

Two Bridges Metropolitan District
Financial Statements

May 31, 2019

ACCOUNTANT'S COMPILATION REPORT

Board of Directors
Two Bridges Metropolitan District

Management is responsible for the accompanying financial statements of each major fund of Two Bridges Metropolitan District, as of and for the period ended May 31, 2019, 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 five 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 Two Bridges Metropolitan District because we performed certain accounting services that impaired our independence.

Simmons & Wheeler, P.C.

July 19, 2019
Englewood, Colorado

Two Bridges Metropolitan District
 Combined Balance Sheet
 May 31, 2019

See Accountant's Compilation Report

	<u>General Fund</u>	<u>Capital Projects Fund</u>	<u>Debt Service Fund</u>	<u>Account Groups</u>	<u>Total All Funds</u>
Assets					
Current assets					
Cash in checking	\$ 7,262	\$ -	\$ 12,670	\$ -	\$ 19,932
Cash in Colotrust	-	-	-	-	-
Cash with Trustee	-	-	555,039	-	555,039
Accounts Receivable-Developer	8,266	-	-	-	8,266
Taxes receivable	1,100	-	3,588	-	4,688
Prepaid Expenses	-	-	-	-	-
Due from other funds	-	-	-	-	-
	<u>16,628</u>	<u>-</u>	<u>571,297</u>	<u>-</u>	<u>587,925</u>
Other assets					
Improvements	-	-	-	8,665,562	8,665,562
Amount available in debt service fund	-	-	-	571,297	571,297
Amount to be provided for retirement of debt	-	-	-	10,649,786	10,649,786
	<u>-</u>	<u>-</u>	<u>-</u>	<u>19,886,645</u>	<u>19,886,645</u>
	<u>\$ 16,628</u>	<u>\$ -</u>	<u>\$ 571,297</u>	<u>\$ 19,886,645</u>	<u>\$ 20,474,570</u>
Liabilities and Equity					
Current liabilities					
Accounts payable	\$ 16,628	\$ -	\$ -	\$ -	\$ 16,628
Retainage payable	-	-	-	-	-
Due to other funds	-	-	-	-	-
	<u>16,628</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>16,628</u>
Series 2018A Bonds	-	-	-	3,215,000	3,215,000
Series 2018B Bonds	-	-	-	508,000	508,000
Developer Payable	-	-	-	7,498,083	7,498,083
	<u>16,628</u>	<u>-</u>	<u>-</u>	<u>11,221,083</u>	<u>11,237,711</u>
Fund Equity					
Investment in improvements	-	-	-	8,665,562	8,665,562
Fund balance (deficit)	-	-	571,297	-	571,297
	<u>-</u>	<u>-</u>	<u>571,297</u>	<u>8,665,562</u>	<u>9,236,859</u>
	<u>\$ 16,628</u>	<u>\$ -</u>	<u>\$ 571,297</u>	<u>\$ 19,886,645</u>	<u>\$ 20,474,570</u>

Two Bridges Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Five Months Ended May 31, 2019
General Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Property taxes	\$ 21,882	5,753	\$ (16,129)
Specific ownership taxes	1,093	844	(249)
Developer Advances	146,597	43,515	(103,082)
Operations and Maintenance Fee	20,000	2,265	(17,735)
Interest income	-	9	9
	<u>189,572</u>	<u>52,386</u>	<u>(137,186)</u>
Expenditures			
District Management	37,000	3,810	33,190
Accounting	15,000	7,270	7,730
Audit	4,500	14	4,486
Insurance	11,000	20,701	(9,701)
Legal	20,000	2,909	17,091
Election	-	-	-
Covenant Control	10,000	2,252	7,748
Office/Miscellaneous	3,000	800	2,200
Landscape/Maintenance	22,673	14,027	8,646
Native Areas	12,000	-	12,000
Tree Maintenance and Winter Watering	10,000	-	10,000
Irrigatin Repairs	3,000	-	3,000
Well Maintenance	4,000	-	4,000
Utilities	3,000	222	2,778
Detention Ponds	9,000	-	9,000
Repairs and Maintenance	8,340	-	8,340
Trash and Recycling	2,015	295	1,720
Treasurer fees	328	86	242
Contingency	20,000	-	20,000
Emergency reserve	5,246	-	5,246
	<u>200,102</u>	<u>52,386</u>	<u>147,716</u>
Excess (deficiency) of revenues over expenditures	(10,530)	-	10,530
Fund balance - beginning	<u>10,530</u>	<u>-</u>	<u>(10,530)</u>
Fund balance - ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

Two Bridges Metropolitan District

Budget and Actual
For the Five Months Ended May 31, 2019
Capital Project Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	Variance Favorable (Unfavorable)
Revenues			
Interest income	\$ -	\$ -	\$ -
Developer advances	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>-</u>
Expenditures			
Accounting	-	-	-
Legal	-	-	-
Capital expenditures	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of revenues over expenditures	-	-	-
Fund balance - beginning	<u>-</u>	<u>-</u>	<u>-</u>
Fund balance (deficit) - ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

Two Bridges Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
For the Five Months Ended May 31, 2019
Debt Service Fund

See Accountant's Compilation Report

	<u>Annual Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
Revenues			
Bond proceeds	\$ -	\$ -	\$ -
Original Issue Premium	-	-	-
Property taxes	71,383	18,766	(52,617)
Specific ownership taxes	3,569	2,753	(816)
Transfer from General Fund	-	-	-
Interest income	-	5,336	5,336
	<u>74,952</u>	<u>26,855</u>	<u>(48,097)</u>
Expenditures			
Interest Payment-Series 2018A	180,844	-	180,844
Principal payment-Series 2018A	-	-	-
Bond Issuance Costs	-	-	-
Transfer to Escrow Agent	-	-	-
Treasurer fees	1,067	282	785
Trustee / paying agent fees	5,000	-	5,000
	<u>186,911</u>	<u>282</u>	<u>186,629</u>
Excess (deficiency) of revenues over expenditures	(111,959)	26,573	138,532
Fund balance - beginning	<u>541,368</u>	<u>544,724</u>	<u>3,356</u>
Fund balance (deficit) - ending	<u>\$ 429,409</u>	<u>\$ 571,297</u>	<u>\$ 141,888</u>