

2024 ANNUAL REPORT

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6

(the “DISTRICT”)

As required by Section 32-1-207(3)(c), C.R.S., Ordinance No. 92-15 adopted by the Town Council of the Town of Castle Rock (the “Town”), Section 11.02.040 of the Castle Rock Municipal Code, and Section XIII of the District’s Second Amended and Restated Service Plan, the following report of the activities of the District from January 1, 2024 to December 1, 2024 is hereby submitted.

- A. Boundary changes made: The District did not propose or make any boundary changes as of December 31, 2024.
- B. Intergovernmental Agreements entered into or terminated: The Board entered into the following Intergovernmental Agreements in 2024.

First Amendment to Intergovernmental Agreement between the District and the Town on July 2, 2024.
- C. Access information to obtain a copy of rules and regulations adopted: The District did not adopt any rules or regulations as of December 31, 2024. In the event the District adopts rules or regulations in the future, such documents may be accessed at the offices of Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, CO 80228. 303-987-0835 or on the District’s website: <https://villagesatcastlerockmd6.colorado.gov/>.
- D. Summary of litigation involving the District’s public improvements: The District was not involved in any litigation in 2024.
- E. Status of the District’s construction of public improvements: The District did not construct any facilities or improvements that were conveyed to or dedicated to the Town in 2024.
- F. Conveyances or dedications of facilities or improvements, constructed by the District, to the Town Council of the Town of Castle Rock: No facilities and improvements were dedicated and accepted by the Town of Castle Rock in 2024.
- G. Final assessed valuation of the District for the reporting year: \$58,370,490.
- H. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
- I. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: To our knowledge, the District has been able to pay its obligations as they come due.

- J. Progress of the District in the Implementation of its Service Plan: The District initially issued bonds in 2007 to reimburse M.D.C. Land Corporation and M.D.C. Holdings, Inc. (collectively, “MDC”) for a portion of the verified capital improvement costs incurred by MDC for construction of public improvements. A summary of the verified capital improvement costs incurred by MDC for construction of public improvements was attached to the 2007 Annual Report.

In 2021, the District issued its 2021 Bonds, which refunded or exchanged the 2007 Bonds in part (see 2024 Audit, attached as **Exhibit A** for more information).

As of December 31, 2024, over the life of the project, the Builder has delivered 1,238 residential units to homeowners. The development of public infrastructure in the District has been completed.

- K. Audited financial statements for the reporting year: A copy of the 2024 Audit is attached hereto as **Exhibit A**.
- L. Capital Improvements Expenditures: The District has no immediate plans to incur additional debt for the construction or acquisition of any additional public improvements, or to provide reimbursement for costs incurred on its behalf for public improvements unless and until it seeks the Town’s approval to incur such additional debt. Provided however, the District may accept the dedication of public improvements constructed by MDC for operation and maintenance.
- M. Financial obligations of the District: Please refer to the 2024 Audit for the District, which is attached as **Exhibit A**.
- N. Current year’s budget: A copy of the District’s 2025 budget is attached hereto as **Exhibit B**.
- O. 2024 Development Summary: As of December 31, 2024, over the life of the project, the Builder has delivered 1,238 residential units to homeowners. The development of public infrastructure in the District has been completed.
- P. Fees, Charges and Assessments imposed by the District: On June 3, 2005, the District adopted Resolution 2005-06-01 Regarding the Imposition of System Development Fees, at a rate of \$2,000 per Residential Unit as contemplated in the Service Plan. No new fees were adopted or imposed by the District in 2024.
- Q. District Certification Pursuant to Section 11.02.060 of the Castle Rock Municipal Code: There were no material modifications of the District’s Service Plan in 2024, and the Board of Directors of the District hereby certifies that no action, event or condition enumerated in Section 11.02.060 of the Castle Rock Municipal Code occurred in 2024.
- R. District Directors, General Counsel and Administrator: A list of the District’s Board of Directors, General Counsel, District Manager and Financial Consultant is attached hereto as **Exhibit C**.

The District scheduled regular meetings during 2025 as follows: June 9, 2025 and October 6, 2025 at 1:30 p.m. via Zoom videoconference.

EXHIBIT A
2024 AUDIT

**THE VILLAGES AT CASTLE ROCK
METROPOLITAN DISTRICT NO. 6
Douglas County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2024

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Dazzio & Associates, PC

Certified Public Accountants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
The Villages at Castle Rock Metropolitan District No. 6
Douglas County, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of the The Villages at Castle Rock Metropolitan District No. 6 (the District), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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 the District, as of December 31, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted Management's Discussion and Analysis that accounting principles generally accepted in the United States of America 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.

Supplementary Information

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

Other Information

Management is responsible for the other information included in the annual report. The Other Information and the Annual Disclosure, as listed on the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the Other Information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Duggio & Associates, P.C.

May 2, 2025

BASIC FINANCIAL STATEMENTS

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
STATEMENT OF NET POSITION
DECEMBER 31, 2024

	Governmental Activities
ASSETS	
Cash and Investments	\$ 990,241
Cash and Investments - Restricted	797,720
Prepaid Insurance	12,228
Receivable from County Treasurer	29,925
Property Tax Receivable	4,494,937
Capital Assets:	
Capital Assets Not Being Depreciated	2,065,418
Total Assets	<u>8,390,469</u>
LIABILITIES	
Accounts Payable	5,295
Fire Protection IGA Payable	570,443
Accrued Interest	112,188
Noncurrent Liabilities:	
Due Within One Year	519,524
Due in More Than One Year	61,186,309
Total Liabilities	<u>62,393,759</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	4,494,937
Total Deferred Inflows of Resources	<u>4,494,937</u>
NET POSITION	
Restricted for:	
Emergency Reserve	24,800
Debt Service	690,657
Net Position - Unrestricted	<u>(59,213,684)</u>
Total Net Position	<u><u>\$ (58,498,227)</u></u>

See accompanying Notes to Basic Financial Statements.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 690,817	\$ -	\$ -	\$ -	\$ (690,817)
Interest on Long-Term Debt and Related Costs	3,313,770	-	-	-	(3,313,770)
Total Governmental Activities	<u>\$ 4,004,587</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	(4,004,587)
GENERAL REVENUES					
Property Taxes					3,877,651
Specific Ownership Taxes					333,850
Interest Income					113,415
Property Taxes - Fire Protection IGA					578,875
Other Revenue					9,410
Total General Revenues and Transfers					<u>4,913,201</u>
CHANGES IN NET POSITION					908,614
Net Position - Beginning of Year					<u>(59,406,841)</u>
NET POSITION - END OF YEAR					<u>\$ (58,498,227)</u>

See accompanying Notes to Basic Financial Statements.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 990,241	\$ -	\$ 990,241
Cash and Investments - Restricted	24,800	772,920	797,720
Receivable from County Treasurer	-	29,925	29,925
Prepaid Insurance	12,228	-	12,228
Property Tax Receivable	770,491	3,724,446	4,494,937
	<u> </u>	<u> </u>	<u> </u>
Total Assets	<u>\$ 1,797,760</u>	<u>\$ 4,527,291</u>	<u>\$ 6,325,051</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 5,295	\$ -	\$ 5,295
Fire Protection IGA Payable	570,443	-	570,443
Total Liabilities	<u>575,738</u>	<u>-</u>	<u>575,738</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	770,491	3,724,446	4,494,937
Total Deferred Inflows of Resources	<u>770,491</u>	<u>3,724,446</u>	<u>4,494,937</u>
FUND BALANCES			
Nonspendable:			
Prepaid Expense	12,228	-	12,228
Restricted for:			
Emergency Reserves	24,800	-	24,800
Debt Service	-	802,845	802,845
Unassigned	414,503	-	414,503
Total Fund Balances	<u>451,531</u>	<u>802,845</u>	<u>1,254,376</u>
	<u> </u>	<u> </u>	<u> </u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 1,797,760</u>	<u>\$ 4,527,291</u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	2,065,418
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	
Bonds Payable 2021	(56,954,000)
Bonds Payable 2007	(4,260,905)
Bond Discount	506,992
Accrued Interest Payable	(112,188)
Accrued Interest Payable - 2021B Subordinate Bonds	(997,920)
	<u> </u>
Net Position of Governmental Activities	<u>\$ (58,498,227)</u>

See accompanying Notes to Basic Financial Statements.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2024

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 185,240	\$ 3,692,411	\$ 3,877,651
Specific Ownership Taxes	-	333,850	333,850
Interest Income	52,767	60,648	113,415
Other Revenue	9,410	-	9,410
Property Taxes - Fire Protection IGA	578,875	-	578,875
Total Revenues	<u>826,292</u>	<u>4,086,909</u>	<u>4,913,201</u>
EXPENDITURES			
Current:			
Accounting	30,113	-	30,113
Auditing	5,600	-	5,600
County Treasurer's Fee	11,467	55,411	66,878
District Management	16,188	-	16,188
Election	45	-	45
Fire Protection	570,443	-	570,443
Insurance	11,919	-	11,919
Legal	16,251	-	16,251
Miscellaneous	3,337	-	3,337
Pond Maintenance	25,454	-	25,454
Debt Service:			
Bond Interest - 2007	-	496,714	496,714
Bond Interest - 2021A	-	1,206,356	1,206,356
Bond Interest - 2021B	-	2,170,108	2,170,108
Paying Agent Fees	-	5,330	5,330
Total Expenditures	<u>690,817</u>	<u>3,933,919</u>	<u>4,624,736</u>
NET CHANGE IN FUND BALANCES	135,475	152,990	288,465
Fund Balances - Beginning of Year	<u>316,056</u>	<u>649,855</u>	<u>965,911</u>
FUND BALANCES - END OF YEAR	<u><u>\$ 451,531</u></u>	<u><u>\$ 802,845</u></u>	<u><u>\$ 1,254,376</u></u>

See accompanying Notes to Basic Financial Statements.

**THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 288,465
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Amounts reported for governmental activities in the statement of activities are different because:

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Interest Paid - 2021B Bonds	2,170,108
Accreted Bonds Payable - Change in Liability	129,314

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Change in Accrued Bond Interest Payable	(1,656,211)
Amortization of Bond Discount	(23,062)
	(1,679,273)

Changes in Net Position of Governmental Activities	\$ 908,614
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THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 185,263	\$ 185,240	\$ (23)
Interest Income	10,000	52,767	42,767
Other Revenue	-	9,410	9,410
Property Taxes - Fire Protection IGA	578,946	578,875	(71)
Total Revenues	<u>774,209</u>	<u>826,292</u>	<u>52,083</u>
EXPENDITURES			
Accounting	46,000	30,113	15,887
Auditing	5,600	5,600	-
County Treasurer's Fee	11,463	11,467	(4)
District Management	25,000	16,188	8,812
Election	-	45	(45)
Fire protection	570,262	570,443	(181)
Insurance	15,000	11,919	3,081
Legal	25,000	16,251	8,749
Miscellaneous	3,500	3,337	163
Pond Maintenance	30,000	25,454	4,546
Contingency	20,175	-	20,175
Total Expenditures	<u>752,000</u>	<u>690,817</u>	<u>61,183</u>
NET CHANGE IN FUND BALANCE	22,209	135,475	113,266
Fund Balance - Beginning of Year	<u>285,531</u>	<u>316,056</u>	<u>30,525</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 307,740</u></u>	<u><u>\$ 451,531</u></u>	<u><u>\$ 143,791</u></u>

See accompanying Notes to Basic Financial Statements.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 1 DEFINITION OF REPORTING ENTITY

The Villages at Castle Rock Metropolitan District No. 6 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by Order and Decree of the Douglas County District Court on August 15, 1984, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Second Amended and Restated Service Plan approved by the Town of Castle Rock on April 27, 2004. The District's service area is located in Douglas County, Colorado. The District was established to provide construction, installation, financing and operation of public improvements, including water, sanitary, storm sewer, streets, parks and recreation facilities, safety, transportation, television relay, fire protection, and mosquito control primarily for single-family, residential development within the District.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set 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 District has no employees, and all operations and administrative functions are contracted.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The more significant accounting policies of the District are described as follows:

Government-Wide and Fund Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the assets, deferred outflow of resources, liabilities, and deferred inflow of resources of the District is reported as net position.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (Continued)

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.

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

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 related cash flows.

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 major sources of revenue susceptible to accrual are property taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. 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.

Pooled Cash and Investments

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 single bank or investment account. 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.

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 taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

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 or business-type 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. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Amortization

In the government-wide financial, bond discounts are deferred and amortized over the life of the bonds using the effective interest method.

Deferred Inflows of Resources

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net assets that applies to a future period 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. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

Equity

Net Position

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

Fund Balance

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

Nonspendable Fund Balance – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

Restricted Fund Balance – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

Committed Fund Balance – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by 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.

Assigned Fund Balance – The portion of fund balance that is constrained by the government's intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity (Continued)

Fund Balance (Continued)

Unassigned Fund Balance – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2024, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 990,241
Cash and Investments - Restricted	<u>797,720</u>
Total Cash and Investments	<u><u>\$ 1,787,961</u></u>

Cash and investments as of December 31, 2024, consist of the following:

Deposits with Financial Institutions	\$ 676,387
Investments	<u>1,111,574</u>
Total Cash and Investments	<u><u>\$ 1,787,961</u></u>

Deposits with Financial Institutions

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. 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 for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 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.

At December 31, 2024, the District's cash deposits had a bank balance of \$676,387 and a carrying balance of \$676,387.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Investments

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States, certain U.S. government agency securities, and securities of the World Bank
- . General obligation and revenue bonds of U.S. local government entities
- . Certain certificates of participation
- . Certain securities lending agreements
- . Bankers' acceptances of certain banks
- . Commercial paper
- . Written repurchase agreements and certain reverse repurchase agreements collateralized by certain authorized securities
- * Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

As of December 31, 2024, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
US Treasury Money Market Fund	Weighted-Average Under 60 Days	\$ 70,880
Colorado Local Government Liquid Asset Trust (COLOTRUST PLUS+)	Weighted-Average Under 60 Days	<u>1,040,694</u>
Total Investment		<u><u>\$ 1,111,574</u></u>

First American Government Obligation Fund

The debt service money that is included in the trust accounts at U.S. Bank is invested in the First American Government Obligation Fund. This portfolio is a money market mutual fund which invests in U.S. Government Securities, which are fully guaranteed as to principal and interest by the United States, with maturities of 43 days or less and repurchase agreements collateralized by U.S. Government Securities. The Fund is rated AAAM by Standard & Poor's.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

COLOTRUST

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers three portfolios – COLOTRUST PRIME, COLOTRUST PLUS+, and COLOTRUST EDGE.

COLOTRUST PRIME and COLOTRUST PLUS+, which operate similarly to a money market fund and each share is equal in value to \$1.00, offer daily liquidity. Both portfolios may invest in U.S. Treasury securities 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 any security allowed under CRS 24-75-601.

COLOTRUST EDGE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$10.00 transactional share price. COLOTRUST EDGE may invest in securities authorized by Section 24-75-601.1, C.R.S., including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, and highest rated commercial paper.

A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST PRIME and COLOTRUST PLUS+ are rated AAAM by Standard & Poor's. COLOTRUST EDGE is rated AAAsf/S1 by Fitch Ratings. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2024 follows:

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Drainage and Detention	\$ 2,065,418	\$ -	\$ -	\$ 2,065,418
Total Capital Assets, Not Being Depreciated	<u>\$ 2,065,418</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 2,065,418</u>

During 2020, the remaining capital assets constructed and/or acquired by the District were conveyed to the Town of Castle Rock. The costs of all capital assets transferred to the Town were removed from the District's financial records. It is anticipated that any future capital improvements, with the exception of the detention ponds, will be transferred to the Town.

NOTE 5 LONG-TERM OBLIGATIONS

The District's outstanding long-term obligations at December 31, 2024, were as follows:

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
Bonds Payable:					
General Obligation Bonds:					
Series 2007 - Accreted Value	\$ 4,390,219	\$ 367,400	\$ 496,714	\$ 4,260,905	\$ 496,462
Subordinate Limited Tax Supported Revenue Bonds:					
Series 2021A	29,245,000	-	-	29,245,000	-
Series 2021B	27,709,000	-	-	27,709,000	-
Accrued Interest:					
Series 2021B	1,512,699	1,655,329	2,170,108	997,920	-
Subtotal Bonds Payable	<u>62,856,918</u>	<u>2,022,729</u>	<u>2,666,822</u>	<u>62,212,825</u>	<u>496,462</u>
Bond Discount:					
Series 2021A	(530,054)	23,062	-	(506,992)	23,062
Subtotal Bond Discount	<u>(530,054)</u>	<u>23,062</u>	<u>-</u>	<u>(506,992)</u>	<u>23,062</u>
Total Long-Term Obligations	<u><u>\$ 62,326,864</u></u>	<u><u>\$ 2,045,791</u></u>	<u><u>\$ 2,666,822</u></u>	<u><u>\$ 61,705,833</u></u>	<u><u>\$ 519,524</u></u>

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Refunding Bonds, Series 2021A (the 2021A Senior Bonds) and **Subordinate Limited Tax General Obligation Refunding Bonds, Series 2021B** (the 2021B Subordinate Bonds, and together with the Senior Bonds, the 2021 Bonds).

Proceeds of the 2021 Bonds

The District issued the 2021 Bonds on July 15, 2021, in the par amounts of \$29,245,000 for the 2021A Senior Bonds and \$27,709,000 for the 2021B Subordinate Bonds. Net proceeds from the sale of the 2021A Senior Bonds were used to: (i) purchase and cancel a portion of the accreted value of the District's outstanding 2007 Senior Bonds (discussed below); (ii) refund the 2007 Subordinate Obligations which were satisfied in full pursuant to the Waiver and Release of Obligations that the District entered into in 2021 concurrent with the issuance of the 2021 Bonds; (iii) fund an initial deposit to the 2021A Surplus Fund; and (iv) pay certain costs in connection with the issuance of the 2021 Bonds. The 2021B Subordinate Bonds were issued in exchange for the purchase and cancellation of a portion of the accreted value of the 2007 Senior Bonds.

2007 Senior Bonds Outstanding

Upon closing on the 2021 Bonds on July 15, 2021, 4,847.51 Bond Units of the 2007 Senior Bonds remained outstanding. At closing, the District deposited to the Bond Redemption Fund an amount sufficient to pay the accreted value as of December 1, 2021, of an additional 1,158.94 Bond Units that were subject to sinking fund redemption from December 1, 2018 through December 1, 2020. As a result, after this payment on December 1, 2021, 3,688.57 Bond Units of the 2007 Senior Bonds were outstanding.

To the extent principal of any 2007 Senior Bond is not paid when due, principal shall remain outstanding until paid. To the extent interest on any 2007 Senior Bond is not paid when due, such unpaid interest shall compound annually on each December 1, at the rate then borne by the 2007 Senior Bond. The 2007 Senior Bonds are not subject to early termination. The 2007 Senior Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the 2007 Senior Bonds. Events of default occur if the District fails to impose the 2007 Senior Required Mill Levy, or to apply the 2007 Senior Pledged Revenues as required by the 2007 Senior Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture.

Parity Lien

The 2021A Senior Bonds have a parity lien on Senior Pledged Revenue with the 2007 Senior Bonds and, if Senior Pledged Revenue is not sufficient to meet annual debt service requirements of the 2021A Senior Bonds and 2007 Senior Bonds, Senior Pledged Revenues will be allocated pro-rata based on the outstanding principal/accreted value of the 2021A Senior Bonds, the 2007 Senior Bonds, and any additional bonds that have a parity lien on Senior Pledged Revenue.

The 2021A Senior Bonds and outstanding 2007 Senior Bonds are collectively referred to herein as the Senior Bonds.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Details of the 2021A Senior Bonds

The 2021A Senior Bonds will bear interest at 4.125% and are payable semiannually, to the extent of available Senior Pledged Revenue, on June 1 and December 1, beginning on December 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2038. The 2021A Senior Bonds mature on December 1, 2051. To the extent principal of any 2021A Senior Bond is not paid when due, such principal shall remain outstanding until paid and shall continue to bear interest at the rate borne by the 2021A Senior Bond. To the extent interest on any 2021A Senior Bond is not paid when due, such interest shall compound semiannually on each interest payment date, at the rate then borne by the 2021A Senior Bond.

The 2021A Senior Bonds are not subject to early termination. The 2021A Senior Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the 2021A Senior Bonds. Events of default occur if the District fails to impose the 2021A Senior Bond Required Mill Levy, or to apply the 2021A Senior Bond Pledged Revenues as required by the 2021A Senior Bond Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture.

Senior Bonds Pledged Revenue

The Senior Bonds are secured by and payable solely from and to the extent of Senior Pledged Revenue which means the moneys derived by the District from the following sources, net of any costs of collection: (a) the Senior Required Mill Levy; (b) the Capital Fees; (c) the Specific Ownership Tax; and (d) any other legally available moneys which the District determines, in its absolute discretion, to transfer to the Senior Bond Fund.

Capital Fees means, generally, all fees, rates, tolls, penalties, and charges of a capital nature (excluding periodic, recurring service charges) whether now in effect or imposed by the District in the future, including the Development Fees.

Specific Ownership Tax means the specific ownership taxes collected by the County as a result of imposition of the Senior Required Mill Levy and remitted to the District.

The District has covenanted to impose the Senior Required Mill Levy which is an ad valorem mill levy imposed upon all taxable property of the District each year in an amount of 50 mills, subject to adjustment for changes in the method of calculating assessed valuation after April 27, 2004.

Additional Security for the 2021A Senior Bonds

The 2021A Senior Bonds are additionally secured by amounts, if any, in the 2021A Surplus Fund. The 2021A Surplus Fund will initially be funded from proceeds of the 2021A Senior Bonds in the amount of the 2021A Maximum Surplus Amount of \$500,000. Thereafter, subject to the receipt of sufficient Senior Pledged Revenue, the 2021A Surplus Fund will be funded up to the 2021A Maximum Surplus Amount. Amounts on deposit in the 2021A Surplus Fund (if any) on the final maturity date of the 2021A Senior Bonds are to be applied to the payment of the 2021A Senior Bonds. The balance in the 2021A Surplus Fund as of December 31, 2024, is \$500,000.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Additional Security for the 2007 Senior Bonds

The 2007 Senior Bonds are additionally secured by amounts, if any, in the 2007 Surplus Fund. Subject to the receipt of sufficient Senior Pledged Revenue, the 2007 Surplus Fund is to be funded up to the 2007 Maximum Surplus Amount of \$500,000; provided, however, such amount may be reduced when any 2007 Senior Bonds are purchased and cancelled by the District by an amount equal to: \$500,000 multiplied by (i) the number of 2007 Senior Bond Units (as defined in the 2007 Indenture) being purchased and cancelled by the District, divided by (ii) the number of 2007 Senior Bond Units outstanding prior to such purchase and cancellation. Before the closing date of the 2021 Bonds, 35,841.68 Bond Units of the 2007 Bonds were outstanding. After the purchase/exchange and cancellation of 30,994.17 Bonds Units on the closing date of the 2021 Bonds, 4,847.51 Bond Units were outstanding resulting in a new Maximum Surplus Amount of \$67,624. As mentioned above, the Maximum Surplus Amount will continue to decrease as Senior Bond Units are purchased and cancelled. The balance in the 2007 Surplus Fund as of December 31, 2024, is \$68,444.

Optional Redemption of the 2021 Bonds

The 2021A Senior Bonds and 2021B Subordinate Bonds are subject to redemption prior to maturity, at the option of the District on December 1, 2029 and on any date thereafter, upon payment of the principal amount so redeemed plus accrued interest thereon to the date of redemption, together with a redemption premium equal to a percentage of the principal amount so redeemed, as follows:

Date of Redemption	Redemption Premium
December 1, 2029, to November 30, 2030	2.00%
December 1, 2030, to November 30, 2031	1.00
December 1, 2031, and Thereafter	0.00

The Districts long-term obligations relating to the 2021A Senior Bonds will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 1,206,356	\$ 1,206,356
2026	-	1,206,356	1,206,356
2027	-	1,206,356	1,206,356
2028	-	1,206,356	1,206,356
2029	-	1,206,356	1,206,356
2030-2034	-	6,031,780	6,031,780
2035-2039	1,910,000	6,002,905	7,912,905
2040-2044	8,250,000	5,015,795	13,265,795
2045-2049	12,250,000	3,002,176	15,252,176
2050-2051	6,835,000	435,807	7,270,807
Total	<u>\$ 29,245,000</u>	<u>\$ 26,520,243</u>	<u>\$ 55,765,243</u>

Because of the uncertainty of the timing of the principal and interest on the Series 2021B Subordinate Bonds, no schedule of principal and interest is presented.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Details of the 2021B Subordinate Bonds

The 2021B Subordinate Bonds bear interest at the rate of 5.700% per annum and are subject to mandatory redemption annually on December 1, beginning December 1, 2021 from, and to the extent of, available Subordinate Pledged Revenue, if any, and mature on December 1, 2051. The 2021B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest due prior to the final maturity date. Unpaid interest will accrue and compound annually on each December 1 until sufficient Subordinate Pledged Revenue is available for payment.

After the application on December 1, 2061, of all available Subordinate Pledged Revenue to the repayment of the 2021B Subordinate Bonds, all of the 2021B Subordinate Bonds and interest thereon are to be deemed to be discharged on December 2, 2061, regardless of the amount of principal and interest paid prior to that date.

The 2021B Subordinate Bonds do not have any unused lines of credit. No assets have been pledged as collateral on the 2021B Subordinate Bonds. Events of default occur if the District fails to impose the 2021B Subordinate Required Mill Levy, or to apply the 2021B Subordinate Bond Pledged Revenues as required by the 2021B Subordinate Bond Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Senior Indenture.

2021B Subordinate Bonds Pledged Revenue

The 2021B Subordinate Bonds are secured by and payable solely from and to the extent of Subordinate Pledged Revenue which means the moneys derived by the District from the following sources, net of any costs of collection: (a) the Subordinate Required Mill Levy; (b) the Subordinate Capital Fee Revenue, if any; (c) the Subordinate Specific Ownership Tax; and (d) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Subordinate Bond Fund.

Subordinate Capital Fee Revenue means the revenue, if any, derived from the imposition of Capital Fees which remains after deduction of all amounts applied to the payment of the 2007 Senior Bonds, the 2021A Senior Bonds, and any other outstanding Parity Bonds.

Subordinate Specific Ownership Tax means the revenue, if any, derived from the Specific Ownership Tax which remains after deduction of all amounts applied to the payment of the 2007 Senior Bonds, the 2021A Senior Bonds, and any other outstanding Parity Bonds.

The District is required to impose a Subordinate Required Mill Levy in the amount of 50 mills, subject to adjustment for changes in the method of calculating assessed valuation after April 27, 2004, less the amount of the Senior Bond Mill Levy, or such lesser mill levy which will pay all of the principal of and interest on the 2021B Subordinate Bonds in full. Senior Bond Mill Levy means the mill levy required to be imposed for the payment of the 2007 Senior Bonds and the 2021A Senior Bonds, and any other mill levy required to be imposed for payment of other Senior Bonds outstanding.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Debt Authorization

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$60,000,000 for general obligation bonds at an interest rate not to exceed 18% per annum. In addition, the electors authorized the refunding of up to \$60,000,000 in general obligation bonds at a higher interest rate. As of December 31, 2024, the District had authorized but unissued general obligation indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized	Authorization Used		Authorized but Unused
		Series 2007 Bonds	Series 2021 Bonds	
Streets	\$ 30,000,000	\$ 14,327,973	\$ -	\$ 15,672,027
Water	10,000,000	1,314,297	-	8,685,703
Sewer	10,000,000	6,923,699	-	3,076,301
Parks and Recreation	5,000,000	1,033,724	-	3,966,276
Mosquito Control	1,000,000	388,392	-	611,608
TV Relay	1,000,000	-	-	1,000,000
Transportation	1,000,000	251,915	-	748,085
Traffic and Safety	2,000,000	-	-	2,000,000
Debt Refunding	60,000,000	-	35,884,720	24,115,280
Total	<u>\$ 120,000,000</u>	<u>\$ 24,240,000</u>	<u>\$ 35,884,720</u>	<u>\$ 59,875,280</u>

Pursuant to the Service Plan, any additional debt issued by the District will require prior approval by the Town. Maximum debt service mill levy per the Service Plan is 50.000 mills, as adjusted for changes in the ratio of actual value to assessed value of property within the District. As of December 31, 2024, the maximum debt service mill levy per the Service Plan, as adjusted, is 63.807 mills.

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation.

The District had restricted net position as of December 31, 2024, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 24,800
Debt Service Reserve	690,657
Total Restricted Net Position	<u>\$ 715,457</u>

The District has a deficit in unrestricted net position. This deficit amount is the result of the District being responsible for the financing and repayment of bonds issued and for the repayment of Developer advances received for the construction of public improvements which were conveyed to other governmental entities and which costs were removed from the District's financial records.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is M.D.C. Land Corporation. As of December 31, 2024, three members of the Board of Directors are residents of the Districts, and two members are current employees, owners or otherwise associated with the Developer and may have conflicts of interest in dealing with the District.

NOTE 8 INTERGOVERNMENTAL AGREEMENTS

Fire Protection and Emergency Response Intergovernmental Agreement

The District entered into a Fire Protection and Emergency Response IGA with the Town of Castle Rock in 2007 and approved an Amendment in 2024. Under the agreement, the Town is obligated to provide fire protection and emergency response services to property within the District and the District shall impose a mill levy dedicated and pledged to the Town for this purpose. In 2024, the amount collected under this agreement totaled \$570,443.

<u>Tax Certification Year</u>	<u>Tax Collection Year</u>	<u>Fire IGA Mill Levy</u>
2007-2025	2008-2026	10.000
2026	2027	9.000
2027	2028	8.000
2028	2029	7.000
2029	2030	6.000
2030 and thereafter	2031 and thereafter	5.000

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2024

NOTE 9 RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool 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 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's 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.

On May 4, 2004, a majority of the District's electors authorized the District to collect and spend \$4,000,000 annually of ad valorem taxes of the District for operations and maintenance without regard to any limitations under TABOR.

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, or 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.

SUPPLEMENTARY INFORMATION

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 3,692,865	\$ 3,692,411	\$ (454)
Specific Ownership Taxes	401,137	333,850	(67,287)
Interest Income	21,304	60,648	39,344
Total Revenues	4,115,306	4,086,909	(28,397)
EXPENDITURES			
County Treasurer's Fee	55,393	55,411	(18)
Paying Agent Fees	5,330	5,330	-
Bond Interest - 2007	496,714	496,714	-
Bond Interest - 2021A	1,206,356	1,206,356	-
Bond Interest - 2021B	2,342,902	2,170,108	172,794
Contingency	95,305	-	95,305
Total Expenditures	4,202,000	3,933,919	268,081
NET CHANGE IN FUND BALANCE	(86,694)	152,990	239,684
Fund Balance - Beginning of Year	649,855	649,855	-
FUND BALANCE - END OF YEAR	<u>\$ 563,161</u>	<u>\$ 802,845</u>	<u>\$ 239,684</u>

OTHER INFORMATION

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2024

Year Ended December 31,	Assessed Valuation	Total Mills Levied		Total Property Taxes		Percent Collected to Levied
		General Operations	Debt Service	Levied	Collected	
2019/2020	\$ 34,578,230	21.132	55.664	\$ 2,655,470	\$ 2,654,974	99.98 %
2020/2021	38,477,700	21.132	55.664	2,954,934	2,954,937	100.00 %
2021/2022	43,219,670	15.000	55.664	3,054,075	3,054,078	100.00 %
2022/2023	43,831,150	15.000	57.095	3,160,008	3,158,537	99.95 %
2023/2024	57,894,600	13.200	63.786	4,457,074	4,456,526	99.99 %
Estimated for Year Ending December 31, 2025	\$ 58,370,490	13.200	63.807	\$ 4,494,937		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years.
Information received from the Treasurer does not permit identification of specific year of levy.

Source: Douglas County Assessor and Treasurer.

THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2024

\$29,245,000 Series 2021A
Limited Tax General Obligation Refunding Bonds
Interest Rate: 4.125%
Series 2021A
Interest Payable June 1 and December 1
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 1,206,356	\$ 1,206,356
2026	-	1,206,356	1,206,356
2027	-	1,206,356	1,206,356
2028	-	1,206,356	1,206,356
2029	-	1,206,356	1,206,356
2030	-	1,206,356	1,206,356
2031	-	1,206,356	1,206,356
2032	-	1,206,356	1,206,356
2033	-	1,206,356	1,206,356
2034	-	1,206,356	1,206,356
2035	-	1,206,356	1,206,356
2036	-	1,206,356	1,206,356
2037	-	1,206,356	1,206,356
2038	700,000	1,206,356	1,906,356
2039	1,210,000	1,177,481	2,387,481
2040	1,405,000	1,127,569	2,532,569
2041	1,460,000	1,069,613	2,529,613
2042	1,670,000	1,009,388	2,679,388
2043	1,740,000	940,500	2,680,500
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2047	2,405,000	607,200	3,012,200
2048	2,685,000	507,994	3,192,994
2049	2,795,000	397,238	3,192,238
2050	3,105,000	281,944	3,386,944
2051	3,730,000	153,863	3,883,863
Total	<u>\$ 29,245,000</u>	<u>\$ 26,520,243</u>	<u>\$ 55,765,243</u>

ANNUAL DISCLOSURE

**THE VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
ANNUAL DISCLOSURE
ASSESSED VALUATION OF CLASSES OF PROPERTY IN THE DISTRICT
DECEMBER 31, 2024**

<u>Property Class</u>	<u>Total Assessed Valuation</u>	<u>Percentage of Taxpayer / Assessed Valuation</u>	<u>Actual Valuation</u>	<u>Percentage of Actual Valuation</u>
Residential	\$ 57,766,180	98.96%	\$ 862,186,993	99.75%
Vacant	13,430	0.02%	48,199	0.01%
State Assessed	589,800	1.01%	2,113,789	0.24%
Agricultural	<u>1,080</u>	<u>0.00%</u>	<u>4,054</u>	<u>0.00%</u>
Total	<u>\$ 58,370,490</u>	<u>100%</u>	<u>\$ 864,353,035</u>	<u>100%</u>

EXHIBIT B
2025 BUDGET

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2025

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
SUMMARY
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/22/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 806,995	\$ 965,911	\$ 1,257,616
REVENUES			
Property taxes	2,720,429	3,877,650	3,911,232
Specific ownership taxes	292,905	333,850	358,035
Interest Income	41,080	110,000	41,500
Other Revenue	-	9,410	-
Property Taxes - Fire Protection IGA	438,108	578,875	583,705
Total revenues	3,492,522	4,909,785	4,894,472
Total funds available	4,299,517	5,875,696	6,152,088
EXPENDITURES			
General Fund	538,857	684,478	765,000
Debt Service Fund	2,794,749	3,933,602	4,336,000
Total expenditures	3,333,606	4,618,080	5,101,000
Total expenditures and transfers out requiring appropriation	3,333,606	4,618,080	5,101,000
ENDING FUND BALANCES	\$ 965,911	\$ 1,257,616	\$ 1,051,088
EMERGENCY RESERVE	\$ 20,400	\$ 25,100	\$ 23,700
AVAILABLE FOR OPERATIONS	295,656	440,003	463,394
RESERVE - 2021 SURPLUS FUND	500,000	500,000	500,000
RESERVE - 2007 SURPLUS FUND	62,624	62,624	62,624
TOTAL RESERVE	\$ 878,680	\$ 1,027,727	\$ 1,049,718

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
PROPERTY TAX SUMMARY INFORMATION
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/22/25

ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
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ASSESSED VALUATION

Residential	\$ 42,801,900	\$ 56,959,040	\$ 57,766,180
Agricultural	1,040	1,080	1,080
Vacant land	857,950	357,180	13,430
Personal property	170,260	577,300	589,800
Certified Assessed Value	<u>\$ 43,831,150</u>	<u>\$ 57,894,600</u>	<u>\$ 58,370,490</u>

MILL LEVY

General	5.000	3.200	3.200
Debt Service	57.095	63.786	63.807
Fire Protection IGA	10.000	10.000	10.000
Total mill levy	<u>72.095</u>	<u>76.986</u>	<u>77.007</u>

PROPERTY TAXES

General	\$ 219,156	\$ 185,263	\$ 186,786
Debt Service	2,502,540	3,692,865	3,724,446
Fire Protection IGA	438,312	578,946	583,705
Levied property taxes	<u>3,160,008</u>	<u>4,457,074</u>	<u>4,494,937</u>
Adjustments to actual/rounding	(1,471)	(358)	-
Refunds and abatements	-	(191)	-
Budgeted property taxes	<u>\$ 3,158,537</u>	<u>\$ 4,456,525</u>	<u>\$ 4,494,937</u>

BUDGETED PROPERTY TAXES

General	\$ 219,054	\$ 185,240	\$ 186,786
Debt Service	2,501,376	3,692,410	3,724,446
Fire Protection IGA	438,108	578,875	583,705
	<u>\$ 3,158,537</u>	<u>\$ 4,456,525</u>	<u>\$ 4,494,937</u>

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
GENERAL FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/22/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 177,741	\$ 316,056	\$ 465,103
REVENUES			
Property taxes	219,054	185,240	186,786
Interest Income	20,010	60,000	16,500
Property Taxes - Fire Protection IGA	438,108	578,875	583,705
Other Revenue	-	9,410	-
Total revenues	677,172	833,525	786,991
Total funds available	854,913	1,149,581	1,252,094
EXPENDITURES			
General and administrative			
Accounting	36,122	38,000	38,000
Auditing	5,100	5,600	5,800
County Treasurer's Fee	9,862	11,467	11,557
Insurance	11,146	11,919	13,500
District management	14,452	16,000	25,000
Legal	19,109	18,000	25,000
Miscellaneous	2,839	3,500	3,500
Election	1,417	-	6,000
Contingency	-	-	19,694
Operations and maintenance			
Pond Maintenance	7,076	9,800	42,000
Fire protection	431,734	570,192	574,949
Total expenditures	538,857	684,478	765,000
Total expenditures and transfers out requiring appropriation	538,857	684,478	765,000
ENDING FUND BALANCES	\$ 316,056	\$ 465,103	\$ 487,094
EMERGENCY RESERVE	\$ 20,400	\$ 25,100	\$ 23,700
AVAILABLE FOR OPERATIONS	295,656	440,003	463,394
TOTAL RESERVE	\$ 316,056	\$ 465,103	\$ 487,094

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
DEBT SERVICE FUND
2025 BUDGET
WITH 2023 ACTUAL AND 2024 ESTIMATED
For the Years Ended and Ending December 31,

1/22/25

	ACTUAL 2023	ESTIMATED 2024	BUDGET 2025
BEGINNING FUND BALANCES	\$ 629,254	\$ 649,855	\$ 792,513
REVENUES			
Property taxes	2,501,375	3,692,410	3,724,446
Specific ownership taxes	292,905	333,850	358,035
Interest Income	21,070	50,000	25,000
Total revenues	2,815,350	4,076,260	4,107,481
Total funds available	3,444,604	4,726,115	4,899,994
EXPENDITURES			
General and administrative			
County Treasurer's Fee	37,538	54,410	55,867
Paying agent fees	5,330	5,330	5,330
Contingency	-	-	81,985
Debt Service			
Bond Interest - 2007	478,215	496,714	496,462
Bond Interest - 2021A	1,206,356	1,206,356	1,206,356
Bond Interest - 2021B	1,067,310	2,170,792	2,490,000
Total expenditures	2,794,749	3,933,602	4,336,000
Total expenditures and transfers out requiring appropriation	2,794,749	3,933,602	4,336,000
ENDING FUND BALANCES	\$ 649,855	\$ 792,513	\$ 563,994
RESERVE - 2021 SURPLUS FUND	\$ 500,000	\$ 500,000	\$ 500,000
RESERVE - 2007 SURPLUS FUND	62,624	62,624	62,624
TOTAL RESERVE	\$ 562,624	\$ 562,624	\$ 562,624

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The Villages at Castle Rock Metropolitan District No. 6, a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by Ordinance of the Town of Castle Rock on August 15, 1984. The District was established to provide construction, installation, financing and operation of public improvements, including water, sanitary, storm sewer, streets, park and recreation facilities, safety, transportation, television relay, fire protection, and mosquito control primarily for single family residential development within the District. The District's service area is located entirely within the Town of Castle Rock, Douglas County, Colorado.

On May 4, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$60,000,000 for general obligation bonds at an interest rate not to exceed 18% per annum. In addition, the electors authorized the refunding of up to \$60,000,000 in general obligation bonds at a higher interest rate.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

Revenues

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 taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

The District's maximum Required Mill Levy is 50.000 mills for the Debt Service Fund, adjusted for changes in the ratio of actual value to assessed value of property within the District. Required Mill Levy means an ad valorem mill levy imposed upon all taxable property of the District each year in an amount sufficient to pay the principal, premium if any, and interest on the Bonds as the same become due and payable. As of December 31, 2024, the adjusted maximum mill levy for debt service is 63.807 mills.

The Second Amended and Restated Service Plan states that in addition to the mill levy for payment of debt service and for operations and maintenance, which is 10.000 mills, the District has a mill levy of 10.000 mills, which is pledged to the Town pursuant to the Fire Protection and Emergency Response IGA.

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues - (continued)

Property Taxes (Continued)

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

For property tax collection year 2025, SB22-238, SB23B-001, SB24-233, and HB24B-101 set the assessment rates and actual value reductions as follows:

Category	Rate	Category	Rate	Actual Value Reduction	Amount
Single-Family Residential	6.70%	Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%	Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%	Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%	Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%	State Assessed	27.90%	Lodging	\$30,000
		Oil & Gas Production	87.50%		

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The forecast assumes that the District's share will be equal to approximately 9% of the property taxes collected by the District. The budget assumes that all of the specific ownership taxes will be pledged to debt service on the bonds during the term the bonds are outstanding.

Net Investment Income

Interest earned on the District's available funds has been estimated based on historical data.

Expenditures

Administrative and Operating Expenditures

Administrative and operating expenditures have been provided based on estimates of the District's Board of Directors and consultants and include the services necessary to maintain the District's administrative viability such as legal, accounting, management, insurance, meeting expense, and other administrative expenses. Estimated expenditures related to detention pond maintenance are also included in the General Fund budget.

County Treasurer's Fees

County Treasurer's fees have been computed at 1.5% of property tax collections.

Expenditures (cont'd)

Debt Service

Principal and interest payments are provided based on the debt amortization schedule from the Series 2007 Bonds and Series 2021A Bonds (discussed under Debt and Leases). As the exact timing and amount of 2021B payments is unknown, a debt service schedule isn't presented.

Debt and Leases

The District issued the 2021A Senior Bonds and the 2021B Subordinate Bonds on July 15, 2021 (the "Closing Date"), in the respective par amounts of \$29,245,000 and \$27,709,000. Net proceeds from the sale of the 2021A Senior Bonds will be used to: (i) purchase and cancel a portion of the accreted value of the District's currently outstanding 2007 Senior Bonds; (ii) refund the 2007 Subordinate Obligations; (iii) fund an initial deposit to the 2021A Surplus Fund; and, (iv) pay certain costs in connection with the issuance of the 2021A Senior Bonds and 2021B Subordinate Bonds. The 2021B Subordinate Bonds will be issued in exchange for the purchase and cancellation of a portion of the accreted value of the 2007 Senior Bonds.

The 2021A Senior Bonds will bear interest at 4.125% and are payable semiannually, to the extent of available Senior Pledged Revenue, on June 1 and December 1 (each an "Interest Payment Date"), beginning on December 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2038. The 2021A Senior Bonds mature on December 1, 2051.

The 2021B Subordinate Bonds will bear interest at the rate of 5.700% per annum and are subject to mandatory redemption annually on December 1, beginning December 1, 2021 from, and to the extent of, available Subordinate Pledged Revenue, if any, and mature on December 1, 2051. The 2021B Subordinate Bonds are structured as cash flow bonds meaning that there are no scheduled payments of principal or interest due prior to the final maturity date. Unpaid interest will accrue and compound annually on each December 1 until sufficient Subordinate Pledged Revenue is available for payment.

The 2007 Senior Bonds were issued in the original principal amount of \$22,647,881.60 and were comprised of 50,917 Bond Units with: 1) 16,786 Bond Units maturing on December 1, 2017 and subject to mandatory sinking fund redemption, to the extent of available funds, from December 1, 2010 through December 1, 2017 ("Bond No. 1"); and, 2) 34,131 Bond Units maturing on December 1, 2037 and subject to mandatory sinking fund redemption, to the extent of available funds, from December 1, 2018 through December 1, 2037 ("Bond No. 2"). Upon closing on the 2021 Bonds on July 15, 2021, 4,847.51 Bond Units of the 2007 Senior Bonds remained outstanding. At closing, the District deposited to the Bond Redemption Fund an amount sufficient to pay the accreted value as of December 1, 2021, of an additional 1,158.94 Bond Units that were subject to sinking fund redemption from December 1, 2018 through December 1, 2020. As a result, after this payment on December 1, 2021, 3,688.57 Bond Units of the 2007 Senior Bonds were outstanding.

The District has no operating or capital leases.

**VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
2025 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserve

The District has provided for an Emergency Reserve fund equal to at least 3% of fiscal year spending, as defined under TABOR.

This information is an integral part of the accompanying budget.

VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2025

\$29,245,000 Series 2021A
Limited Tax General Obligation Refunding Bonds
Interest Rate: 4.125%
Series 2021A
Interest Payable June 1 and December 1
Principal Due December 1

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ -	\$ 1,206,356	\$ 1,206,356
2026	-	1,206,356	1,206,356
2027	-	1,206,356	1,206,356
2028	-	1,206,356	1,206,356
2029	-	1,206,356	1,206,356
2030	-	1,206,356	1,206,356
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2032	-	1,206,356	1,206,356
2033	-	1,206,356	1,206,356
2034	-	1,206,356	1,206,356
2035	-	1,206,356	1,206,356
2036	-	1,206,356	1,206,356
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2050	3,105,000	281,944	3,386,944
2051	3,730,000	153,863	3,883,863
Total	<u>\$ 29,245,000</u>	<u>\$ 26,520,243</u>	<u>\$ 55,765,243</u>

EXHIBIT C
CONTACT INFORMATION
VILLAGES AT CASTLE ROCK METROPOLITAN DISTRICT NO. 6
As of 09/2/2025

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District Manager/Secretary:

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