CASTLEVIEW METROPOLITAN DISTRICT TOWN OF CASTLE ROCK, STATE OF COLORADO

ANNUAL REPORT FOR FISCAL YEAR 2017

Pursuant to the Service Plan for Castleview Metropolitan District (the "District"), submission of an annual report is required from the District to the Town of Castle Rock, Colorado (the "Town") which reflects activity and financial events through the preceding December 31.

For the year ending December 31, 2017, the District makes the following report:

A. <u>A narrative summary of the progress of the District in implementing its service</u> plan for the report year;

No public improvements were constructed by the District during the reporting period.

B. <u>Except when an exemption from audit has been granted for the report year under</u> the Local Government Audit Law, the audited financial statements of the District for the report year including a statement of financial condition (i.e. balance sheet) as of December 31 of the report year and a statement of operations (i.e. revenues and expenditures) for the report year;

A copy of the District's application for exemption from audit and letter of acceptance from the State Auditor are attached as **Exhibit A**.

C. <u>Unless disclosed within a separate schedule to the financial statements, a</u> summary of the capital expenditures incurred by the District in development of public facilities in the report year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year;

No capital expenditures were incurred by the District in 2017 and none are currently proposed.

D. <u>Unless disclosed within a separate schedule to the financial statements, a</u> summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the District in the report year, the total assessed valuation of all taxable properties within the District as of January 1 of the report year, and the current mill levy of the District pledged to debt retirement in the report year;</u>

No new District indebtedness or long-term obligations were issued in the report year. The total assessed valuation of all taxable properties within the District, as certified by the Douglas County Assessor's Office, was \$6,390. There was no mill levy pledged to debt retirement in the report year.

E. <u>The District's budget for the calendar year in which the annual report is</u> submitted;

A copy of the District's 2018 budget is attached as **Exhibit B**.

F. <u>A summary of residential and commercial development which has occurred</u> within the District for the report year;

No development occurred within the District during the reporting period.

G. <u>A summary of all fees, charges and assessments imposed by the District as of</u> January 1 of the report year;

No fees, charges or assessments were imposed by the District during the reporting period.

H. <u>Certification of the Board that no action, event or condition enumerated in Section</u> 11.02.060 of the Castle Rock Municipal Code has occurred in the report year; 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 the report year.

I. <u>The name, business address and telephone number of each member of the Board</u> and its chief administrative officer and general counsel, together with the date, place and time of the regular meetings of the Board.

Members of the Board:

Rodney Alpert, President 45418 Coal Creek Drive Parker, Colorado 80138 PH: (303) 646-3974

Tanya Alpert, Secretary 30 Cherry Hills Farm Drive Englewood, CO 80113 PH: (303) 946-1154

Harvey Alpert, Treasurer 9335 E. Harvard Ave. Denver CO 80231 PH: (303) 761-3667

Neill Alpert, Assistant Secretary 8101 E. Dartmouth Avenue, Unit#78 Denver, Colorado 80231 Carol Bransfield, Assistant Secretary 6043 S. Bellaire Way Centennial, CO 80121 PH: (303) 946-0724

General Counsel:

Jennifer Gruber Tanaka, Esq. WHITE BEAR ANKELE TANAKA & WALDRON Attorneys at Law 2154 E. Commons Avenue, Suite 2000 Centennial, CO 80122

Regular Meetings of the Board of Directors:

October 10, 2018 6800 S. Liverpool Street, Suite A Aurora, Colorado 12:15 p.m.

The District hereby certifies that the information provided herein is true and accurate and, as of the date hereof, the District is in full compliance with the District's Service Plan.

Respectfully submitted this 31st day of August, 2018.

CASTLEVIEW METROPOLITAN DISTRICT

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Jennifer Gruber/Tanaka, Esq. General Counsel to the District

EXHIBIT A

CASTLEVIEW METROPOLITAN DISTRICT 2017 AUDIT EXEMPTION APPLICATION AND ACCEPTANCE LETTER

APPLICATION FOR EXEMPTION FROM AUDIT

SHORT FORM

NAME OF GOVERNMENT	Castleview Metropolitan District	For the Year Ended
ADDRESS	c/o White Bear & Ankele, P.C.	12/31/17
	2154 E. Commons Ave., Suite 2000	or fiscal year ended:
	Centennial, CO 80122	
CONTACT PERSON	Jennifer G. Tanaka	
PHONE	303-858-1800	
EMAIL	jtanaka@wbapc.com	
FAX	303-858-1801	
	PART 1 - CERTIFICATION OF PREPARER	
I certify that I am skilled in g	overnmental accounting and that the information in the application is comp	plete and accurate, to the best
of my knowledge.		
NAME:	John Simmons	
TITLE	District Accountant	
FIRM NAME (if applicable)	Simmons & Wheeler, P.C.	
ADDRESS	304 Inverness Way South, Suite 490 Englewood, CO 80112	
PHONE	303-689-0833	
DATE PREPARED		
(Must be prepared prior to	2/26/2018	
Board approval)		the second s
PREPARER (SIGNA	TURE REQUIRED)	
07956	mi	

Please indicate whether the following financial information is	GOVERNMENTAL (MODIFIED ACCRUAL BASIS)	PROPRIETARY (CASH OR BUDGETARY BASIS)
recorded using Governmental or Proprietary fund types	V	

5

PART 2 - REVENUE

REVENUE: All revenues for all funds must be reflected in this section, including proceeds from the sale of the government's land, building, and equipment, and proceeds from debt or lease transactions. Financial information will not include fund equity information.

Line#		Company Statistics	Description	Round to nearest Dollar	Please use this
2-1	Taxes:	Property		\$	space to provide
2-2		Specific owner	ship	\$	
2-3		Sales and use		\$ -	explanations
2-4		Other (specify):		\$ -	
2-5	Licenses and po	ermits		\$ -	
2-6	Intergovernmen	ital:	Grants	\$ -	
2-7			Conservation Trust Funds (Lottery)	\$ -	
2-8			Highway Users Tax Funds (HUTF)	\$ -	
2-9			Other (specify):	\$ -	
2-10	Charges for ser	vices		\$ -	
2-11	Fines and forfei	ts		\$ -	
2-12	Special assess	nents		\$ -	
2-13	Investment inco	me		\$ -	
2-14	Charges for util	ity services		\$ -	
2-15	Debt proceeds		(should agree with line 4-4, column 2)	\$ -	
2-16	Lease proceeds	1		\$ -	
2-17	Developer Adva	nces received	(should agree with line 4-4)	\$-	
2-18	Proceeds from :	sale of capital a	ssets	\$ -	
2-19	Fire and police	pension		\$ -	
2-20	Donations			\$ -	
2-21	Other (specify):			\$ -	
2-22			97 C	\$ -	
2-23				\$ -	
2.24	NAME OF TAXABLE PARTY.	il bbe)	nes 2-1 through 2-23) TOTAL REVENUE	S	

PART 3 - EXPENDITURES

EXPENDITURES: All expenditures for all funds must be reflected in this section, including the purchase of capital assets and principal and interest payments on long-term debt. Financial information will not include fund equity information.

Line#	Description	Round to nearest Dollar	Please use this
3-1	Administrative	\$ -	space to provide
3-2	Salaries	\$ -	any necessary
3-3	Payroll taxes	\$ -	explanations
3-4	Contract services	\$ -	
3-5	Employee benefits	\$ -	
3-6	Insurance	\$ -	
3-7	Accounting and legal fees	\$ -	
3-8	Repair and maintenance	\$ -	
3-9	Supplies	\$ -	
3-10	Utilities and telephone	\$ -	
3-11	Fire/Police	\$ -	
3-12	Streets and highways	\$ -	
3-13	Public health	\$ -	
3-14	Culture and recreation	\$ -	
3-15	Utility operations	\$ -	
3-16	Capital outlay	\$ -	
3-17	Debt service principal (should agree with F	Part 4) \$ -	
3-18	Debt service interest	\$ -	
3-19	Repayment of Developer Advance Principal (should agree with lin	ie 4-4) \$ -	
3-20	Repayment of Developer Advance Interest	\$ -	
3-21	Contribution to pension plan (should agree to lin	ie 7-2) \$ -	
3-22	Contribution to Fire & Police Pension Assoc. (should agree to lin	e 7-2) \$ -	
3-23	Other (specify):		
3-24		\$ -	
3-25		\$ -	
3-26	(add lines 3-1 through 3-24) TOTAL EXPENDITU	RES \$ -	
If TOTAL	- . REVENUE (Line 2-24) or TOTAL EXPENDITURES (Line 3-26) are GREA	TER than \$100,000 - STOP. You	u may not use this

	PART 4 - DEBT OUTSTANDI				AND I	RETI	RED		
	Please answer the following questions by marking t	he approp	priate boxe	es.		Y	es	-	No
4-1	Does the entity have outstanding debt? If Yes, please attach a copy of the en	tity's De	bt Rena	vment	Schedul				
4-2	Is the debt repayment schedule attached? If no. MUST e]			V
									_
4-3	Is the entity current in its debt service payments? If no, N/A	MUST ex	plain:						
		1. M. P. & T. C.				min to the		Distant.	CALL COLUMN AND
4-4	Please complete the following debt schedule, if applicable: (please only include principal amounts)(enter all amount as positive numbers)		nding at rior year*	and the second se	d during rear	The second se	during ar	the second s	standing at ear-end
	General obligation bonds	\$	-	\$	-	\$	-	\$	-
	Revenue bonds	\$	-	\$	-	\$	-	\$	-
	Notes/Loans	\$	-	\$	-	\$	-	\$	-
	Leases	\$	-	\$	-	\$	-	\$	-
	Developer Advances	\$	-	\$	•	\$	-	\$	-
	Other (specify):	\$	-	\$	-	\$	-	\$	-
	TOTAL	\$	-	\$	-	\$	-	\$	•
	and the second se		to prior ye	ar endin	g balance				
	Please answer the following questions by marking the appropriate I	boxes.					es		No
4-5	Does the entity have any authorized, but unissued, debt			0.670	,000.00				
If yes:	How much?	\$	11/7/2		,000.00				
	Date the debt was authorized:			2000					v
4-6	Does the entity intend to issue debt within the next cale	loar yea	17						
If yes:	How much?	φ 		Ible fe	-2				7
4-7	Does the entity have debt that has been refinanced that		respons	IDIE TO					
If yes:	What is the amount outstanding?	\$			-				I
4-8	Does the entity have any lease agreements? What is being leased?								
If yes:	What is the original date of the lease?								
	Number of years of lease?								
	Is the lease subject to annual appropriation?								✓
	What are the annual lease payments?	\$			-				
4-9	Does the entity have a certified Mill Levy?								
If yes:	Please provide the following mills levied for the year rep	orted (d	o not rep	ort \$					
	amounts):								
		Genera	edempti	on					-
		TOTAL	l/Other						
12511233	Please use this space to provide a		nations	or con	nments:	13-h 10-34	A Ser INC		The second
Maguna pa							ALC: NO.		and the second second
			/FOT		ITC				
	PART 5 - CASH AN		VESI	WE	N12				
	Please provide the entity's cash deposit and investment balances.			-		Amo	unt		Total
5-1	YEAR-END Total of ALL Checking and Savings Accounts	5				\$	-		
5-2	Certificates of deposit					\$	-	¢	
	Total Cash Deposits	1. 2		ī.				\$	-
	Investments (if investment is a mutual fund, please list under	iying <u>inv</u>	esiments].	Color De Color Ma	¢			
						\$\$	-		
5-3						\$	-		
						\$ \$	-		
	Tatallauratimanta	and the second second		CONTRACTOR OF	Contraction of the local	\$		¢	
	Total Investments Total Cash and Investments	5-42em - 0			10000			\$ \$	-
0			1.1.1.4 VAL 21	(DO) HAR	12/10 DATE	19179100	Sec. 1	φ	-
	Please answer the following questions by marking in the appr			Lunchan	'es	N	0	11-2-11	N/A
5-4	Are the entity's Investments legal in accordance with Sec	ction 24-	10-601,						v
	et. seq., C.R.S.?								
5-5	Are the entity's deposits in an eligible (Public Deposit Pr	otection	Act)	G	2				
	public depository (Section 11-10.5-101, et seq. C.R.S.)?				-			Contraction of	
lf no, MU	ST use this space to provide any explanations:		Contractory of	10573	Ser and	Strates !!	CP-14Set	4173	14 4 2 3

	Please answer the following questions by marking in the app	ropriate boxes.		Yes	No
5-1	Does the entity have capital assets?				~
5-2	Has the entity performed an annual inventory of ca Section 29-1-506, C.R.S.,? If no, MUST explain:	pital assets in accor	dance with		7
5-3	N/A	Balance -	Additions (Must	CONTRACTOR OF	
	Complete the following capital assets table:	beginning of the year*	and the second se	Deletions	Year-End Balance
	Land	\$ -	\$ -	\$ -	\$ -
	Buildings	\$ -	<u>\$</u> -	\$ -	\$ -
	Machinery and equipment Furniture and fixtures	<u>\$</u> -	<u>\$</u> -	<u>\$</u> - \$-	\$ - \$ -
	Construction In Progress (CIP)	<u>\$</u>		3 - \$-	s -
	Other (explain):	\$ -	\$ -	\$ -	\$ -
	Accumulated Depreciation (Please enter a negative, or credit, balance)	\$ -	\$ -	\$-	\$ -
	TOTAL	\$ -	\$ -	\$ -	\$ -

	PART 7 - PENSION INFORM Please answer the following questions by marking in the appropriate boxes.			Yes	No
7-1 7-2	Does the entity have an "old hire" firemen's pension plan? Does the entity have a volunteer firemen's pension plan? Who administers the plan?				7 7
If yes:	Indicate the contributions from: Tax (property, SO, sales, etc.):	¢			
	State contribution amount:	\$	-		
	Other (gifts, donations, etc.):	\$	-		
	TOTAL What is the monthly benefit paid for 20 years of service per retiree as of	\$	-		
	Jan 1?	\$	-		

	Please answer the following questions by marking in the appropriate boxes.	Yes	No	N/A
8-1	Did the entity file a budget with the Department of Local Affairs for the current year in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	V		
8-2	Did the entity pass an appropriations resolution, in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:			

If yes: Please indicate the amount appropriated for each fund for the year reported:

General Fund	\$ 50,000

PART 9 - TAXPAYER'S BILL OF RIGHTS (TABOR) Please answer the following question by marking in the appropriate box Yes Is the entity in compliance with all the provisions of TABOR [State Constitution, Article 9-1 X, Section 20(5)]?

 \checkmark

Note: An election to exempt the government from the spending limitations of TABOR does not exempt the government from the 3 percent emergency reserve requirement. All governments should determine if they meet this requirement of TABOR.

If no, MUST explain:

1000	PART 10 - GENERAL INFORMATION		And and a state of the state of
	Please answer the following questions by marking in the appropriate boxes.	Yes	No I
10-1	Is this application for a newly formed governmental entity?		Ľ.
If yes:	Date of formation:	-	
10-2	Has the entity changed its name in the past or current year?		\checkmark
If yes:	Please list the NEW name & PRIOR name:		
10-3	Is the entity a metropolitan district?	5	
10-5	Please indicate what services the entity provides:	_	
	Streets, traffic control, safety, water, sanitary sewer, storm drainage, park & recreation		
			1200
10-4	Does the entity have an agreement with another government to provide services?		
If yes:	List the name of the other governmental entity and the services provided:		
10-5	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status		
	during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-		4
	1-103 (9.3) and 32-1-104 (3), C.R.S.]		
If yes:	Date Filed:		
25 5 6	Please use this space to provide any explanations or comments:	Contraction of the	

	PART 11 - GOVERNING BODY APPROV	AL	
	Please answer the following question by marking in the appropriate box	YES	NO
12-1	If you plan to submit this form electronically, have you read the new Electronic Signature Policy?		X

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signatures Policy and Procedure

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as Docusign or Echosign. Required elements and safeguards are as follows:

• The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.

• The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.

• Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following three methods: 1) Submit the application in hard copy via the US Mail including original signatures.

2) Submit the application electronically via email and either,

a. Include a copy of an adopted resolution that documents formal approval by the Board, or

b. Include electronic signatures obtained through a software program such as Docusign or Echosign in accordance with the requirements noted above.

	Print the names of ALL current governing board members below.	A <u>MAJORITY</u> of the governing board members must complete and sign in the column below.
Board	Print Board Member's Name	IHarvey Alpert, attest I am a duly elected or appointed board member, and hat I have personally reviewed and approve this
lember 1	Alpert, Harvey	application for exemption from audit. Signed Date: My term Expires:
Board	Print Board Member's Name	INeil Alpert, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this
ember 2	Alpert, Neil	application for exemption from audit. Signed Date: My term Expires:5/26/2018
oard	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this
ember 3	Alpert, Rodney	application for exemption from audit. Signed Date: My term Expires:5/12/2020
oard	Print Board Member's Name	ITanya Alpert, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this
ember 4	Alpert, Tanya	application for exemption from audit. Signed Date: My term Expires:5/19/2020
oard	Print Board Member's Name	ICarol Bransfield, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this
ember 5	Bransfield, Carol	application for exemption from audit. Signed Date: My term Expires:5/12/2018
oard ember	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
6		Date: My term Expires:
oard ember 7	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed
		Date: My term Expires:

	Print the names of ALL current governing board members below.	A MAJORITY of the governing board members must complete and sign in the column below.				
Board Member 1	Print Board Member's Name	IHarvey Alpert, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date: My term Expires:5/23/2020				
	Alpert, Harvey					
Board Member 2	Print Board Member's Name	INeil Alpert, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this				
	Alpert, Neil	application for exemption from audit. Signed Date: My term Expires:5/26/2018				
Board Member 3	Print Board Member's Name	IRodney Alpert, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption sector and that I have personally reviewed and approve this				
	Alpert, Rodney	Signed				
Board Member 4	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this				
	Alpert, Tanya	application for exemption from audit. Signed Date: My term Expires:5/19/2020				
Board Member 5	Print Board Member's Name	ICarol Bransfield, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this				
	Bransfield, Carol	application for exemption from audit. Signed Covel BoomSheeled Date: <u>3 -8 -1</u> My term Expires:5/12/2018				
Board Member 6	Print Board Member's Name	I, attest I am a duly elected or appointed board member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date:				
Board Member 7	Print Board Member's Name	My term Expires:, attest I am a duly elected or appointed board				
		member, and that I have personally reviewed and approve this application for exemption from audit. Signed Date:				
		My term Expires:				



Office of the State Auditor

Dianne E. Ray, CPA State Auditor

May 09, 2018

Board Of Directors Castleview Metropolitan District 2154 E. Commons Ave. Centennial, CO 80122

Suite 2000

RE: 1272.00

To Whom it May Concern:

We have reviewed the Application for Exemption from Audit of the Castleview Metropolitan District. Based on our review, the application for the year ended 12/31/2017 is approved.

If we may be of any assistance to you, please feel free to call us at 303-869-3000. For further resources see our web site at: www.colorado.gov/auditor

Sincerely,

Crystal L. Dorsey, CPA Local Government Audit Manager

cc: Colorado Department of Local Affairs Division of Local Governments



EXHIBIT B

CASTLEVIEW METROPOLITAN DISTRICT 2018 BUDGET

CASTLEVIEW METROPOLITAN DISTRICT 2018 BUDGET MESSAGE

Attached please find a copy of the adopted 2018 budget for the Castleview Metropolitan District.

The Castleview Metropolitan District has adopted one fund, a General Fund to provide for the payment of general operating 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 source of revenue for the District in 2018 will be developer advances. The District does not intend to impose a mill levy on property within the District for 2018.

Castleview Metropolitan District Adopted Budget General Fund For the Year ended December 31, 2018

	Actual <u>2016</u>	Adopted Budget <u>2017</u>	Actual <u>6/30/2017</u>	Estimate 2017	Adopted Budget <u>2018</u>
Beginning fund balance	<u>\$</u> -	<u>\$ -</u>	<u>\$ -</u>	<u>\$</u> -	<u>\$ -</u>
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Developer advances	-	50,000	-	-	50,000
Interest income	<u> </u>				
Total revenues		50,000			50,000
Total funds available		50,000			50,000
Expenditures:					
Accounting / audit	-	5,000	-	-	5,000
Insurance	-	3,000	-	-	3,000
Legal	-	20,000	-	-	20,000
Miscellaneous	-	10,000	-	-	10,000
Treasurer fees	-	-	-	-	-
	-	10,860	-	-	10,860
Emergency reserve (3%)		1,140			1,140
Total expenditures		50,000			50,000
Ending fund balance	<u>\$</u> -	<u>\$ -</u>	<u>\$ -</u>	<u>\$</u> -	<u>\$</u> -
Assessed valuation	<u>\$ 6,750</u>	\$ 6,080			\$ 6,390
Mill Levy	<u>0.000</u>	0.000			<u>0.000</u>