

Avenues Metropolitan District No. 1
Financial Statements

September 30, 2022

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 September 30, 2022, 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 nine 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.

October 18, 2022
Englewood, Colorado

The Avenues Metropolitan District
Balance Sheet - Governmental Funds and Account Groups
September 30, 2022

	<u>General Fund</u>	<u>Capital Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets				
Current assets				
Cash in checking	\$ 9,709	\$ -	\$ -	\$ 9,709
Accounts receivable - developer	3,818	-	-	3,818
Prepaid Expenses	-	-	-	-
Due from other funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>13,527</u>	<u>-</u>	<u>-</u>	<u>13,527</u>
Other assets				
Improvements	-	-	755,858	755,858
Amount to be provided for retirement of debt	<u>-</u>	<u>-</u>	<u>2,168,332</u>	<u>2,168,332</u>
	<u>-</u>	<u>-</u>	<u>2,924,190</u>	<u>2,924,190</u>
	<u>\$ 13,527</u>	<u>\$ -</u>	<u>\$ 2,924,190</u>	<u>\$ 2,937,717</u>
Liabilities and Equity				
Current liabilities				
Accounts payable	\$ 13,527	\$ -	\$ -	\$ 13,527
Due to other funds	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>13,527</u>	<u>-</u>	<u>-</u>	<u>13,527</u>
Note Payable - Developer	-	-	1,131,365	1,131,365
Note Payable - Developer interest	<u>-</u>	<u>-</u>	<u>1,036,967</u>	<u>1,036,967</u>
Total liabilities	<u>13,527</u>	<u>-</u>	<u>2,168,332</u>	<u>2,181,859</u>
Fund Equity				
Investment in improvements	-	-	755,858	755,858
Emergency reserve	-	-	-	-
Fund balance (deficit)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>755,858</u>	<u>755,858</u>
	<u>\$ 13,527</u>	<u>\$ -</u>	<u>\$ 2,924,190</u>	<u>\$ 2,937,717</u>

The Avenues Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
Budget and Actual
For the Nine Months Ended September 30, 2022
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	\$ 13,818	\$ (36,182)
Misc Income	-	495	495
	<u>50,000</u>	<u>14,313</u>	<u>(35,687)</u>
Expenditures			
Legal	27,000	24,477	2,523
Accounting/Audit	12,500	2,512	9,988
Insurance	4,000	3,965	35
Miscellaneous	412	-	412
Contingency	4,771	-	4,771
Emergency reserve	1,317	-	1,317
	<u>50,000</u>	<u>30,954</u>	<u>19,046</u>
Excess (deficiency) of revenues over expenditures	-	(16,641)	(16,641)
Fund balance - beginning	<u>-</u>	<u>16,641</u>	<u>16,641</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 Nine Months Ended September 30, 2022
Capital Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable <u>(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	<u>17,000,000</u>	<u>-</u>	<u>17,000,000</u>
	<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>