

**CANAL AVENUE METROPOLITAN DISTRICT  
ANNUAL REPORT  
TO  
THE CITY OF COMMERCE CITY**

**FISCAL YEAR ENDING DECEMBER 31, 2019**

Pursuant to the Canal Avenue Metropolitan District Service Plan, the District is required to provide an annual report to the City of Commerce City within one hundred eighty (180) days after conclusion of the District's fiscal year beginning December 31, 2019. Such annual report shall include information concerning the following matters:

- A. Boundary changes made or proposed.
- B. Intergovernmental Agreements entered into or proposed.
- C. Changes or proposed changes in the District's rules and regulations/policies.
- D. A summary of any litigation involving the District.
- E. Status of construction of public improvements.
- F. A list of facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.
- G. The current assessed valuation in the District.
- H. Any significant changes in the financial status of the District including revenue projections or operating costs.
- I. Audit of the District's financial statements.
- J. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.
- K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

For the year ending December 31, 2019, the District makes the following report:

**A. Boundary changes made or proposed.**

The District was formed and its boundaries were established in 2018. No other boundary changes were made or proposed in 2019.

**B. Intergovernmental Agreements entered into or proposed.**

On November 7, 2019, the District entered into an intergovernmental agreement with Colorado Special Districts Property and Liability Pool for the purpose of securing insurance.

**C. Changes or proposed changes in the District's rules and regulations/policies.**

There have been no changes in the District's rules and regulations/policies.

**D. Summary of any litigation which involves the District.**

There is no litigation, of which we are aware, currently pending or anticipated against the District.

**E. Status of District's public improvements construction schedule.**

The District did not commence construction of public improvements in 2019.

**F. List of facilities and improvements dedicated and accepted by the City.**

No facilities or improvements were dedicated to and accepted by the City in 2019.

**G. Current assessed valuation in the District.**

The District received a certification of valuation from the Adams County Assessor that reports a taxable assessed valuation for the District for 2019 of \$3,580.00 for collection in 2020. The District certified a mill levy of 0.000 mills to be assessed against the property within the District.

**H. Financial Status of the District.**

The current financial status of the District is reflected in the 2020 budget attached as Exhibit A.

**I. Audit of the District's financial statements.**

The District was exempt from Colorado audit requirements in 2019.

**J. Uncured events of default by the District.**

None of which we are aware.

**K. District's inability to pay obligations.**

The District paid its obligations in 2019.

**EXHIBIT A**  
**2020 BUDGET**



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## Accountant's Compilation Report

Board of Directors  
Canal Avenue Metropolitan District

Management is responsible for the accompanying budget of revenues, expenditures and fund balances of Canal Avenue Metropolitan District for the year ending December 31, 2020, including the estimate of comparative information for the year ending December 31, 2019, and the actual comparative information for the year ended December 31, 2018, in the format prescribed by Colorado Revised Statutes (C.R.S.) 29-1-105 and the related summary of significant assumptions in accordance with guidelines for the presentation of a budget established by the American Institute of Certified Public Accountants (AICPA). We have performed a compilation engagement in accordance with 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 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 the accompanying budget.

The budgeted results may not be achieved as there will usually be differences between the budgeted 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.

We draw attention to the summary of significant assumptions which describe that the budget is presented in accordance with the requirements of C.R.S. 29-1-105, and is not intended to be a presentation in accordance with accounting principles generally accepted in the United States of America.

We are not independent with respect to Canal Avenue Metropolitan.

*CliftonLarsonAllen LLP*

Greenwood Village, Colorado  
January 22, 2020

**CANAL AVENUE METROPOLITAN DISTRICT  
GENERAL FUND  
2020 BUDGET  
WITH 2019 ESTIMATED  
For the Years Ending December 31,**

1/22/2020

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
BEGINNING FUND BALANCE	\$ -	\$ -	\$ -
REVENUES			
Total revenues	-	-	-
Total funds available	-	-	-
EXPENDITURES			
Total expenditures	-	-	-
Total expenditures and transfers out requiring appropriation	-	-	-
ENDING FUND BALANCE	\$ -	\$ -	\$ -
EMERGENCY RESERVE	\$ -	\$ -	\$ -
TOTAL RESERVE	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying  
accountant's compilation report and summary of significant assumptions.

**CANAL AVENUE METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2020 BUDGET  
WITH 2019 ESTIMATED  
For the Years Ending December 31,**

1/22/2020

	ACTUAL 2018	ESTIMATED 2019	BUDGET 2020
<b>ASSESSED VALUATION</b>			
Agricultural	-	\$ -	\$ 3,580
Certified Assessed Value	\$ -	\$ -	\$ 3,580
<b>MILL LEVY</b>			
General	0.000	0.000	0.000
Total mill levy	0.000	0.000	0.000
<b>PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
Budgeted property taxes	\$ -	\$ -	\$ -
<b>BUDGETED PROPERTY TAXES</b>			
General	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -

This financial information should be read only in connection with the accompanying accountant's compilation report and summary of significant assumptions.

**CANAL AVENUE METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court of the County of Adams on November 26, 2018, 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 the City of Commerce City on September 17, 2018. The District's service area is located entirely within the City of Commerce City, in Adams County, Colorado.

The District was established to provide financing for the planning, design, acquisition, construction, installation, relocation, and redevelopment of public improvements. The District is required and obligated to operate and maintain any park and recreation improvements designed, constructed, or financed by the District, unless otherwise specified in the District Activities IGA. The District shall dedicate all other public improvements to the City or other appropriate jurisdiction or owners association and is not authorized to operate or maintain any part of all other public improvements unless otherwise specified in the District Activities IGA. The District is not authorized to provide for fire protection or television relay and translation unless otherwise specified in the District Activities IGA.

Pursuant to the Service Plan, the District are permitted to issue bond indebtedness of up to \$30,000,000.

On November 6, 2018, The District's voters authorized an additional total indebtedness of \$40,000,000 for providing a complete potable and non-potable water supply, storage, transmission, and distribution system; \$40,000,000 for providing a complete local sanitary sewage collection and transmission system; \$40,000,000 for providing street improvements; \$40,000,000 for providing traffic and safety controls; \$40,000,000 for providing parks and recreational facilities, improvements, and programs; \$40,000,000 for providing a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof; \$5,000,000 for providing television relay and translation system improvements; \$500,000 for providing facilities, properties, and equipment for the elimination and control of mosquitoes; \$5,000,000 for providing fire protection and ambulance and emergency medical and rescue services facilities and improvements, and; \$5,000,000 to pay the costs of operating, maintaining, or otherwise providing systems, operations, and administration to carry out the objects and purposes for which the District was organized. The District's voters also authorized an additional total indebtedness of \$255,500,000 for debt refunding. The election also approved an additional annual increase in property taxes of \$1,000,000 without limitation of rate, to pay the District's operation and maintenance costs.

The District has no employees and all administrative functions are contractual.

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 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**CANAL AVENUE METROPOLITAN DISTRICT  
2020 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues**

The District has no revenues.

**Expenditures**

The District has no expenditures.

**Debt and Leases**

The District has no debt or operating or capital leases.

**This information is an integral part of the accompanying forecasted budget.**