

Avenues Metropolitan District No. 1
Financial Statements

August 31, 2020

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Avenues Metropolitan District No. 1

Management is responsible for the accompanying financial statements of each major fund of Avenues Metropolitan District No. 1, as of and for the period ended August 31, 2020, which are comprised of the Balance Sheet and the related Statement of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – Governmental Funds and account groups for the eight months then ended in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with the Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit the Statement of Net Position, Statement of Activities, Management Discussion and Analysis and all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the District's financial position and results of operations. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Avenues Metropolitan District No. 1 because we performed certain accounting services that impaired our independence.

Simmons & Wheeler P.C.

September 29, 2020
Englewood, Colorado

The Avenues Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
August 31, 2020

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets				
Current assets				
Cash in checking	\$ 9,135	\$ -	\$ -	\$ 9,135
Accounts receivable - developer	6,351	1,947	-	8,298
Due from other funds	<u>1,947</u>	<u>-</u>	<u>-</u>	<u>1,947</u>
	<u>17,433</u>	<u>1,947</u>	<u>-</u>	<u>19,380</u>
Other assets				
Improvements	-	-	755,858	755,858
Amount to be provided for retirement of debt	<u>-</u>	<u>-</u>	<u>1,908,522</u>	<u>1,908,522</u>
	<u>-</u>	<u>-</u>	<u>2,664,380</u>	<u>2,664,380</u>
	<u>\$ 17,433</u>	<u>\$ 1,947</u>	<u>\$ 2,664,380</u>	<u>\$ 2,683,760</u>
Liabilities and Equity				
Current liabilities				
Accounts payable	\$ 17,433	\$ -	\$ -	\$ 17,433
Due to other funds	<u>-</u>	<u>1,947</u>	<u>-</u>	<u>1,947</u>
	<u>17,433</u>	<u>1,947</u>	<u>-</u>	<u>19,380</u>
Note Payable - Developer	-	-	1,063,865	1,063,865
Note Payable - Developer interest	<u>-</u>	<u>-</u>	<u>844,657</u>	<u>844,657</u>
Total liabilities	<u>17,433</u>	<u>1,947</u>	<u>1,908,522</u>	<u>1,927,902</u>
Fund Equity				
Investment in improvements	-	-	755,858	755,858
Fund balance (deficit)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>755,858</u>	<u>755,858</u>
	<u>\$ 17,433</u>	<u>\$ 1,947</u>	<u>\$ 2,664,380</u>	<u>\$ 2,683,760</u>

The Avenues Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the Eight Months Ended August 31, 2020
General Fund

See Accountant's Compilation Report

	<u>Annual</u> <u>Budget</u>	<u>Actual</u>	<u>Variance</u> <u>Favorable</u> <u>(Unfavorable)</u>
Revenues			
Developer advance	\$ 50,000	\$ 19,580	\$ (30,420)
	<u>50,000</u>	<u>19,580</u>	<u>(30,420)</u>
Expenditures			
Legal	25,000	12,235	12,765
Accounting/Audit	10,000	4,161	5,839
Insurance	3,000	3,184	(184)
Urban Renewal Collection Fee	-	-	-
Miscellaneous	560	-	560
Contingency	5,133	-	5,133
Election	5,000	-	5,000
Emergency reserve	1,307	-	1,307
	<u>50,000</u>	<u>19,580</u>	<u>30,420</u>
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The Avenues Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the Eight Months Ended August 31, 2020
Capital Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Developer advance	\$ 17,035,000	\$ -	\$ (17,035,000)
	<u>17,035,000</u>	<u>-</u>	<u>(17,035,000)</u>
Expenditures			
Accounting	10,000	-	10,000
Legal	25,000	-	25,000
Capital Expenditures	17,000,000	-	17,000,000
	<u>17,035,000</u>	<u>-</u>	<u>17,035,000</u>
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance - ending	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

The Avenues Metropolitan District No. 1
Proposed Budget
General Fund
For the Year ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>6/30/2020</u>	Estimate <u>2020</u>	Proposed Budget <u>2021</u>
Beginning fund balance	\$ 7,613	\$ -	\$ -	\$ -	\$ -
Revenues:					
Developer advances	<u>8,050</u>	<u>50,000</u>	<u>19,580</u>	<u>36,076</u>	<u>50,000</u>
Total revenues	<u>8,050</u>	<u>50,000</u>	<u>19,580</u>	<u>36,076</u>	<u>50,000</u>
Total funds available	<u>15,663</u>	<u>50,000</u>	<u>19,580</u>	<u>36,076</u>	<u>50,000</u>
Expenditures:					
Legal	9,851	25,000	12,235	24,470	27,000
Election Expenses	-	5,000	-	-	-
Accounting / audit	2,970	10,000	4,161	8,322	12,500
Insurance	2,508	3,000	3,184	3,184	3,500
Miscellaneous	334	560	-	100	560
Contingency	-	5,133	-	-	5,133
Emergency reserve (3%)	<u>-</u>	<u>1,307</u>	<u>-</u>	<u>-</u>	<u>1,307</u>
Total expenditures	<u>15,663</u>	<u>50,000</u>	<u>19,580</u>	<u>36,076</u>	<u>50,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 145</u>			<u>\$ 145</u>
Mill Levy		<u>0.000</u>			<u>0.000</u>

The Avenues Metropolitan District No. 1
Proposed Budget
Capital Projects Fund
For the Year ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual 6/30/2020	Estimate <u>2020</u>	Proposed Budget <u>2021</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Developer advance	<u>16,492</u>	<u>17,035,000</u>	-	<u>17,035,000</u>	<u>17,035,000</u>
Total revenues	<u>16,492</u>	<u>17,035,000</u>	-	<u>17,035,000</u>	<u>17,035,000</u>
Total funds available	<u>16,492</u>	<u>17,035,000</u>	-	<u>17,035,000</u>	<u>17,035,000</u>
Expenditures:					
Accounting	1,390	10,000	-	10,000	10,000
Legal	14,702	25,000	-	25,000	25,000
Capital expenditures	<u>400</u>	<u>17,000,000</u>	-	<u>17,000,000</u>	<u>17,000,000</u>
Total expenditures	<u>16,492</u>	<u>17,035,000</u>	-	<u>17,035,000</u>	<u>17,035,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

The Avenues Metropolitan District No. 2
Proposed Budget
General Fund
For the Year ended December 31, 2021

	Actual	Adopted	Actual	Estimate	Proposed
	<u>2019</u>	<u>Budget</u>	<u>6/30/2020</u>	<u>2020</u>	<u>Budget</u>
		<u>2020</u>			<u>2021</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Developer advances	-	50,000	-	-	50,000
Interest income	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Total funds available	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Expenditures:					
Accounting / audit	-	14,000	-	-	14,000
Election expenses	-	5,000	-	-	5,000
Legal	-	15,000	-	-	15,000
Insurance	-	5,500	-	-	5,500
Miscellaneous	-	2,000	-	-	2,000
Contingency	-	7,255	-	-	7,255
Treasurer fees	-	-	-	-	-
Emergency reserve (3%)	-	1,245	-	-	1,245
	<u>-</u>	<u>1,245</u>	<u>-</u>	<u>-</u>	<u>1,245</u>
Total expenditures	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 145</u>			<u>\$ 145</u>
Mill Levy		<u>0.000</u>			<u>0.000</u>

The Avenues Metropolitan District No. 3
Proposed Budget
General Fund
For the Year ended December 31, 2021

	Actual	Adopted	Actual	Estimate	Proposed
	<u>2019</u>	<u>Budget</u>	<u>6/30/2020</u>	<u>2020</u>	<u>Budget</u>
		<u>2020</u>			<u>2021</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Developer advances	-	50,000	-	-	50,000
Interest income	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Total funds available	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Expenditures:					
Accounting / audit	-	14,000	-	-	14,000
Election expenses	-	5,000	-	-	5,000
Legal	-	15,000	-	-	15,000
Insurance	-	5,500	-	-	5,500
Miscellaneous	-	2,000	-	-	2,000
Transfer to District No. 1	-	-	-	-	-
Contingency	-	7,255	-	-	7,255
Treasurer fees	-	-	-	-	-
Emergency reserve (3%)	-	1,245	-	-	1,245
	<u>-</u>	<u>1,245</u>	<u>-</u>	<u>-</u>	<u>1,245</u>
Ending fund balance	<u>\$ -</u>	<u>\$ 50,000</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 50,000</u>
Assessed valuation		<u>\$ 145</u>			<u>\$ 145</u>
Mill Levy		<u>0.000</u>			<u>0.000</u>

The Avenues Metropolitan District No. 4
Proposed Budget
General Fund
For the Year ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>6/30/2020</u>	Estimate <u>2020</u>	Proposed Budget <u>2021</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Developer advances	-	50,000	-	-	50,000
Interest income	-	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total revenues	-	50,000	-	-	50,000
	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Total funds available	-	50,000	-	-	50,000
	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Expenditures:					
Accounting / audit	-	14,000	-	-	14,000
Election expenses	-	5,000	-	-	5,000
Legal	-	15,000	-	-	15,000
Insurance	-	5,500	-	-	5,500
Miscellaneous	-	2,000	-	-	2,000
Transfer to District No. 1	-	-	-	-	-
Contingency	-	7,255	-	-	7,255
Treasurer fees	-	-	-	-	-
Emergency reserve (3%)	-	1,245	-	-	1,245
	<u>-</u>	<u>1,245</u>	<u>-</u>	<u>-</u>	<u>1,245</u>
Ending fund balance	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
	<u>-</u>	<u>50,000</u>	<u>-</u>	<u>-</u>	<u>50,000</u>
Assessed valuation		<u>\$ 145</u>			<u>\$ 145</u>
Mill Levy		<u>0.000</u>			<u>0.000</u>

The Avenues Metropolitan District No. 5
Proposed Budget
General Fund
For the Year ended December 31, 2021

	Actual <u>2019</u>	Adopted Budget <u>2020</u>	Actual <u>6/30/2020</u>	Estimate <u>2020</u>	Proposed Budget <u>2021</u>
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	-	-	-	-
Specific ownership taxes	-	-	-	-	-
Developer advances	-	50,000	-	-	50,000
Interest income	-	-	-	-	-
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total revenues	-	50,000	-	-	50,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total funds available	-	50,000	-	-	50,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Expenditures:					
Accounting / audit	-	14,000	-	-	14,000
Election expenses	-	5,000	-	-	5,000
Legal	-	15,000	-	-	15,000
Insurance	-	5,500	-	-	5,500
Miscellaneous	-	2,000	-	-	2,000
Transfer to District No. 1	-	-	-	-	-
Contingency	-	7,255	-	-	7,255
Treasurer fees	-	-	-	-	-
Emergency reserve (3%)	-	1,245	-	-	1,245
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Total expenditures	-	50,000	-	-	50,000
	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Ending fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Assessed valuation		<u>\$ 145</u>			<u>\$ 145</u>
Mill Levy		<u>0.000</u>			<u>0.000</u>

To whom it may concern,

Here is my proposal for the general Metropolitan District website project.

- **Project Outline:** Design and develop new website for the Metropolitan District or Homeowners Association on the Wordpress platform.
- **Scope:**
 - Set-up, design, and development of a new website design on an easy-to-use content management system (Wordpress).
 - An Unlimited number of pages and email campaign system integration (MailChimp).
 - Community activity calendar and news/blog feature for community updates.
- **Rate:** \$950.00, billed at the end of the project
- **Terms:** Payment is due within 30 days of completion of the project (launch of the website). The Metro District Board will have full administrator access to this Wordpress website.
- **Training:** training and training materials on Wordpress for the Board is available and will be billed separately at an hourly rate \$50/hour (billed in 15-minute increments). This is due within 30 days of completion of the project.
- **Maintenance:** On-going maintenance for the “health” of the website (security updates, back-ups, plug-in updates) is highly recommended to keep your website secure and working as expected. This billed quarterly at a rate of \$150.
- **New Development:** New feature development for anything beyond the scope of this proposal, including updating content such as meeting minutes and budgets, is available at a rate of \$50/hour (billed in 15-minute increments). This is billed quarterly.

I don't handle the web hosting side of things, so you will need to purchase a plan with a hosting company and website domain. I also recommend you purchase a security certificate (SSL Certificate) to ensure the security of your website. Sometimes these are included, depending on the hosting plan you select.

Sincerely,

Heather Sosa

720-635-6286

heatherlsosa@gmail.com

Heatherly Creative, LLC