

Falcon Highlands Metropolitan District
Financial Statement Variances
September 30, 2018

Accounts Receivable as of 09/30/18 totals \$66,326 with past due amounts of:

- Over 90 days - \$5,836 made up of 16 customers
- Over 60 days - \$1,385 made up of 13 customers
- Credit balances – (\$4,298) made up of 41 customers

Property Taxes Collected

1. The 2018 collections through September are at 99.77% of the total amount levied compared to 98.11% at this time last year.

General Fund

1. Annual insurance premiums were paid in full for the year and are on budget.
2. District management is over budget due to additional work as directed by the board.
3. Miscellaneous is over budget due to the appraisal of land that is to be conveyed to the County. The district anticipates reimbursement of these costs.
4. Repairs and maintenance is tracking ahead of budget due to the repair of the fence along Woodman Road.
5. Landscape maintenance is over budget due to weed control along the sidewalks.
6. Utilities are over budget due to the additional payments to maintain a credit balance to avoid late fees.
7. Overall, the total General Fund expenditures are at 47% of budget.

Conservation Trust Fund

1. As of September 30, 2018, the District has received \$3,215 in Conservation Trust Fund proceeds for the year. These proceeds are paid out quarterly.
2. The District has spent \$11,470 on park equipment maintenance.

Enterprise Fund

1. As mentioned in the General Fund section, annual insurance premiums were paid in full for the year and are on budget.
2. As mention in the General Fund section, district management is over budget due to addition work as directed by the board.
3. Operating expense is over budget due to the purchase of new meters.
4. Overall, the total Enterprise Fund expenditures are at 61% of budget.

Cash and Investments

As of November 1, 2018 the available cash and investments are as follows:

1. General Fund: \$695,143.61
2. Conservation Trust Fund: \$5,075.94
3. Debt Service Fund: \$672,594.60 of which \$660,879.00 is the Reserve Fund
4. Enterprise Fund: \$198,754.04

FALCON HIGHLANDS METROPOLITAN DISTRICT

FINANCIAL STATEMENTS

SEPTEMBER 30, 2018



CliftonLarsonAllen LLP
CLAconnect.com

Accountant's Compilation Report

Board of Directors
Falcon Highlands Metropolitan District
El Paso County, Colorado

Management is responsible for the accompanying financial statements of Falcon Highlands Metropolitan District, which comprise the balance sheet - governmental funds and the Enterprise Fund presented as a governmental fund as of September 30, 2018, and the related statement of revenues, expenditures, and changes in fund balance - actual for the period from January 01, 2018 through September 30, 2018 for the General Fund in accordance with accounting principles generally accepted in the United States of America. Management is also responsible for the accompanying financial forecasted budget, which comprises the statement of revenues, expenditures, and changes in fund balance - budget for the year then ending for the General Fund, and the related summary of significant assumptions in accordance with guidelines for the presentation of financial forecast established by the American Institute of Certified Public Accountants. We have performed compilation engagements in accordance with Statements of Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the American Institute of Certified Public Accountants. We did not audit, examine, or review the historical financial statements or the financial forecasted budget nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these historical financial statements and this financial forecasted budget.

The forecasted budget results may not be achieved as there will usually be differences between the forecasted budget and actual results, because events and circumstances frequently do not occur as expected, and these differences may be material. We assume no responsibility to update this report for events and circumstances occurring after the date of this report.

Management has elected to omit the management's discussion and analysis, the government-wide financial statements, the statement of revenues, expenditures and changes in fund balance - governmental funds, the statement of cash flows and substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the historical financial statements, they might influence the user's conclusions about the District's financial position, results of operations, and cash flows. Accordingly, the historical financial statements are not designed for those who are not informed about such matters.

The supplementary information and the supplementary financial forecasted budget information are presented for additional analysis and are not a required part of the basic financial statements. This information is the representation of management. The information was subject to our compilation engagement; however we have not audited, examined, or reviewed the supplementary information and, accordingly, do not express an opinion, a conclusion, nor provide any form of assurance on the supplementary historical information and the supplementary budget information.

We are not independent with respect to Falcon Highlands Metropolitan District.

Colorado Springs, Colorado
November 05, 2018

FALCON HIGHLANDS METROPOLITAN DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
SEPTEMBER 30, 2018

	<u>General</u>	<u>Debt Service</u>	<u>Conservation Trust</u>	<u>Enterprise</u>	<u>Total</u>
ASSETS					
Cash - 1st Bank	\$ 30,640	\$ -	\$ -	\$ 118,629	\$ 149,269
C - Safe	677,717	357,369	5,076	55,395	1,095,557
Bond Fund - Series 2004A	-	23,590	-	-	23,590
Construction Fund - Series 2004A	-	687	-	-	687
Escrow Fund - Series 2004A	-	713	-	-	713
Reserve Fund - Series 2004A	-	709,215	-	-	709,215
Capitalized Interest - Series 2007 Subordinate	-	10,281	-	-	10,281
Construction Fund - Series 2007 Subordinate	-	33	-	-	33
Accounts receivable	14,258	-	-	52,068	66,326
Receivable from County Treasurer	7,901	-	-	-	7,901
Accumulated depreciation	-	-	-	(2,625,945)	(2,625,945)
Water rights	-	-	-	402,786	402,786
Equipment and systems	-	-	-	5,984,998	5,984,998
Vehicles	-	-	-	40,659	40,659
TOTAL ASSETS	<u>\$ 730,516</u>	<u>\$ 1,101,888</u>	<u>\$ 5,076</u>	<u>\$ 4,028,590</u>	<u>\$ 5,866,070</u>
LIABILITIES AND FUND BALANCES					
Accounts payable	\$ 17,706	\$ -	\$ -	\$ 27,286	\$ 44,992
Tap Review Fee Escrow	-	-	-	10,000	10,000
TOTAL LIABILITIES	<u>17,706</u>	<u>-</u>	<u>-</u>	<u>37,286</u>	<u>54,992</u>
FUND BALANCES					
Fund balances	<u>712,810</u>	<u>1,101,888</u>	<u>5,076</u>	<u>3,991,304</u>	<u>5,811,078</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 730,516</u>	<u>\$ 1,101,888</u>	<u>\$ 5,076</u>	<u>\$ 4,028,590</u>	<u>\$ 5,866,070</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2018**

GENERAL FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Property taxes	\$ 108,400	\$ 108,154	\$ (246)
Specific ownership taxes	98,649	68,547	(30,102)
Interest income	8,000	9,745	1,745
Maintenance fees	131,000	97,842	(33,158)
GOCO Grant	45,000	-	(45,000)
TOTAL REVENUES	<u>391,049</u>	<u>284,288</u>	<u>(106,761)</u>
EXPENDITURES			
Accounting	40,000	26,637	13,363
Auditing	8,500	8,500	-
County Treasurer's fee	1,626	1,628	(2)
Directors' fees	6,000	2,600	3,400
Insurance and bonds	9,000	8,830	170
District management	38,000	42,478	(4,478)
Legal services	50,000	26,611	23,389
Miscellaneous	3,000	3,769	(769)
Payroll - wages and taxes	28,000	17,735	10,265
Election expense	3,000	1,432	1,568
Repairs and maintenance	10,000	8,006	1,994
Professional Services	5,000	-	5,000
Landscape maintenance	2,000	3,105	(1,105)
Sidewalk improvements	20,000	-	20,000
General improvements	20,000	-	20,000
Bond council	30,000	-	30,000
Utilities - street lights	20,000	30,145	(10,145)
Fuel	2,000	899	1,101
Operating expense	-	350	(350)
John Deere Mower 2013 - Principal	573	572	1
John Deere Mower 2013 - Interest	6	5	1
Equipment expense	10,000	-	10,000
Park improvements	75,000	-	75,000
Contingency	10,295	-	10,295
TOTAL EXPENDITURES	<u>392,000</u>	<u>183,302</u>	<u>208,698</u>
NET CHANGE IN FUND BALANCES	(951)	100,986	101,937
FUND BALANCES - BEGINNING	<u>526,934</u>	<u>611,824</u>	<u>84,890</u>
FUND BALANCES - ENDING	<u>\$ 525,983</u>	<u>\$ 712,810</u>	<u>\$ 186,827</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2018**

CONSERVATION TRUST FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Conservation Trust proceeds	\$ 6,000	\$ 3,215	\$ (2,785)
Interest income	100	214	114
TOTAL REVENUES	<u>6,100</u>	<u>3,429</u>	<u>(2,671)</u>
EXPENDITURES			
Repairs and maintenance	-	11,470	(11,470)
Contingency	18,952	-	18,952
TOTAL EXPENDITURES	<u>18,952</u>	<u>11,470</u>	<u>7,482</u>
NET CHANGE IN FUND BALANCES	(12,852)	(8,041)	4,811
FUND BALANCES - BEGINNING	<u>12,852</u>	<u>13,117</u>	<u>265</u>
FUND BALANCES - ENDING	<u>\$ -</u>	<u>\$ 5,076</u>	<u>\$ 5,076</u>

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FALCON HIGHLANDS METROPOLITAN DISTRICT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2018 AND SEPTEMBER 30, 2017

	<u>Year to Date Actual</u>	<u>Prior Year to Date Actual</u>	<u>Variance</u>
OPERATING REVENUES			
Interest income	\$ 731	\$ 96	\$ 635
Water treatment fees	86,460	86,611	(151)
Administrative fees	61,048	61,266	(218)
Water usage fees	195,808	198,009	(2,201)
Penalties	4,970	5,074	(104)
Tap review fees	15,000	-	15,000
Total operating revenues	<u>364,017</u>	<u>351,056</u>	<u>12,961</u>
OPERATING EXPENDITURES			
Accounting	33,296	43,389	10,093
Dues and membership	275	275	-
Insurance and bonds	13,736	12,969	(767)
District management	52,539	36,429	(16,110)
Legal services	39,916	55,455	15,539
Miscellaneous	119	167	48
Security	4,144	6,650	2,506
Payroll - wages and taxes	38,004	37,984	(20)
Repairs and maintenance	8,726	25,006	16,280
Professional Services	55,427	126,462	71,035
Utilities - street lights	44,286	53,469	9,183
Fuel	899	1,502	603
Operating expense	18,031	9,669	(8,362)
Supplies - treatment facility	7,220	9,788	2,568
Utility billing	25,111	27,704	2,593
Telephone	2,155	2,135	(20)
Utility locates	223	207	(16)
Permits - fees	850	850	-
Capital outlay	8,314	56,992	48,678
Depreciation expense	<u>95,267</u>	<u>93,954</u>	<u>(1,313)</u>
Total operating expenses	<u>448,538</u>	<u>601,056</u>	<u>152,518</u>
Operating income (loss)	(84,521)	(250,000)	165,479
OTHER FINANCING SOURCES (USES)			
Other revenue	4,122	6,735	(2,613)
Total non-operating revenues (expenses)	<u>4,122</u>	<u>6,735</u>	<u>(2,613)</u>
CHANGE IN NET POSITION	(80,399)	(243,265)	162,866
TOTAL NET POSITION - BEGINNING	<u>4,071,703</u>	<u>4,295,124</u>	<u>(223,421)</u>
TOTAL NET POSITION - ENDING	<u>\$ 3,991,304</u>	<u>\$ 4,051,859</u>	<u>\$ (60,555)</u>

These financial statements should be read only in connection with the accompanying accountant's compilation report.

SUPPLEMENTARY INFORMATION

**FALCON HIGHLANDS METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2018**

DEBT SERVICE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUES			
Property taxes	\$ 650,442	\$ 648,965	\$ (1,477)
Interest income	7,000	10,464	3,464
TOTAL REVENUES	<u>657,442</u>	<u>659,429</u>	<u>1,987</u>
EXPENDITURES			
County Treasurer's fee	9,757	9,769	(12)
Paying agent fees	10,000	8,081	1,919
Bond interest	508,588	254,294	254,294
Bond principal	175,000	-	175,000
Contingency	4,655	-	4,655
TOTAL EXPENDITURES	<u>708,000</u>	<u>272,144</u>	<u>435,856</u>
NET CHANGE IN FUND BALANCES	(50,558)	387,285	437,843
FUND BALANCES - BEGINNING	<u>708,649</u>	<u>714,603</u>	<u>5,954</u>
FUND BALANCES - ENDING	<u>\$ 658,091</u>	<u>\$ 1,101,888</u>	<u>\$ 443,797</u>

This supplementary information should be read only in connection with the accompanying accountant's compilation report.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND AVAILABLE - BUDGET AND ACTUAL
FOR THE NINE MONTHS ENDED SEPTEMBER 30, 2018**

ENTERPRISE FUND

	<u>Annual Budget</u>	<u>Year to Date Actual</u>	<u>Variance</u>
REVENUE			
Interest income	\$ 200	\$ 731	\$ 531
Water treatment fees	115,500	86,460	(29,040)
Administrative fees	81,500	61,048	(20,452)
Water usage fees	260,000	195,808	(64,192)
Penalties	7,000	4,970	(2,030)
Tap review fees	-	15,000	15,000
TOTAL REVENUE	<u>464,200</u>	<u>364,017</u>	<u>(100,183)</u>
EXPENDITURES			
Accounting	50,000	33,296	16,704
Dues and membership	500	275	225
Insurance and bonds	14,000	13,736	264
District management	47,000	52,539	(5,539)
Legal services	75,000	39,916	35,084
Miscellaneous	1,000	119	881
Security	6,100	4,144	1,956
Payroll - wages and taxes	60,000	38,004	21,996
Repairs and maintenance	30,000	8,726	21,274
Professional Services	95,000	55,427	39,573
SCADA system inspection	2,500	-	2,500
Utilities - street lights	70,000	44,286	25,714
Fuel	2,000	899	1,101
Operating expense	15,000	18,031	(3,031)
Supplies - treatment facility	12,000	7,220	4,780
Utility billing	38,000	25,111	12,889
Telephone	3,000	2,155	845
Utility locates	1,000	223	777
Equipment expense	500	-	500
Permits - fees	1,000	850	150
Capital outlay	50,000	8,314	41,686
Small tools and supplies	1,500	-	1,500
Contingency	5,900	-	5,900
TOTAL EXPENDITURES	<u>581,000</u>	<u>353,271</u>	<u>227,729</u>
EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	(116,800)	10,746	127,546
OTHER FINANCING SOURCES (USES)			
Other revenue	-	4,122	4,122
TOTAL OTHER FINANCING SOURCES (USES)	-	4,122	4,122
NET CHANGE IN FUNDS AVAILABLE	(116,800)	14,868	131,668
FUNDS AVAILABLE - BEGINNING	<u>161,240</u>	<u>173,939</u>	<u>12,699</u>
FUNDS AVAILABLE - ENDING	<u>\$ 44,440</u>	<u>\$ 188,807</u>	<u>\$ 144,367</u>

This supplementary information should be read only in connection with the accompanying accountant's compilation report.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Services Provided

Falcon Highlands Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court of El Paso County, Colorado on November 14, 2002, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by El Paso County Commissioners on July 25, 2002. The District's service area is located in the unincorporated town of Falcon in El Paso County, Colorado. The District was established to provide water, sanitary sewage, drainage, landscaping, public transportation, street improvements, traffic and safety controls, parks and recreation facilities, mosquito control and television relay and translation systems.

On November 5, 2002, the District voters approved authorized debt in the amount \$20,750,000 for streets, parks and recreation, water, storm and sanitary sewer, public transportation, mosquito control, safety control, television relay, and operations and maintenance. Also, the District voters approved authorized debt in the amount of \$20,000,000 for debt refunding; and an annual increase in taxes of \$450,000. The election also provided for intergovernmental agreements as multi-fiscal year obligations and allows the District to retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado Constitution or any other law.

The District's service plan limits the total debt issuance to \$25,000,000, with a maximum mill levy of 30.000 mills for debt service and 5.000 mills for operations and maintenance, as adjusted for changes in the ratio of actual value to assessed value of property within the District. The debt service and operations and maintenance mill levies have been adjusted due to a change in the method of calculating assessed valuation.

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. For financial statement reporting purposes in accordance with generally accepted accounting principles (GAAP), the District uses the accrual method of accounting for the Enterprise Fund. Under GAAP, capital expenditures are recorded as assets and depreciation on fixed assets is recognized as an operating expense. For budget reporting, capital expenditures are reported as expenditures and depreciation is not recognized. To distinguish the difference in reporting, for budget reporting the District uses "Funds Available," which is defined as current assets less current liabilities, in lieu of fund balance for GAAP reporting.

The District has employees and all administrative functions are contracted.

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, sale of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues – (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.

The change in assessment ratio from 7.96% to 7.2% allows the District to adjust its mill levy to offset the decrease in revenues. Accordingly, the District adjusted its mill levy to 5.674 for operations and 34.046 for debt service.

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 budget assumes that the District's share will be equal to approximately 13% of the property taxes collected.

Service Charges

The District receives service fees for street lighting, maintenance, administration, water treatment, and water usage. The District bills residential and commercial customers monthly for such services at established rates.

Water Tap, Sewer Tap and Infrastructure Improvement Fees

The District charges water tap, sewer tap and infrastructure fees for new users to connect to the District's water and sewer systems. The District has not budgeted any water, sewer, and infrastructure taps and fees for 2018.

Water Meter, Inspection, and Operations and Maintenance Reserve Fees

The District collects water meter, inspection, and operations and maintenance reserve fees with each tap application to cover the costs of administration and future maintenance needs. The District has not budgeted any water meter, inspection and operations and maintenance reserve fees for 2018.

Conservation Trust (Lottery Proceeds)

The District anticipates receiving revenue from the State Lottery on a per capita basis ratio. The revenue is restricted for recreation purposes under state statutes.

Net Investment Income

Interest earned on the District's funds has been estimated based on historical interest earning.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Expenditures

Administrative Expenditures

Administrative expenditures have been budgeted 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, audit, accounting, insurance, management, maintenance and other administrative expenses.

General and Operations Expenditures

These expenditures represent salaries and related payroll costs, repairs and maintenance, utilities, and other related expenses associated with the treatment and delivery of water to the District's customers.

County Treasurer's Fees

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

Capital Outlay

The District's capital outlay consists primarily of expenditures for rehabilitation and replacement of existing facilities.

Debt Service

Principal and interest payments on the District's senior obligations are provided based on the Schedule of Senior Debt Service Requirements to Maturity.

Debt and Leases

General Obligation Bonds and Notes

The District has budgeted for the payment of the General Obligation Limited Tax Bonds, Series 2004A. The additional information regarding other debt has been presented for informational purposes only.

On June 16, 2004, the District issued and authorized the issuance of the following Bonds and Notes: (1) \$9,465,000 General Obligation Limited Tax Bonds, Series 2004A (the "Bonds"); (2) \$1,000,000 General Obligation Limited Tax Notes, Series 2004 B-1 (the "Series 2004 B-1 Notes"); and authorized the issuance of the (3) \$1,500,000 General Obligation Limited Tax Notes, Series 2006 B-2 (the "Series 2006 B-2 Notes"); (4) \$440,000 Subordinate General Obligation Limited Tax Notes, Series 2006 B-3 (the "Series 2006 B-3 Notes") upon fulfillment of certain conditions and authorization by the Board of Directors of the District. The Bonds, the Series 2004 B-1 Notes and the Series 2006 B-2 Notes (collectively the "Notes") were issued for the purposes of (i) constructing certain infrastructure improvements within the District; (ii) reimbursing the Developer for funds expended by the Developer for organizational costs of the District and construction of certain infrastructure improvements completed by the Developer within the District; (iii) funding the Reserve Account for the Bonds, which Reserve Account will also be available to pay debt service on the Bonds under certain circumstances; (iv) paying approximately one and one-fourth year's capitalized interest on the bonds, and (v) paying the issuance expenses and Underwriter's fees with respect to the Bonds and Notes.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

The Bonds bear interest at 7.625%, calculated on the basis of a 360 day year of twelve 30 day months, payable semi-annually on June 15 and December 15, beginning on December 15, 2004. Annual mandatory sinking fund principal payments are due on December 15, beginning on December 15, 2005. The Bonds mature on December 15, 2034. The Bonds are subject to redemption prior to maturity at the option of the District beginning June 15, 2014 at a premium of 102%; which premium reduces to zero after June 15, 2016.

The Notes bear interest at 2.000% - 8.000%, calculated on the basis of a 360 day year of twelve 30 day months, payable annually on December 15, to the extent funds are available for payment. The Notes shall bear interest at the rates established from the date of issuance until paid and shall mature, unless paid sooner, as to the Series 2004 B-1 Notes, on December 15, 2035 and, as to the Series 2006 B-2 Notes on December 15, 2037.

During 2011, the 2006 B-2 Notes were assigned to Enterprise Bank & Trust Co. in a civil case, No. 11-CV-00026-CV-W-DW, pursuant to a Commercial Pledge Agreement executed by Cygnet Land, LLC.

The Bonds and the Notes shall constitute limited tax obligations of the District. The principal of, premium if any, and interest on or in connection with the Bonds, and the principal of and interest on or in connection with the Notes, shall be payable solely from and to the extent of the revenues of the District pledged to the payment of the Bonds and the Notes. Pledged revenues, consisting of monies derived from the District from (i) its Limited Mill Levy, except for that portion thereof levied for operations and maintenance expense of the District, (ii) Infrastructure Improvement Fees, (iii) Facility Fees, (iv) Water Tap Fees and (v) with respect to the Notes only, any other legally available monies credited to the Note Account, are pledged to the payment of the Bonds and the Notes. The Pledged Revenues are first applied to the Bond Accounts then to the Note Accounts as monies are available.

\$4,935,000 General Obligation Limited Tax Subordinate Bonds, Series 2007

On February 26, 2007, the District issued the \$4,935,000 General Obligation Limited Tax Subordinate Bonds, Series 2007 (the "Series 2007 Bonds"). The Series 2007 Bonds were issued for the purposes of (i) to construct certain infrastructure improvements within the District; (ii) to reimburse the Developer for construction of certain infrastructure improvements completed, (iii) to pay a portion of approximately twenty months of capitalized interest on the Series 2007 Bonds; (iv) to pay the issuance expenses and Underwriter's fees with respect to the Series 2007 Bonds.

The Series 2007 Bonds bear interest at 8.500%, payable semi-annually on June 15 and December 15, beginning on June 15, 2007. To the extent interest on the Series 2007 Bonds is not paid when due, such interest shall compound semi-annually on June 15 and December 15 at the rate of the bonds. The Series 2007 Bonds are subject to optional and extraordinary redemption. The Series 2007 Bonds are subordinate in all respects to the District's 2004A Bonds; but senior to the payment of debt service on the Notes. Principal of, and interest on the Series 2007 Bonds payable on any interest payment date will be made only to the extent that the District has revenue in excess of debt service requirements of the Series 2004A Bonds or from sources not pledged to the payment of the Series 2004A Bonds. Unpaid principal and interest on the Series 2007 Bonds due on any date will accrue until such time as the Series 2004A Bonds are no longer outstanding or the District's revenues exceed then current debt service on the Series 2004A Bonds. Furthermore, owners of the Series 2007 Bonds will have no power to exercise, or to direct the Trustee to exercise, any remedy upon default or otherwise while the Series 2004A Bonds are outstanding.

**FALCON HIGHLANDS METROPOLITAN DISTRICT
2018 BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Debt and Leases – (continued)

The Series 2007 Bonds share the same pledged revenue sources as the 2004A Bonds and the Notes. In addition to said pledged revenue; the Series 2007 Bonds and the Notes are also payable from drainage and other credits (if, and to the extent received by the District, the “Credits”) paid to the District by El Paso County, Colorado, which Credits are not pledged to the payment of debt service on the Series 2004A Bonds.

Capital Leases

The capital lease purchase agreements do not constitute general obligation debt of the District as defined by Colorado Revised State Statutes, as there are annual appropriation clauses in the lease agreements. The following leases are accounted for in both the General Fund and the Enterprise Fund.

John Deere Lease

On May 9, 2013, the District entered into a Master - Lease Purchase Agreement for the purpose of financing a 2013 John Deere ZTRAK mower. The total amount financed was \$7,804, with a payment interest rate of approximately 4.30%. Upon the termination date of the payment in full of all timely payments, the District may exercise its option to purchase the leased equipment for \$1.00. This lease qualifies as a capital lease for accounting purposes and, therefore, has been recorded at the present value of the future minimum lease payments as of the inception date; however, the lease agreement is subject to annual appropriations by the District.

Lease purchase agreement schedules of annual payments, including all optional renewal terms, are included as supplementary schedules to this budget.

The District has no material operating leases.

Reserve Funds

Debt Service Reserve

The Debt Service Reserve Fund requirement is \$936,650 for the senior 2004 Series Bonds. The 2018 budget anticipates additional draws from the reserve funds to satisfy the 2018 debt service requirements, leaving an anticipated remaining balance of \$658,091.

Operations and Maintenance Reserve

The District collects an Operations and Maintenance Reserve Fee at the time of water and sewer tap sale. These fees are held in reserve for future operation and maintenance needs of the District’s water and sewer system.

Emergency Reserve

The District has provided for an Emergency Reserve equal to at least 3% of general government fiscal year spending for 2018, as defined under TABOR.

FALCON HIGHLANDS METROPOLITAN DISTRICT
SCHEDULE OF SENIOR DEBT SERVICE REQUIREMENTS TO MATURITY
December 31, 2017

\$9,465,000 General Obligation Limited Tax Bonds
Series 2004A
June 22, 2004
Principal due December 15
Interest Payable at 7.625%
June 15 and December 15

Year Ended December 31,	Principal	Interest	Total
2018	\$ 175,000	\$ 508,588	\$ 683,588
2019	190,000	495,244	685,244
2020	205,000	480,756	685,756
2021	220,000	465,125	685,125
2022	235,000	448,350	683,350
2023	255,000	430,431	685,431
2024	270,000	410,988	680,988
2025	295,000	390,400	685,400
2026	315,000	367,906	682,906
2027	340,000	343,888	683,888
2028	365,000	317,963	682,963
2029	395,000	290,131	685,131
2030	425,000	260,013	685,013
2031	455,000	227,606	682,606
2032	490,000	192,913	682,913
2033	525,000	155,550	680,550
2034	1,515,000	115,519	1,630,519
	\$ 6,670,000	\$ 5,901,371	\$ 12,571,371

FALCON HIGHLANDS METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2018
Updated as of November 1, 2018

	<u>General Fund</u>	<u>Conservation Trust Fund</u>	<u>Debt Service Fund</u>	<u>Enterprise Fund</u>	<u>Total</u>
<u>1st Bank - Checking</u>					
Balance as of September 30, 2018	\$ 30,640.37	\$ -	\$ -	\$ 118,629.43	\$ 149,269.80
<i>Subsequent activities:</i>					
October service receipts to date	-	-	-	57,955.28	57,955.28
October payroll and taxes	(2,171.72)	-	-	(5,067.36)	(7,239.08)
10/23/18 - Bill.com Payment	(18,879.51)	-	-	(27,317.17)	(46,196.68)
10/23/18 - Transfer from Csafe	25,000.00	-	-	-	25,000.00
10/23/18 - Charge-Back	-	-	-	(614.01)	(614.01)
10/31/18 - Debit Card Purchases October	-	-	-	(226.89)	(226.89)
10/31/18 - 3rd Quarter Wage and Premium Reporting	(63.17)	-	-	-	(63.17)
Anticipated Balance	<u>34,525.97</u>	<u>-</u>	<u>-</u>	<u>143,359.28</u>	<u>177,885.25</u>
<u>CSAFE</u>					
Balance as of September 30, 2018	677,716.65	5,075.94	357,368.69	55,394.76	1,095,556.04
<i>Subsequent activities:</i>					
10/10/18 - Property/SO taxes	7,900.99	-	-	-	7,900.99
10/23/18 - Transfer to 1st Bank	(25,000.00)	-	-	-	(25,000.00)
Anticipated transfer to US Bank	-	-	(357,368.69)	-	(357,368.69)
Anticipated Balance	<u>660,617.64</u>	<u>5,075.94</u>	<u>-</u>	<u>55,394.76</u>	<u>721,088.34</u>
<u>US Bank Series 2004 Bond Fund</u>					
Balance as of September 30, 2018	-	-	23,590.07	-	23,590.07
<i>Subsequent activities:</i>					
Anticipated transfer from CSAFE	-	-	357,368.69	-	357,368.69
Anticipated transfer from Reserve Fund	-	-	48,335.24	-	48,335.24
Anticipated debt service payment	-	-	(429,294.00)	-	(429,294.00)
Anticipated Balance	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>US Bank Series 2004 Reserve Fund</u>					
Balance as of September 30, 2018	-	-	709,215.00	-	709,215.00
<i>Subsequent activities:</i>					
Anticipated transfer to Bond Fund	-	-	(48,335.24)	-	(48,335.24)
Anticipated Balance	<u>-</u>	<u>-</u>	<u>660,879.76</u>	<u>-</u>	<u>660,879.76</u>
<u>US Bank Series 2004 Construction Fund</u>					
Balance as of September 30, 2018	-	-	687.47	-	687.47
Anticipated Balance	<u>-</u>	<u>-</u>	<u>687.47</u>	<u>-</u>	<u>687.47</u>
<u>US Bank Series 2004 Escrow Fund</u>					
Balance as of September 30, 2018	-	-	712.83	-	712.83
Anticipated Balance	<u>-</u>	<u>-</u>	<u>712.83</u>	<u>-</u>	<u>712.83</u>
<u>US Bank Series 2007 Sub Bond Capitalized Interest</u>					
Balance as of September 30, 2018	-	-	10,281.36	-	10,281.36
Anticipated Balance	<u>-</u>	<u>-</u>	<u>10,281.36</u>	<u>-</u>	<u>10,281.36</u>
<u>US Bank Series 2007 Sub Bond Construction Fund</u>					
Balance as of September 30, 2018	-	-	33.18	-	33.18
Anticipated Balance	<u>-</u>	<u>-</u>	<u>33.18</u>	<u>-</u>	<u>33.18</u>
Anticipated Balances	<u>\$ 695,143.61</u>	<u>\$ 5,075.94</u>	<u>\$ 672,594.60</u>	<u>\$ 198,754.04</u>	<u>\$ 1,571,568.19</u>

Yield information (as of 09/30/18):

US Bank MM - 0.22%

CSAFE - 2.11%

This supplementary information should be read only in connection with the accompanying accountant's compilation report.

FALCON HIGHLANDS METROPOLITAN DISTRICT
Property Taxes Reconciliation
2018

	Current Year									Prior Year			
	Property Taxes	Delinquent Taxes, Rebates and Abatements	Specific Ownership Taxes	Interest	Treasurer's Fees	Due to County	Special Assessment	Net Amount Received	% of Total Property Taxes Received		Total Cash Received	% of Total Property Taxes Received	
									Monthly	Y-T-D		Monthly	Y-T-D
January	\$ 10,932.35	\$ -	\$ 7,408.63	\$ -	\$ (163.99)	-	-	\$ 18,176.99	1.44%	1.44%	\$ 13,716.62	1.15%	1.15%
February	305,408.34	-	6,881.16	-	(4,581.13)	-	839.50	308,547.87	40.25%	41.69%	265,605.13	41.27%	42.43%
March	20,147.76	-	7,764.59	5.54	(302.30)	-	-	27,615.59	2.66%	44.34%	21,830.83	2.31%	44.74%
April	68,914.99	-	7,091.04	-	(1,033.72)	-	-	74,972.31	9.08%	53.42%	52,259.85	7.35%	52.09%
May	160,400.46	-	7,840.35	0.67	(2,406.02)	-	-	165,835.46	21.14%	74.56%	57,717.50	8.04%	60.13%
June	162,112.35	(1,605.08)	7,613.57	(3.35)	(2,432.12)	-	839.50	166,524.87	21.15%	95.71%	216,549.72	33.33%	93.46%
July	15,485.63	-	8,126.22	459.82	(239.18)	-	-	23,832.49	2.04%	97.75%	23,758.04	2.59%	96.05%
August	15,322.39	-	7,920.32	612.90	(239.03)	-	-	23,616.58	2.02%	99.77%	21,242.85	2.06%	98.11%
September	-	-	7,900.99	-	-	-	-	7,900.99	0.00%	99.77%	7,560.72	0.00%	98.11%
October	-	-	-	-	-	-	-	-	0.00%	99.77%	21,773.00	1.96%	100.07%
November	-	-	-	-	-	-	-	-	0.00%	99.77%	8,294.98	0.06%	100.13%
December	-	-	-	-	-	-	-	-	0.00%	99.77%	6,680.21	0.00%	100.13%
Total	\$ 758,724.27	\$ (1,605.08)	\$ 68,546.87	\$ 1,075.58	\$ (11,397.49)	\$ -	\$ 1,679.00	\$ 817,023.15	99.77%	99.77%	\$ 716,989.45	100.13%	100.13%

Taxes Levied	% of Levied	Property Taxes Collected	% Collected to Amount Levied
\$ 108,400	14.28%	\$ 108,153.90	99.77%
650,442	85.72%	648,965.29	99.77%
758,842	100.00%	\$ 757,119.19	99.77%

Property Tax

General Fund	\$ 108,400	14.28%	\$ 108,153.90	99.77%
Debt Service Fund	650,442	85.72%	648,965.29	99.77%
Total	758,842	100.00%	\$ 757,119.19	99.77%

Specific Ownership Tax

General Fund	98,649	100.00%	\$ 68,546.87	69.49%
Total	98,649	100.00%	\$ 68,546.87	69.49%

Treasurer's Fees

General Fund	1,626	14.28%	\$ 1,628.12	100.13%
Debt Service Fund	9,757	85.72%	9,769.37	100.13%
Total	\$ 11,383	100.00%	\$ 11,397.49	100.13%

This supplementary information should be read only in connection with the accompanying accountant's compilation report.