum Creek Wastewater Authority concerning the availability and sufficiency of sewer service from the Treatment Facility.

SYSTEMS DEVELOPMENT FEES _____ Paid Direct _____ Per Tap Purchase Agreement (PPD)

Water System: 100% x _____ 1 _____ SFE = \$ _____

Sewer System: 30% x _____ 1 _____ SFE = \$ _____

Transportation Fee: 100% x _____ 1 _____ SFE = \$ _____

Regional Facilities Surcharge: 100% x _____ 1 _____ SFE = \$ _____

Paid by Check No. _____ **Total Fees Paid to District 1:** \$ _____

**VILLAGES AT CASTLE ROCK
METROPOLITAN DISTRICT NO. 1**

TO BE COMPLETED BY TOWN

By: _____

Building Permit Date: _____


Title: _____ District Manager _____

Building Permit No: _____

MEMORANDUM

TO: FOUNDERS VILLAGE METROPOLITAN DISTRICT - BOARD OF DIRECTORS

COPY: Tim Shea, Esq. / Chelsey Green / Diane Wheeler / Joel Laufer, Esq. / Cathy Hamilton

FROM: O. Karl Kasch, District Manager 

DATE: December 31, 2020

SUBJECT: 2020 DEVELOPMENT FEE CERTIFICATE UPDATE
Founders Village Metropolitan District

CCI submits this update of the District's detailed inventory of Development Fees paid through 2020. This summary of the Founders District's previous development and fee collection matrix includes the most recent Certificates issued to Richmond Seasons in Filing No. 25 and Dream Finders Homes in Filing No. 21.

- **Founders Projected Residential Buildout:** **2,430**
- **DEVELOPMENT FEE CERTIFICATES ISSUED:** **2,419**
- **Lot Inventory (Platted and Developed Sites):**

10	(NB)	Neighborhood Commercial (8.5 acres)
1	(F17)	Ormond (Estate Lot - SFD)
0	(F21)	Dream Finders Homes (Enclave SFA)
0	(F25)	Seasons by Richmond (SFD)
<hr/>		
11		SFE to District Build-Out

Certificates 1986 to 1996:	1240
1997 Certificates Issued:	133
1998 Certificates Issued:	166
1999 Certificates Issued:	201
2000 Certificates Issued:	170
2001 Certificates Issued:	169
2002 Certificates Issued:	71
2003 Certificates Issued:	67
2004 Certificates Issued:	18
2005 Certificates Issued:	0
2006 Certificates Issued:	18
2007 Certificates Issued:	02
2008 Certificates Issued:	10
2018 Certificates Issued:	54
2019 Certificates Issued:	20
2020 Certificates Issued:	80

TOTAL FEE CERTIFICATES ISSUED IN FOUNDERS DISTRICT:	2419
--	-------------

MDC/Richmond Tap Bank (Pre-1996)

473 Prepaid Certificates
 (227) Used 1985-1992
 (92) Used 1993
 (70) Used 1994
 (68) Used 1995
 (16) Used 1996
0 Richmond Tap Bank

D.S.S.D. Tap Bank (Mikelson)

5 Prepaid Certificates
 (0) Used or Assigned to Date
5 Current D.S.S.D. Tap Bank

Engle Homes Tap Bank (Pre-1996)

164 Prepaid Certificates
 (154) Used thru 1993
 (1) 1993 to Cameo Homes
 (1) 1996 to Pat Vaughn
 (8) 1996 Engle Homes
0 Engle Homes Tap Bank

Other Prepaid Fee Certificates

1 Nate Ormond (Filing 17, Lot 4)

Homebuilder	Total 1986 - 2005	Total 2006 - 2008	Total 2018	Total 2019	Total 2020
5 Homebuilders (1986-1996)	1220	0	0	0	0
Crown Manor Homes	28	0	0	0	0
Patio Plus Homes	27	0	0	0	0
Richmond Homes	483	0	0	0	0
Engle Homes	365	0	0	0	0
Aspen Ridge Homes	50	0	0	0	0
Cambridge Green	16	0	0	0	0
Barrett American Builders	0	24	0	0	0
Monterey-Heritage Homes	46	0	0	0	0
Tripp Construction Inc.	0	6	0	0	0
Seasons by Richmond	0	0	54	12	0
Dream Finders Homes	0	0	0	8	80
Total Certificates Issued:	2235	30	54	20	80
Cumulative Certificates:	2235	2265	2319	2339	2419

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2020

with

Independent Auditor's Report

C O N T E N T S

	<u>Page</u>
<u>Independent Auditor's Report</u>	I
<u>Basic Financial Statements</u>	
Balance Sheet/Statement of Net Position - Governmental Funds	1
Statement of Revenues, Expenditures and Changes in Fund Balances/Statement of Activities - Governmental Funds	2
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund	3
Notes to Financial Statements	4
<u>Supplemental Information</u>	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Debt Service Fund	21
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Capital Projects Fund	22
Combining Balance Sheet - General Fund	23
Combining Statement of Revenues, Expenditures and Changes in Fund Balance - General Fund	24
Summary of Assessed Valuation, Mill Levy and Property Taxes Collected	25

Independent Auditor's Report

Board of Directors
Founders Village Metropolitan District
Douglas County, Colorado

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Founders Village Metropolitan District (the "District") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Founders Village Metropolitan District as of December 31, 2020, and the respective changes in financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States.

Other Matters

Management has omitted the management's discussion and analysis that accounting principles generally accepted in the United States require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's financial statements as a whole. The supplemental information as listed in the table of contents is presented for the purposes of legal compliance and additional analysis and is not a required part of the financial statements. The supplemental information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States. In our opinion, such information is fairly stated in all material respects in relation to the financial statements as a whole.

Sincerely,



Wipfli LLP
Lakewood, Colorado

August 5, 2021

FOUNDERS VILLAGE METROPOLITAN DISTRICT

BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS						
Cash and investments	\$ 2,328,674	\$ -	\$ -	\$ 2,328,674	\$ -	\$ 2,328,674
Cash and investments - restricted	423,368	57,655	2,095,877	2,576,900	-	2,576,900
Receivable County Treasurer	40,814	-	-	40,814	-	40,814
Property taxes receivable	5,327,226	-	-	5,327,226	-	5,327,226
Accounts receivable	399,218	233,414	621,068	1,253,700	-	1,253,700
Prepaid expenses	11,415	-	-	11,415	-	11,415
Capital assets, net of depreciation	-	-	-	-	4,692,187	4,692,187
Total Assets	<u>\$ 8,530,715</u>	<u>\$ 291,069</u>	<u>\$ 2,716,945</u>	<u>\$ 11,538,729</u>	<u>4,692,187</u>	<u>16,230,916</u>
LIABILITIES						
Accounts payable	\$ 747,389	\$ -	\$ -	\$ 747,389	-	747,389
Long-term liabilities						
Due in more than one year	-	-	-	-	144,332,846	144,332,846
Total Liabilities	<u>747,389</u>	<u>-</u>	<u>-</u>	<u>747,389</u>	<u>144,332,846</u>	<u>145,080,235</u>
DEFERRED INFLOWS OF RESOURCES						
Deferred property taxes	<u>5,327,226</u>	<u>-</u>	<u>-</u>	<u>5,327,226</u>	<u>-</u>	<u>5,327,226</u>
Total Deferred Inflows of Resources	<u>5,327,226</u>	<u>-</u>	<u>-</u>	<u>5,327,226</u>	<u>-</u>	<u>5,327,226</u>
FUND BALANCE						
Nonspendable:						
Prepays	11,415	-	-	11,415	(11,415)	-
Restricted:						
Emergencies	99,139	-	-	99,139	(99,139)	-
Conservation trust	324,229	-	-	324,229	(324,229)	-
Debt service	-	291,069	-	291,069	(291,069)	-
Committed:						
Capital projects	-	-	2,716,945	2,716,945	(2,716,945)	-
Assigned:						
Designated for future expenditures	1,495,820	-	-	1,495,820	(1,495,820)	-
Unassigned:	<u>525,497</u>	<u>-</u>	<u>-</u>	<u>525,497</u>	<u>(525,497)</u>	<u>-</u>
Total Fund Balances	<u>2,456,100</u>	<u>291,069</u>	<u>2,716,945</u>	<u>5,464,114</u>	<u>(5,464,114)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 8,530,715</u>	<u>\$ 291,069</u>	<u>\$ 2,716,945</u>	<u>\$ 11,538,729</u>		
NET POSITION						
Restricted for:						
Emergencies					99,139	99,139
Conservation trust					324,229	324,229
Debt service					291,069	291,069
Capital projects					2,716,945	2,716,945
Unrestricted					<u>(137,607,927)</u>	<u>(137,607,927)</u>
Total Net Position (Deficit)					<u>\$ (134,176,545)</u>	<u>\$ (134,176,545)</u>

The notes to the financial statements are an integral part of these statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS

For the Year Ended December 31, 2020

	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES						
Accounting and audit	\$ 36,467	\$ -	\$ -	\$ 36,467	\$ -	\$ 36,467
Directors' fees	6,471	-	-	6,471	-	6,471
District management	35,882	-	-	35,882	-	35,882
District #9 - legal / engineering	38,020	-	-	38,020	-	38,020
Insurance	13,162	-	-	13,162	-	13,162
Legal and election	17,907	-	-	17,907	-	17,907
Miscellaneous expenses	4,792	-	-	4,792	-	4,792
Administrative	42,565	-	-	42,565	-	42,565
SDA dues and conference	2,475	-	-	2,475	-	2,475
Community outreach	300	-	-	300	-	300
Development/referrals	17,065	-	-	17,065	-	17,065
Operations and maintenance	985,724	-	-	985,724	-	985,724
CTF program expenditures	6,500	-	-	6,500	-	6,500
Utilities	211,840	-	-	211,840	-	211,840
Treasurer's fees	79,163	-	-	79,163	-	79,163
Bond interest expense	-	3,240,000	-	3,240,000	8,476,666	11,716,666
Project management/planning/engineering	-	-	13,529	13,529	(13,529)	-
Depreciation	-	-	-	-	155,839	155,839
Total Expenditures	<u>1,498,333</u>	<u>3,240,000</u>	<u>13,529</u>	<u>4,751,862</u>	<u>8,618,976</u>	<u>13,370,838</u>
PROGRAM REVENUES						
System development fees	1,104,698	-	104,808	1,209,506	-	1,209,506
Intergovernmental agreement - Castle Rock	-	-	221,850	221,850	-	221,850
Conservation trust	44,453	-	-	44,453	-	44,453
Total Program Revenues	<u>1,149,151</u>	<u>-</u>	<u>326,658</u>	<u>1,475,809</u>	<u>-</u>	<u>1,475,809</u>
Net Program Revenue (Expense)	<u>(349,182)</u>	<u>(3,240,000)</u>	<u>313,129</u>	<u>(3,276,053)</u>	<u>(8,618,976)</u>	<u>(11,895,029)</u>
GENERAL REVENUES						
Property taxes	5,272,547	-	-	5,272,547	-	5,272,547
Specific ownership taxes	455,274	-	-	455,274	-	455,274
Other income	15,124	-	-	15,124	-	15,124
Interest income	5,347	-	27,220	32,567	-	32,567
Total General Revenues	<u>5,748,292</u>	<u>-</u>	<u>27,220</u>	<u>5,775,512</u>	<u>-</u>	<u>5,775,512</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	5,399,110	(3,240,000)	340,349	2,499,459	(8,618,976)	(6,119,517)
OTHER FINANCING SOURCES (USES)						
Transfer from/(to) other funds	<u>(4,582,173)</u>	<u>3,477,475</u>	<u>1,104,698</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(4,582,173)</u>	<u>3,477,475</u>	<u>1,104,698</u>	<u>-</u>	<u>-</u>	<u>-</u>
NET CHANGE IN FUND BALANCES	816,937	237,475	1,445,047	2,499,459	(2,499,459)	
CHANGES IN NET POSITION					(6,119,517)	(6,119,517)
FUND BALANCES/NET POSITION						
BEGINNING OF YEAR	<u>1,639,163</u>	<u>53,594</u>	<u>1,271,898</u>	<u>2,964,655</u>	<u>(131,021,683)</u>	<u>(128,057,028)</u>
END OF YEAR	<u>\$ 2,456,100</u>	<u>\$ 291,069</u>	<u>\$ 2,716,945</u>	<u>\$ 5,464,114</u>	<u>\$ (139,640,659)</u>	<u>\$ (134,176,545)</u>

The notes to the financial statements are an integral part of these statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL GENERAL FUND

For the Year Ended December 31, 2020

	Original <u>Budget</u>	Final <u>Budget</u>	Actual	Variance Favorable (Unfavorable)
REVENUES				
Property taxes	\$ 5,278,076	\$ 5,278,076	\$ 5,272,547	\$ (5,529)
Specific ownership taxes	475,586	475,586	455,274	(20,312)
Other income	9,500	9,500	15,124	5,624
Interest income	6,300	6,300	5,347	(953)
System development fees	418,000	996,287	1,104,698	108,411
Conservation trust	<u>47,000</u>	<u>47,000</u>	<u>44,453</u>	<u>(2,547)</u>
 Total Revenues	 <u>6,234,462</u>	 <u>6,812,749</u>	 <u>6,897,443</u>	 <u>84,694</u>
 EXPENDITURES				
Accounting and audit	31,500	31,500	36,467	(4,967)
Directors' fees and expenses	7,536	7,536	6,471	1,065
District management	45,000	45,000	35,882	9,118
District #9 - legal / engineering	70,000	70,000	38,020	31,980
Insurance	15,000	15,000	13,162	1,838
Legal and election	103,000	103,000	17,907	85,093
Miscellaneous expenses	500	500	4,792	(4,292)
Administrative	43,000	43,000	42,565	435
SDA dues and conference	5,000	5,000	2,475	2,525
Community outreach	8,500	8,500	300	8,200
Development/referrals	9,500	9,500	17,065	(7,565)
Operations and maintenance	1,960,000	1,960,000	985,724	974,276
Project/engineering GF projects	85,000	85,000	-	85,000
Snowplow damage - repairs	8,000	8,000	-	8,000
Weather damage - repairs	6,000	6,000	-	6,000
Utilities	208,500	208,500	211,840	(3,340)
Treasurer's fees	79,191	79,191	79,163	28
CTF expenditures	150,000	150,000	6,500	143,500
Contingency	525,497	525,497	-	525,497
Emergency reserve	<u>78,184</u>	<u>78,184</u>	<u>-</u>	<u>78,184</u>
 Total Expenditures	 <u>3,438,908</u>	 <u>3,438,908</u>	 <u>1,498,333</u>	 <u>1,940,575</u>
 EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	 2,795,554	 3,373,841	 5,399,110	 2,025,269
 OTHER FINANCING SOURCES (USES)				
Transfer to other funds	<u>(4,072,250)</u>	<u>(4,650,537)</u>	<u>(4,582,173)</u>	<u>68,364</u>
 Total Other Financing Sources (Uses)	 <u>(4,072,250)</u>	 <u>(4,650,537)</u>	 <u>(4,582,173)</u>	 <u>68,364</u>
 NET CHANGE IN FUND BALANCE	 (1,276,696)	 (1,276,696)	 816,937	 2,093,633
 FUND BALANCE - BEGINNING OF YEAR	 <u>1,457,257</u>	 <u>1,457,257</u>	 <u>1,639,163</u>	 <u>181,906</u>
 FUND BALANCE - END OF YEAR	 <u>\$ 180,561</u>	 <u>\$ 180,561</u>	 <u>\$ 2,456,100</u>	 <u>\$ 2,275,539</u>

The notes to the financial statements are an integral part of these statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Note 1: Summary of Significant Accounting Policies

The accounting policies of the Founders Village Metropolitan District (the “District”), located in Douglas County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on August 15, 1984, as a quasi-municipal organization established under the State of Colorado Special District Act. The District was formerly known as Villages at Castle Rock Metropolitan District No. 1 and changed its name on February 23, 2006. The District’s service area is located entirely within the Town of Castle Rock (“Town”). The District was established to finance the construction and acquisition of arterial roadways, major storm drainage facilities, traffic safety protection, potable water systems, sewer systems, irrigation systems and recreation facilities that benefit the citizens of the District. Upon completion, the District will dedicate and transfer the improvements to the Town for maintenance and operation. The District's primary revenues are property taxes. The District is governed by an elected Board of Directors.

The District has no employees and all operations and administrative functions are contracted.

As required by GAAP, these financial statements present the activities of the District, and its component unit for which the District is considered to be financially accountable. The District follows the GASB pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The blended component unit, although a legally separate entity, is in substance part of the District’s operations; therefore, data from this government entity is combined with data of the primary government. The blended component unit has a December 31 year end.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Blended Component Unit

The Villages at Castle Rock Metropolitan District No. 4 (“District No. 4”) is governed by a board comprised of the District’s board. By Order of Dissolution entered by the Douglas County District Court on December 20, 1993, the then Board of Directors of District No. 4 were discontinued from office and the Board of Directors of the District (and each of their successors in office) are to act as the Board of Directors of District No. 4, carrying out the statutory responsibilities of District No. 4 and those responsibilities imposed under an Intergovernmental Agreement dated February 16, 1993, until District No. 4 ceases to exist on the earlier of June 30, 2031 or upon the date all outstanding bonds have been paid in full. District No. 4 will be dissolved upon satisfaction of the terms of its outstanding indebtedness and contractual obligations or June 30, 2031, whichever is sooner. District No. 4’s primary revenue source is from intergovernmental revenue from the District. District No. 4’s operations are included in the General Fund, Debt Service Fund and Capital Projects Fund.

The current primary purpose of the District is to satisfy its contractual obligations to District No. 4.

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Major individual governmental funds are reported as separate columns in the fund financial statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

Debt Service Fund – The Debt Service Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for principal, interest and other debt related costs accounted for in District No. 4.

Capital Projects Fund – The Capital Projects Fund is used to account for all financial resources that are restricted, committed or assigned to expenditures for capital outlays, including the acquisition or construction of capital facilities and other assets accounted for in District No. 4.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the State Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end.

In 2020, the District amendment its total appropriations in the General Fund from \$6,321,713 to \$6,900,000 primarily due to an increase in Development Fee revenue to be transferred between funds.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Assets, Liabilities and Net PositionFair Value of Financial Instruments

The District's financial instruments include cash and cash equivalents, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2020, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at fair value.

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District does not have any items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method. Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

Property, plant and equipment are depreciated using the straight-line method over the following estimated useful lives:

Streetscaping and landscape	30-40 years
Boulevard and open space fencing	30 years

Depreciation expense for the year ended December 31, 2020, was \$155,839.

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

The nonspendable fund balance in the General Fund in the amount of \$11,415 represents prepaid expenditures.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance of \$99,139 in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. \$324,229 of the fund balance has been restricted for unspent Conservation Trust Fund, ("CTF") proceeds. The CTF Funds are not pledged revenues for the Series 1991 Bonds (see Note 4).

The restricted fund balance in the Debt Service Fund in the amount of \$291,069 is restricted for the payment of the debt service costs associated with the District No. 4 Revenue Refunding Bonds (see Note 4).

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

The fund balance in the Capital Projects Fund in the amount of \$2,716,945 is committed for the payment of the costs for capital improvements within District No. 4.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

The assigned fund balance in the General Fund in the amount of \$1,495,820 represents the amount appropriated for use in the budget for the year ending December 31, 2021.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund, all other funds can report negative amounts.

For the classification of Governmental Fund balances, the District considers an expenditure to be made from the most restrictive first when more than one classification is available.

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows of resources related to those assets. At December 31, 2020, the District had no amount to report in this category.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net positions are available, the District will use the most restrictive net position first.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Note 2: Cash and Investments

As of December 31, 2020, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and investments	\$ 2,328,674
Cash and investments – restricted	<u>2,576,900</u>
	<u>\$ 4,905,574</u>

Cash and investments as of December 31, 2020, consist of the following:

Deposits with financial institutions	\$ 640,113
Investments – COLOTRUST	<u>4,265,461</u>
	<u>\$ 4,905,574</u>

DepositsCustodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District does not have a formal policy for deposits. None of the District’s deposits were exposed to custodial credit risk.

InvestmentsInvestment Valuation

Certain investments are measured at fair value within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The District’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value method (“NAV”) per share.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District's investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust ("COLOTRUST") is rated AAAM by Standard & Poor's with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing COLOTRUST. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. COLOTRUST offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both investments consist of U.S. Treasury bills and notes and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of U.S. government agencies. Designated custodian banks provide safekeeping and depository services to COLOTRUST. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the accounts maintained for the custodian banks. The custodians' internal records identify the investments owned by COLOTRUST. At December 31, 2020, the District had \$4,265,461 invested in COLOTRUST.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Note 3: Capital Assets

An analysis of the changes in capital assets for the year ending December 31, 2020, follows:

<u>Governmental Type Activities:</u>	<u>Balance 1/1/2020</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/2020</u>
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 1,037,764	\$ 13,529	\$ -	\$ 1,051,293
Total capital assets not being depreciated:	<u>1,037,764</u>	<u>13,529</u>	<u>-</u>	<u>1,051,293</u>
<u>Capital assets being depreciated:</u>				
Streetscaping and irrigation systems	3,646,877	-	-	3,646,877
Boulevard and open spacefencing	1,640,000	-	-	1,640,000
Entry monuments	<u>400,000</u>	<u>-</u>	<u>-</u>	<u>400,000</u>
Total capital assets being depreciated:	5,686,877	-	-	5,686,877
Accumulated Depreciation	<u>(1,890,144)</u>	<u>(155,839)</u>	<u>-</u>	<u>(2,045,983)</u>
Net capital assets being depreciated:	<u>3,796,733</u>	<u>(155,839)</u>	<u>-</u>	<u>3,640,894</u>
Government type assets, net	<u>\$ 4,834,497</u>	<u>\$ (142,310)</u>	<u>\$ -</u>	<u>\$ 4,692,187</u>

Pursuant to an Agreement dated February 1, 2007, the District agreed to accept a Bill of Sale from Founders Village Master Association, Inc. which conveyed specified fences within Founders Village to the District. The District and District No. 4 agreed to be responsible for all maintenance obligations concerning these fences. At the time this conveyance was made, the specified fences had a value of \$1,640,000. Over the past 12 years District No. 4 has repaired and or replaced the fences, these costs were recorded as expenses.

The District remains responsible for maintenance of certain streetscape and irrigation facilities within the arterial and collector street right-of-ways. Upon completion and final acceptance by the Town, all other infrastructure and utility improvements will be conveyed to the Town. Improvements that are to be conveyed are not depreciated.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Note 4: Long-Term Debt

A description of the long-term obligations as of December 31, 2020, is as follows:

Revenue Refunding Bonds – Series 1991

The Revenue Refunding Bonds were issued by District No. 4, a blended component unit of the District (see Note 1). The Revenue Refunding Bonds, Series 1991, bear interest payable semiannually on June 1 and December 1 of each year at the rate of 8.5% per annum, compounded semiannually.

Payments are to be made to current interest first, then unpaid interest, then to principal. The bonds mature on June 1, 2031. Any principal and accrued interest remaining unpaid after June 1, 2031, will be deemed to be discharged, satisfied and no longer due and payable.

Interest on the bonds accrues and is determinable in each year, but a failure to pay accrued interest because of lack of revenue does not constitute a default. Thus, the actual amounts of payments to be made in future years will depend on future revenue and cannot be predicted with certainty.

The bonds are secured by a pledge of revenues consisting of certain payments under the Intergovernmental Agreement with the District, District No. 4 and the Villages at Castle Rock Metropolitan District No. 9 (“District No. 9”). The District and District No. 9 are obligated to make payments to District No. 4 in an amount sufficient to pay the principal and interest on the bonds. The bonds do not constitute general obligation debt of District No. 4 and may only be paid from the revenues received from the District and District No. 9. Currently, the District is the sole source of revenue to District No. 4 under this agreement since District No. 9 has been inactive. The Town reconstituted District No. 9’s Board of Directors in the fall of 2018. District No. 9 then was brought into statutory compliance, filed a Fiscal Year 2018 Budget, and adopted a mill levy equal to the District’s mill levy as required by the 1991 Bond Resolution. As referenced in Note 5, District No. 9 owes the District for certain facilities and capacity developed by the District for the benefit of District No. 9 prior to the District No. 4 bankruptcy (see Note 5).

District No. 4 shall not develop additional roads, water or sewer facilities for the benefit of District No. 9 until District No. 9 adopts a facility development fee resolution.

Due to the uncertainty of the timing of the principal and interest payments on the Bonds, a schedule of the timing of these payments is not available.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

The following is an analysis of changes in long-term debt for the year ending December 31, 2020:

	Balance 1/1/2020	Additions	Deletions	Balance 12/31/2020	Current Portion
<u>General Obligation Debt</u>					
Revenue Refunding Bonds -					
Series 1991	\$ 25,911,000	\$ -	\$ -	\$ 25,911,000	\$ -
Accrued interest	<u>109,945,180</u>	<u>11,716,666</u>	<u>3,240,000</u>	<u>118,421,846</u>	<u>-</u>
	<u>\$ 135,856,180</u>	<u>\$ 11,716,666</u>	<u>\$ 3,240,000</u>	<u>\$ 144,332,846</u>	<u>\$ -</u>

Debt Authorization

The District has no remaining General Obligation Debt authorization.

Note 5: AgreementsIntergovernmental Agreement - Town

The District entered into an intergovernmental agreement with the Town on September 7, 1984. This agreement was merged into the Master Intergovernmental Agreement dated May 1, 1995, between the District, District No. 4 and the Town, and subsequently amended on August 22, 1996 and June 13, 2006. The agreement required the District to construct or acquire various facilities and improvements which shall be conveyed to the Town. Upon acceptance, the Town will maintain and operate certain public facilities and improvements. Construction is performed by District No. 4 under the terms of the intergovernmental financial agreement. As stated in Note 3, the District has certain maintenance responsibilities under this agreement.

Intergovernmental Financing Agreement

The District (not inclusive of its blended component unit of District No. 4) entered into an Amended Intergovernmental Financing Agreement with District No. 4 on September 12, 1991, which was approved by the U. S. Bankruptcy Court on December 17, 1991 as part of the court's approval of District No. 4's Plan for Adjustment of Debts. According to the amended agreement, the District is required to reimburse District No. 4 for providing certain improvements and facilities and also obligates the District to repay the outstanding revenue bonds of District No. 4. The agreement also requires District No. 4, on behalf of the District, to pay all of the administrative, legal, operating and maintenance expenditures of the District.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2020

The agreement delineates specific mill levy requirements that will enable the District to sufficiently fund the debt service requirements of District No. 4. The District is required to impose a minimum mill levy for each year that District No. 4's bonds are outstanding. The minimum mill levies are as follows:

<u>Year</u>	<u>Mill Levy</u>
1991-1999	32 mills
2000-2004	37 mills
2005-2031	42 mills

If the methods of assessment are changed during the term of District No. 4's Series 1991 bonds, the mill levy required in the District automatically will be changed to yield the same revenue which would be produced from the mill levies stated above, based upon the 1991 methods of assessment. Based upon these criteria, the mill levy certified for property taxes to be collected in 2020 was 88.083 mills.

In addition, beginning in January 2000, the District must select five special districts in Douglas County which are comparable to the District ("Comparison Districts"). The mill levy must be adjusted so that the total overlapping property tax levies for property owners in the District is not less than the mean average of the total overlapping property tax levied for the preceding year for the Comparison Districts. The analysis of Comparison Districts is completed and adopted annually and submitted to the Trustee.

The agreement is valid until the earlier of December 31, 2031, or the date District No. 4's revenue bonds are paid in full.

Facilities Development Fee Resolution

The District (not inclusive of its blended component unit of District No. 4) approved a Facilities Development Fee Resolution as part of the Intergovernmental Financing Agreement with District No. 4. This resolution states that the District will impose facilities development fees on developable property within the District if the District fails to collect a minimum amount of property taxes. The minimum annual amounts are as follows:

<u>Property Tax Revenue</u>	<u>Year</u>
\$ 804,183	2000-2004
\$ 1,291,224	2005-2009
\$ 1,913,010	2010-2014
\$ 2,322,225	2015-2019
\$ 2,692,095	2020-2024
\$ 3,120,876	2025 and thereafter

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

To date, each of the above property tax revenue requirements have been satisfied. If the District does not collect the minimum amount of property taxes, the amount of the deficiency will be payable by the owners of the developable property based on acreage. The fees are payable beginning in the year 2001 (based on the year 2000 property tax revenue) and will continue as long as District No. 4's revenue bonds are outstanding. The status of a property as "developable" will be determined as of January 1 of the prior year in which the fees are payable.

Restated Intergovernmental Agreement – District No. 7

District No. 4 and the Villages at Castle Rock Metropolitan District No. 7 ("District No. 7") entered into an intergovernmental agreement on November 16, 2000, which replaced the 1991 and 1992 agreements between the parties. District No. 7's previous obligation to the District of approximately \$2,800,000 has been terminated. District No. 7 has agreed that upon the receipt of any development fee, District No. 7 will pay to the District the amount of \$5,587 per development fee until the District has been paid \$2,000,000 or November 16, 2030, whichever comes first. As of December 31, 2020, the District has been paid \$1,284,710 under this agreement. District No. 4 estimates that there are 11 lots still existing in District 7 which will generate additional development fee payment. In 2018, District No. 4 and District No. 7 executed a First Amendment to the 2000 intergovernmental agreement and an assignment of development fee rebates, pursuant to which District No. 7 assigned to District No. 4 the right to collect and receive any District No. 7 development fees following the dissolution of District No. 7. District No. 7 obtained an Order for Dissolution from the District Court on January 2, 2019, but remains active for purposes of satisfying its bond obligation.

Development Fee Rebates from Castle Rock

The 1995 Master Intergovernmental Agreement ("MIGA") states that District No. 4 has constructed certain Water and Wastewater Facilities, with capacities in excess of District 4's build-out requirements. The Wastewater Facilities include oversized sewer interceptors through the Woodlands PUD and the East Plum Creek Interceptor. The MIGA provides that the Town will rebate to District No. 4, 30% of the prevailing Sewer Development Fees collected in the MIGA Rebate Area for not-to-exceed 1,220 single-family equivalents ("SFE"). The MIGA Rebate area no longer includes Castlewood Ranch. The Water Facilities include wells, treatment, pumping, storage and transmission systems. The MIGA provides that the Town will rebate 25% of the prevailing Water Development Fees collected in the MIGA Rebate Area, not-to-exceed 350 SFEs. Depending upon the rate of residential growth, it is estimated that District No. 4 could receive \$815,000 in Water Fee Rebates and \$1,140,000 in Sewer Fee Rebates. As depicted in this Audit, District No. 4 received \$221,850 in Development Fee Rebates from the Town in 2020.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020District 4 Facilities and Capacities Constructed for District 9

Consistent with the 1995 Service Plan, the MIGA and the 1986 Amended Regional Facilities Agreement (Amended 1987) District 4 has constructed water and wastewater facilities (and capacities) to serve the buildout in District (Founders), District 7 (Woodlands) and District 9 (Homestead). The Water Facilities include water supply (wells), treatment, pumping, storage tanks and transmission mains. The Wastewater Facilities include gravity interceptors, lift stations, force mains, treatment and reuse systems. In 2013, the District Manager evaluated all water and wastewater facilities constructed-to-date and confirmed the following facilities and construction costs constructed for the benefit of District 9:

Water Supply / Treatment / Storage and Transmission Facilities	\$ 2,795,244
Wastewater Treatment / Interceptors and Regional Diversions	<u>1,324,770</u>
Total Facilities Constructed for District 9	<u>\$ 4,120,014</u>

As referenced in Note 5, District No. 9's Board was reconstituted and approved by the Town in 2018. District No. 9 and District No. 4 initiated discussions and outlines for a new Intergovernmental Financing Agreement ("IGFA") to address development fee collections, mill levies, future Capital facilities and a reimbursement to District 4, for those facilities built and costs incurred for the benefit of District 9.

Note 6: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights ("TABOR"), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020Note 7: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool (“Pool”) which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials’ liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 8: Interfund and Operating Transfers

The transfer of \$3,477,475 from the General Fund to the Debt Service Fund was for the purpose of providing funds to pay the debt service obligations. The transfer of \$1,104,698 from General Fund to Capital Projects Fund was for the purpose of providing funds for capital expenses.

Note 9: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Capital improvements used in government activities are not financial resources and, therefore, are not reported in the funds; and,
- 2) long-term liabilities such as bonds payable and accrued bond interest payable, are not due and payable in the current period and, therefore, are not in the funds.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2020

The Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) Governmental funds report capital outlays as expenditures; however, in the statement of activities, the costs of those assets are held as construction in process pending transfer to other governmental entities or depreciated over their estimated useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method on the Statement of Activities; and,
- 3) transfers between funds have been eliminated in the government-wide financial statements.

SUPPLEMENTAL INFORMATION

FOUNDERS VILLAGE METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
DEBT SERVICE FUND

For the Year Ended December 31, 2020

	Original & Final <u>Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
EXPENDITURES			
Bond interest expense	\$ 3,240,000	\$ 3,240,000	\$ -
Total Expenditures	<u>3,240,000</u>	<u>3,240,000</u>	<u>-</u>
OTHER FINANCING SOURCES (USES)			
Transfer from other funds	<u>3,236,250</u>	<u>3,477,475</u>	<u>241,225</u>
Total Other Financing Sources (Uses)	3,236,250	3,477,475	241,225
NET CHANGE IN FUND BALANCE	(3,750)	237,475	241,225
FUND BALANCE - BEGINNING OF YEAR	<u>30,031</u>	<u>53,594</u>	<u>23,563</u>
FUND BALANCE - END OF YEAR	<u>\$ 26,281</u>	<u>\$ 291,069</u>	<u>\$ 264,788</u>

The notes to the financial statements are an integral part of these statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCE - BUDGET AND ACTUAL
CAPITAL PROJECTS FUND

For the Year Ended December 31, 2020

	Original & Final		Variance
	<u>Budget</u>	<u>Actual</u>	Favorable <u>(Unfavorable)</u>
REVENUES			
Tap agreement with District #7	\$ 5,587	\$ -	\$ (5,587)
System development fees	-	104,808	104,808
Intergovernmental agreement - Castle Rock	135,000	221,850	86,850
Development fees (Memmen)	130,000	-	(130,000)
Interest income	<u>85,000</u>	<u>27,220</u>	<u>(57,780)</u>
 Total Revenues	 <u>355,587</u>	 <u>353,878</u>	 <u>(1,709)</u>
EXPENDITURES			
Project management/planning/engineering	41,000	13,529	27,471
Developer reimbursements (Memmen)	<u>83,300</u>	<u>-</u>	<u>83,300</u>
 Total Expenditures	 <u>124,300</u>	 <u>13,529</u>	 <u>110,771</u>
 EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	 231,287	 340,349	 109,062
OTHER FINANCING SOURCES (USES)			
Transfer from/(to) other funds	<u>418,000</u>	<u>1,104,698</u>	<u>686,698</u>
 Total Other Financing Sources (Uses)	 <u>418,000</u>	 <u>1,104,698</u>	 <u>686,698</u>
 NET CHANGE IN FUND BALANCE	 649,287	 1,445,047	 795,760
 FUND BALANCE - BEGINNING OF YEAR	 <u>1,335,544</u>	 <u>1,271,898</u>	 <u>(63,646)</u>
 FUND BALANCE - END OF YEAR	 <u>\$ 1,984,831</u>	 <u>\$ 2,716,945</u>	 <u>\$ 732,114</u>

The notes to the financial statements are an integral part of these statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

COMBINING BALANCE SHEET GENERAL FUND December 31, 2020

	Villages at Castle Rock #4	General Fund	Total
ASSETS			
Cash and investments	\$ 2,235,173	\$ 516,869	\$ 2,752,042
Receivable County Treasurer	40	40,774	40,814
Property taxes receivable	-	5,327,226	5,327,226
Accounts receivable	-	399,218	399,218
Prepaid expenses	11,415	-	11,415
Total Assets	\$ 2,246,628	\$ 6,284,087	\$ 8,530,715
 LIABILITIES			
Accounts payable	\$ 114,757	\$ 632,632	\$ 747,389
Total Liabilities	114,757	632,632	747,389
 DEFERRED INFLOWS OF RESOURCES			
Deferred property taxes	-	5,327,226	5,327,226
Total Deferred Inflows of Resources	-	5,327,226	5,327,226
 FUND BALANCE			
Nonspendable:			
Prepays	11,415	-	11,415
Restricted:			
Emergencies	99,139	-	99,139
Conservation trust	-	324,229	324,229
Assigned:			
Designated for future expenditures	1,495,820	-	1,495,820
Unassigned:	525,497	-	525,497
Total Fund Balances	2,131,871	324,229	2,456,100
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 2,246,628	\$ 6,284,087	\$ 8,530,715

The notes to the financial statements are an integral part of these statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

GENERAL FUND

For the Year Ended December 31, 2020

	Villages at Castle Rock #4	General Fund	Total
EXPENDITURES			
Accounting and audit	\$ 36,467	\$ -	\$ 36,467
Directors' fees	6,471	-	6,471
District management	35,882	-	35,882
Insurance	13,162	-	13,162
Legal and election expenses	17,907	-	17,907
Miscellaneous expenses	4,781	11	4,792
Administrative	42,565	-	42,565
SDA dues and conference	2,475	-	2,475
Community outreach	300	-	300
Development/referrals	17,065	-	17,065
District #9 - legal / engineering	38,020	-	38,020
Operations and maintenance	985,724	-	985,724
Utilities	211,840	-	211,840
Treasurer's fees	78	79,085	79,163
CTF program expenditures	-	6,500	6,500
	<u>1,412,737</u>	<u>85,596</u>	<u>1,498,333</u>
PROGRAM REVENUES			
System development fees	-	1,104,698	1,104,698
Conservation trust	-	44,453	44,453
	<u>-</u>	<u>1,149,151</u>	<u>1,149,151</u>
Total Program Revenues	<u>-</u>	<u>1,149,151</u>	<u>1,149,151</u>
Net Program (Expense)	(1,412,737)	1,063,555	(349,182)
GENERAL REVENUES			
Property taxes	5,205	5,267,342	5,272,547
Specific ownership taxes	451	454,823	455,274
Other income	15,124	-	15,124
Interest income	-	5,347	5,347
	<u>20,780</u>	<u>5,727,512</u>	<u>5,748,292</u>
Total General Revenues	<u>20,780</u>	<u>5,727,512</u>	<u>5,748,292</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES			
	(1,391,957)	6,791,067	5,399,110
OTHER FINANCING SOURCES (USES)			
Transfer to other funds	-	(6,753,125)	(6,753,125)
Transfer from other funds	2,170,952	-	2,170,952
	<u>2,170,952</u>	<u>(6,753,125)</u>	<u>(4,582,173)</u>
Total Other Financing Sources (Uses)	<u>2,170,952</u>	<u>(6,753,125)</u>	<u>(4,582,173)</u>
NET CHANGE IN FUND BALANCE	778,995	37,942	816,937
FUND BALANCE			
BEGINNING OF YEAR	<u>1,352,876</u>	<u>286,287</u>	<u>1,639,163</u>
END OF YEAR	<u>\$ 2,131,871</u>	<u>\$ 324,229</u>	<u>\$ 2,456,100</u>

The notes to the financial statements are an integral part of these statements.

FOUNDERS VILLAGE METROPOLITAN DISTRICT

SUMMARY OF ASSESSED VALUATION, MILL LEVY AND PROPERTY TAXES COLLECTED

December 31, 2020

<u>Year Ended</u> <u>December 31,</u>	Prior Year Assessed Valuation for Current Year Property Tax Levy	<u>Mills Levied</u> <u>General Fund</u>	<u>Total Property Tax</u>		Percent Collected to Levied
			<u>Levied</u>	<u>Collected</u>	
1998	\$ 16,744,410	49.281	\$ 825,181	\$ 814,214	98.67%
1999	\$ 17,357,090	49.281	\$ 855,375	\$ 854,942	99.95%
2000	\$ 19,661,040	56.982	\$ 1,120,325	\$ 1,120,325	100.00%
2001	\$ 22,764,348	56.982	\$ 1,297,158	\$ 1,297,038	99.99%
2002	\$ 30,071,560	60.656	\$ 1,824,000	\$ 1,823,266	99.96%
2003	\$ 32,357,546	60.656	\$ 1,962,679	\$ 1,964,997	100.12%
2004	\$ 34,600,894	69.724	\$ 2,412,513	\$ 2,411,826	99.97%
2005	\$ 35,831,860	79.146	\$ 2,835,948	\$ 2,835,923	100.00%
2006	\$ 38,939,000	79.146	\$ 3,081,866	\$ 3,082,827	100.03%
2007	\$ 39,198,400	79.146	\$ 3,102,397	\$ 3,101,898	99.98%
2008	\$ 41,492,190	79.146	\$ 3,283,941	\$ 3,292,739	100.27%
2009	\$ 41,662,370	79.146	\$ 3,297,410	\$ 3,270,938	99.20%
2010	\$ 40,691,070	79.146	\$ 3,220,535	\$ 3,244,892	100.76%
2011	\$ 40,700,390	79.146	\$ 3,221,273	\$ 3,220,539	99.98%
2012	\$ 35,962,750	79.146	\$ 2,846,308	\$ 2,847,925	100.06%
2013	\$ 35,840,730	79.146	\$ 2,836,650	\$ 5,267,342	185.69%
2014	\$ 35,499,091	79.146	\$ 2,809,611	\$ 2,815,513	100.21%
2015	\$ 35,800,810	79.146	\$ 2,833,491	\$ 2,814,380	99.33%
2016	\$ 44,053,090	79.146	\$ 3,486,626	\$ 3,485,455	99.97%
2017	\$ 44,229,140	79.146	\$ 3,500,560	\$ 3,500,041	99.99%
2018	\$ 50,449,550	87.314	\$ 4,404,952	\$ 4,404,891	100.00%
2019	\$ 50,829,650	87.253	\$ 4,435,039	\$ 4,434,366	99.98%
2020	\$ 60,026,520	87.842	\$ 5,272,850	\$ 5,272,547	99.99%
Estimated for year ending December 31, 2021	\$ 60,479,620	88.083	\$ 5,327,226		

NOTES

1. Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

2. This information does not include Village's at Castle Rock Metropolitan District # 4 which is a blended component unit

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 4

Capital Projects Fund

5-Year Capital Improvements Program (2020-2024)

PROJECT / ACTIVITY	PROJECTED COST
South Pool / Clubhouse / Park & Community Facilities	\$ 3,600,000
Memmen Lift Station Oversizing (Church & Commercial)	\$ 250,000
Project Management Services (all CPF Projects)	\$ 212,500
Developer Reimbursements to Memmen Builder (per DRA)	\$ 658,000
Capital Projects Contingency (Engineering / Design / Construction)	\$ 145,000
PROJECTED CPF PROJECTS TO BUILDOUT:	\$ 4,865,500
PROJECTED CPF REVENUES	REVENUES
Estimated 2020 Capital Fund Starting Balance	\$ 1,338,000
System Development Fees (Founders Filing 21 / Comm / IRR)	\$ 922,000
System Development Fees (from B. Memmen Builder)	\$ 1,106,000
Development Fee Rebates (from Castle Rock per 1995 MIGA)	\$ 1,187,000
Development Fee Recoupment (from 11 lots in District 7)	\$ 62,500
Lift Station Oversizing Recoupments (Church & Commercial)	\$ 250,000
PROJECTED TOTAL CPF REVENUES:	\$ 4,865,500

Updated: 11/19/2019