

**Bijou Metropolitan District  
Statement of Net Position  
September 30, 2022**

	<u>General Fund</u>	<u>Debt Service Fund</u>	<u>Capital Fund</u>	<u>Fixed Assets &amp; LTD</u>	<u>Total</u>
<b>ASSETS</b>					
<b>CASH</b>					
Bank of Colorado Checking	19,323				<b>19,323</b>
Bond Payment Fund					-
Project Fund					-
Pooled Cash	-	-	-		-
<b>TOTAL CASH</b>	<b>19,323</b>	-	-	-	<b>19,323</b>
<b>OTHER CURRENT ASSETS</b>					
Due From County Treasurer	-				-
Due From Developer	-				-
Property Tax Receivable					-
Prepaid Expense	-				-
<b>TOTAL OTHER CURRENT ASSETS</b>	-	-	-	-	-
<b>FIXED ASSETS</b>					
Construction in Progress				-	-
Easements				-	-
<b>TOTAL FIXED ASSETS</b>	-	-	-	-	-
<b>TOTAL ASSETS</b>	<b>19,323</b>	-	-	-	<b>19,323</b>
<b>LIABILITIES &amp; DEFERED INFLOWS</b>					
<b>CURRENT LIABILITIES</b>					
Accounts Payable	8,303				<b>8,303</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>8,303</b>	-	-	-	<b>8,303</b>
<b>DEFERRED INFLOWS</b>					
Deferred Property Taxes	-	-			-
<b>TOTAL DEFERRED INFLOWS</b>	-	-	-	-	-
<b>LONG-TERM LIABILITIES</b>					
Bonds Payable					-
Developer Payable- Operations				32,439	<b>32,439</b>
Developer Payable- Capital				7,561	<b>7,561</b>
Accrued Int - Bonds					-
Accrued Int- Developer Payable- Ops				-	-
Accrued Int- Developer Payable- Cap					-
<b>TOTAL LONG-TERM LIABILITIES</b>	-	-	-	<b>40,000</b>	<b>40,000</b>
<b>TOTAL LIABILITIES &amp; DEFERRED INFLOWS</b>	<b>8,303</b>	-	-	<b>40,000</b>	<b>48,303</b>
<b>NET POSITION</b>					
Inv in Capital Assets					-
Amount to be Provided for Debt				(40,000)	<b>(40,000)</b>
Fund Balance- Non-Spendable	-				-
Fund Balance- Restricted	958	-	-		<b>958</b>
Fund Balance- Unassigned	10,063				<b>10,063</b>
<b>TOTAL NET POSITION</b>	<b>11,021</b>	-	-	<b>(40,000)</b>	<b>(28,979)</b>
	=	=	=	=	=

No assurance is provided on these financial statements;  
substantially all disclosures required by GAAP omitted.

Bijou Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

Print Date: 11/7/2022

	2021 Unaudited Actual	2022 Adopted Budget	2022 Amended Budget	2022 Forecast	YTD Thru 09/30/22 Actual	YTD Thru 09/30/22 Budget	Variance Positive (Negative)	2023 Prelim Budget	Budget Notes/Assumptions
<b>PROPERTY TAXES</b>									
Total Assessed Valuation	-	-	-	-				17,700	Aug. 24, 2022 Prelim
Mill Levy - General Fund	0.000	0.000	0.000	0.000			70.000	20 Ops + 50 Debt- All As O&M for 2023	
Mill Levy - Debt Service Fund	0.000	0.000	0.000	0.000			0.000	No Debt Levy Until Bonds Issued	
<b>Total Mill Levy</b>	-	-	-	-			<b>70.000</b>		
Property Tax Revenue - General Fund	-	-	-	-			1,239	AV * Mills / 1,000	
Property Tax Revenue - Debt Service Fund	-	-	-	-			-	AV * Mills / 1,000	
<b>Total Property Taxes</b>	-	-	-	-			<b>1,239</b>		

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<b>COMBINED FUNDS</b>									
<b>REVENUE</b>									
Property Taxes	-	-	-	-	-	-	-	1,239	20 Ops + 50 Debt- All As O&M for 2023 6% of Property Taxes
Specific Ownership Taxes	-	-	-	-	-	-	-	74	
Interest & Other Income	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	-	-	-	-	-	-	-	<b>1,313</b>	
<b>EXPENDITURES</b>									
<b>Administration</b>									
Accounting, Legal, Management, & Audit		12,500	28,500	28,000	17,997	9,375	(8,622)	46,500	Per General Fund
Insurance, SDA Dues, Misc Other		8,500	8,500	3,920	3,422	7,625	4,203	6,000	Per General Fund
Treasurer's Fees		-	-	-	-	-	-	62	5% of Property Taxes
Contingency		630	10,630	-	-	473	473	15,000	Unforeseen Needs
<b>Debt Service</b>									
Bond Interest		-	-	-	-	-	-	-	No Bonds Anticipated in 2023
Bond Principal		-	-	-	-	-	-	-	No Bonds Anticipated in 2023
Trustee Administrative Fee		-	-	-	-	-	-	-	No Bonds Anticipated in 2023
Debt Issuance Expense		-	-	-	-	-	-	-	
Contingency		-	-	-	-	-	-	-	
<b>Capital Outlay</b>									
	-	-	112,000	12,000	7,561	-	(7,561)	4,898,188	Assume Cost Certification mid 2023 for Ph 1 Const.
<b>TOTAL EXPENDITURES</b>	-	<b>21,630</b>	<b>159,630</b>	<b>43,920</b>	<b>28,979</b>	<b>17,473</b>	<b>(11,507)</b>	<b>4,965,750</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	-	<b>(21,630)</b>	<b>(159,630)</b>	<b>(43,920)</b>	<b>(28,979)</b>	<b>(17,473)</b>	<b>(11,507)</b>	<b>(4,964,437)</b>	
<b>OTHER SOURCES / (USES)</b>									
Developer Advances		21,630	165,000	49,000	40,000	17,600	22,400	4,965,188	General & Capital Fund Shortfalls
Developer Advance Repayments		-	-	-	-	-	-	-	
Bond Proceeds & Premium		-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	-	<b>21,630</b>	<b>165,000</b>	<b>49,000</b>	<b>40,000</b>	<b>17,600</b>	<b>22,400</b>	<b>4,965,188</b>	
<b>CHANGE IN FUND BALANCE</b>	-	-	<b>5,370</b>	<b>5,080</b>	<b>11,021</b>	<b>128</b>	<b>10,893</b>	<b>751</b>	
<b>BEGINNING FUND BALANCE</b>	-	-	-	-	-	-	-	<b>5,080</b>	
<b>ENDING FUND BALANCE</b>	-	-	<b>5,370</b>	<b>5,080</b>	<b>11,021</b>	<b>128</b>	<b>10,893</b>	<b>5,831</b>	
<b>COMPONENTS OF FUND BALANCE</b>									
Non-Spendable	-	-	2,500	2,500	-	-	-	2,625	Prepaid Insurance 3% of operating expenditures
TABOR Emergency Reserve	-	-	799	958	958	-	-	2,027	
Restricted For Debt Service	-	-	-	-	-	-	-	-	
Restricted For Capital Projects	-	-	-	-	-	-	-	-	
Unassigned	-	-	2,071	1,622	10,063	-	-	1,180	
<b>TOTAL ENDING FUND BALANCE</b>	-	-	<b>5,370</b>	<b>5,080</b>	<b>11,021</b>	<b>128</b>	<b>10,893</b>	<b>5,831</b>	
=	=	=	=	=	=	=	=	=	

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Bijou Metropolitan District  
Statement of Revenues, Expenditures, & Changes In Fund Balance  
Modified Accrual Basis For the Period Indicated

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<b>GENERAL FUND</b>									
<b>REVENUE</b>									
Property Taxes - Operations	-	-	-	-	-	-	-	1,239	20 Ops + 50 Debt- All As O&M for 2023 6% of Property Taxes
Specific Ownership Taxes	-	-	-	-	-	-	-	74	
Interest Income	-	-	-	-	-	-	-	-	
<b>TOTAL REVENUE</b>	-	-	-	-	-	-	-	<b>1,313</b>	
<b>EXPENDITURES - GENERAL</b>									
<b>Administration</b>									
Accounting	-	1,500	7,500	7,500	3,277	1,125	(2,152)	20,000	Accounting, Budget, Audit Prep- Increased Activity
Audit	-	1,000	1,000	-	-	750	750	-	Exemption for 2022
Legal	-	10,000	20,000	20,000	14,687	7,500	(7,187)	25,000	Based on Increased Activity
Office Supplies, Bank & Bill.com Fees, Other	-	-	-	500	32	-	(32)	1,500	Bill.com Fees, Misc Other
Treasurer's fees	-	-	-	-	-	-	-	62	5% of Property Taxes
Elections	-	5,000	5,000	2,500	2,002	5,000	2,998	3,500	Assume Canceled
Insurance & SDA Dues	-	3,500	3,500	1,420	1,420	2,625	1,205	2,500	Prelim Estimate
Emergency Reserve	-	630	630	-	-	473	473	-	Retain in Fund Balance
Contingency	-	-	10,000	-	-	-	-	15,000	Unforeseen Needs
<b>TOTAL EXPENDITURES</b>	-	<b>21,630</b>	<b>47,630</b>	<b>31,920</b>	<b>21,419</b>	<b>17,473</b>	<b>(3,946)</b>	<b>67,562</b>	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	-	<b>(21,630)</b>	<b>(47,630)</b>	<b>(31,920)</b>	<b>(21,419)</b>	<b>(17,473)</b>	<b>(3,946)</b>	<b>(66,249)</b>	
<b>OTHER SOURCES / (USES)</b>									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advances	-	21,630	53,000	37,000	32,439	17,600	14,839	67,000	To cover shortfall and fund small reserve
<b>TOTAL OTHER SOURCES / (USES)</b>	-	<b>21,630</b>	<b>53,000</b>	<b>37,000</b>	<b>32,439</b>	<b>17,600</b>	<b>14,839</b>	<b>67,000</b>	
<b>CHANGE IN FUND BALANCE</b>	-	-	<b>5,370</b>	<b>5,080</b>	<b>11,021</b>	<b>128</b>	<b>10,893</b>	<b>751</b>	
<b>BEGINNING FUND BALANCE</b>	-	-	-	-	-	-	-	<b>5,080</b>	
<b>ENDING FUND BALANCE</b>	-	-	<b>5,370</b>	<b>5,080</b>	<b>11,021</b>	<b>128</b>	<b>10,893</b>	<b>5,831</b>	
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<b>DEBT SERVICE FUND</b>									
<b>REVENUE</b>									
Property Taxes	-	-	-	-	-	-	-	-	No Debt Levy Until Bonds Issued 6% of Property Taxes
Specific Ownership Taxes	-	-	-	-	-	-	-		
Interest Income	-	-	-	-	-	-	-		
<b>TOTAL REVENUE</b>	-	-	-	-	-	-	-	-	
<b>EXPENDITURES</b>									
Treasurer's Fees	-	-	-	-	-	-	-	-	5% of Property Taxes
Bond Principal	-	-	-	-	-	-	-	-	No Bonds Anticipated in 2023
Bond Interest	-	-	-	-	-	-	-	-	No Bonds Anticipated in 2023
Paying Agent / Trustee Fees	-	-	-	-	-	-	-	-	No Bonds Anticipated in 2023
Debt Issuance Expense	-	-	-	-	-	-	-	-	No Bonds Anticipated in 2023
Contingency	-	-	-	-	-	-	-	-	
<b>TOTAL EXPENDITURES</b>	-	-	-	-	-	-	-	-	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	-	-	-	-	-	-	-	-	
<b>OTHER SOURCES / (USES)</b>									
Transfers To Capital Fund	-	-	-	-	-	-	-	-	No Bonds Anticipated in 2023 No Bonds Anticipated in 2023
Bond Proceeds	-	-	-	-	-	-	-	-	
Bond Premium	-	-	-	-	-	-	-	-	
<b>TOTAL OTHER SOURCES / (USES)</b>	-	-	-	-	-	-	-	-	
<b>CHANGE IN FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>BEGINNING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>ENDING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>COMPONENTS OF FUND BALANCE:</b>	=	=	=	=	=	=	=	=	
Capitalized Interest Fund	-	-	-	-	-	-	-	-	
Surplus Fund	-	-	-	-	-	-	-	-	
Cost of Issuance	-	-	-	-	-	-	-	-	
Bond Payment / Surplus Fund	-	-	-	-	-	-	-	-	
<b>TOTAL ENDING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

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<b>CAPITAL FUND</b>									
<b>REVENUE</b>									
Interest Income	-				-	-	-		
<b>TOTAL REVENUE</b>	-	-	-	-	-	-	-	-	
<b>EXPENDITURES</b>									
Accounting	-			-	-	-	-	16,000	Based on increased activity
Bank Fees	-			-	-	-	-		
Legal	-		12,000	12,000	7,561	-	(7,561)	20,000	Based on increased activity
Organizational Costs	-			-	-	-	-		
Engineering	-			-	-	-	-	20,000	Cost Certifications
Streets	-			-	-	-	-	-	
Safety Protection	-			-	-	-	-	-	
Water	-			-	-	-	-	435,215	Assume Cost Certification mid 2023 for Ph 1 Const.
Sewer	-			-	-	-	-	2,134,258	Assume Cost Certification mid 2023 for Ph 1 Const.
Storm Water	-			-	-	-	-	204,008	Assume Cost Certification mid 2023 for Ph 1 Const.
Parks & Recreation	-			-	-	-	-	1,318,707	Assume Cost Certification mid 2023 for Ph 1 Const.
Other Capital Improvements	-			-	-	-	-	-	
Trustee Fees	-			-	-	-	-	-	
Developer Repayment- Principal	-			-	-	-	-	-	
Developer Repayment- Interest	-			-	-	-	-	-	
Contingency	-		100,000	-	-	-	-	750,000	Unforeseen Needs
<b>TOTAL EXPENDITURES</b>	-	-	112,000	12,000	7,561	-	(7,561)	4,898,188	
<b>REVENUE OVER / (UNDER) EXPENDITURES</b>	-	-	(112,000)	(12,000)	(7,561)	-	(7,561)	(4,898,188)	
<b>OTHER SOURCES / (USES)</b>									
Transfers from Debt Service Fund	-			-	-	-	-	-	
Bond Proceeds	-			-	-	-	-	-	
Developer Advances	-		112,000	12,000	7,561	-	7,561	4,898,188	Advances / Certified Costs All Shown as Advances
<b>TOTAL OTHER SOURCES / (USES)</b>	-	-	112,000	12,000	7,561	-	7,561	4,898,188	
<b>CHANGE IN FUND BALANCE</b>	-	-	-	-	-	-	-	-	
<b>BEGINNING FUND BALANCE</b>	-			-	-	-	-	-	
<b>ENDING FUND BALANCE</b>	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

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