

BIJOU CREEK METROPOLITAN DISTRICT

Financial Statements

Year Ended December 31, 2021

with

Independent Auditor's Report

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Bijou Creek Metropolitan District
Arapahoe County, Colorado

Opinions

We have audited the financial statements of the governmental activities and each major fund of Bijou Creek Metropolitan District (the District) as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2021, and the respective changes in financial position thereof, and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risk of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

Supplemental Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplemental information as identified in the table of contents is presented for the purposes of additional analysis and legal compliance and is not a required part of the basic financial statements.

Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The supplemental information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplemental information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Matters

Economic Dependency

As disclosed in Note 6 of the financial statements, the District has not yet established a revenue base sufficient to pay the District's operations expenditures. Until an independent revenue base is established, the District may be dependent upon the developer for funding continued operations.

Fiscal Focus Partners, LLC

Greenwood Village, Colorado
September 9, 2022

Bijou Creek Metropolitan District

BALANCE SHEET/STATEMENT OF NET POSITION GOVERNMENTAL FUNDS December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
ASSETS					
Cash and investments - restricted	\$ -	\$ 191,367	\$ 191,367	\$ -	\$ 191,367
Receivable - County Treasurer	59	321	380	-	380
Property taxes receivable	30,434	152,173	182,607	-	182,607
Developer receivable	23,920	-	23,920	(23,920)	-
Prepaid expenses	5,885	-	5,885	-	5,885
Due from other funds	-	19,431	19,431	-	19,431
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Assets	<u>\$ 60,298</u>	<u>\$ 363,292</u>	<u>\$ 423,590</u>	<u>(23,920)</u>	<u>399,670</u>
LIABILITIES					
Accounts payable	\$ 7,574	\$ -	\$ 7,574	-	7,574
Due to other funds	19,431	-	19,431	-	19,431
Accrued interest	-	-	-	66,380	66,380
Long-term liabilities:					
Due within one year	-	-	-	15,000	15,000
Due in more than one year	-	-	-	2,637,797	2,637,797
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Liabilities	<u>27,005</u>	<u>-</u>	<u>27,005</u>	<u>2,719,177</u>	<u>2,746,182</u>
DEFERRED INFLOWS OF RESOURCES					
Deferred property taxes	30,434	152,173	182,607	-	182,607
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Deferred Inflows of Resources	<u>30,434</u>	<u>152,173</u>	<u>182,607</u>	<u>-</u>	<u>182,607</u>
FUND BALANCES/NET POSITION					
Fund Balances:					
Nonspendable:					
Prepays	5,885	-	5,885	(5,885)	-
Restricted:					
Emergencies	1,754	-	1,754	(1,754)	-
Debt service	-	211,119	211,119	(211,119)	-
Unassigned	(4,780)	-	(4,780)	4,780	-
	<u> </u>	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total Fund Balances	<u>2,859</u>	<u>211,119</u>	<u>213,978</u>	<u>(213,978)</u>	<u>-</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances					
	<u>\$ 60,298</u>	<u>\$ 363,292</u>	<u>\$ 423,590</u>		
Net Position:					
Restricted for:					
Emergencies				1,754	1,754
Debt service				144,739	144,739
Unrestricted				<u>(2,675,612)</u>	<u>(2,675,612)</u>
Total Net Position				<u>\$ (2,529,119)</u>	<u>\$ (2,529,119)</u>

The notes to the financial statements are an integral part of these statements.

Bijou Creek Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES/STATEMENT OF ACTIVITIES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2021

	<u>General</u>	<u>Debt Service</u>	<u>Total</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
EXPENDITURES					
Accounting and audit	\$ 13,279	\$ -	\$ 13,279	\$ -	\$ 13,279
Insurance	6,899	-	6,899	-	6,899
Legal	15,149	-	15,149	-	15,149
Miscellaneous expenses	10	-	10	-	10
Treasurer's fees	156	783	939	-	939
Bond interest expense	-	91,000	91,000	28,252	119,252
Trustee fees	-	7,000	7,000	-	7,000
Interest on developer advances	-	-	-	33,512	33,512
Total Expenditures	<u>35,493</u>	<u>98,783</u>	<u>134,276</u>	<u>61,764</u>	<u>196,040</u>
GENERAL REVENUES					
Property taxes	10,427	52,135	62,562	-	62,562
Specific ownership taxes	746	3,593	4,339	-	4,339
Interest income	11	98	109	-	109
Total General Revenues	<u>11,184</u>	<u>55,826</u>	<u>67,010</u>	<u>-</u>	<u>67,010</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES					
	(24,309)	(42,957)	(67,266)	(61,764)	(129,030)
OTHER FINANCING SOURCES (USES)					
Assets conveyed to other entities	-	-	-	(1,927,506)	(1,927,506)
Developer advances	27,168	-	27,168	(27,168)	-
Total Other Financing Sources (Uses)	<u>27,168</u>	<u>-</u>	<u>27,168</u>	<u>(1,954,674)</u>	<u>(1,927,506)</u>
NET CHANGES IN FUND BALANCES					
	2,859	(42,957)	(40,098)	40,098	
CHANGE IN NET POSITION					
				(2,056,536)	(2,056,536)
FUND BALANCES/NET POSITION:					
BEGINNING OF YEAR	-	254,076	254,076	(726,659)	(472,583)
END OF YEAR	<u>\$ 2,859</u>	<u>\$ 211,119</u>	<u>\$ 213,978</u>	<u>\$ (2,743,097)</u>	<u>\$ (2,529,119)</u>

The notes to the financial statements are an integral part of these statements.

Bijou Creek Metropolitan District

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended December 31, 2021

	Original & Final		Variance
	Budget	Actual	Favorable (Unfavorable)
REVENUES			
Property taxes	\$ 10,427	\$ 10,427	\$ -
Specific ownership taxes	834	746	(88)
Interest income	-	11	11
Total Revenues	11,261	11,184	(77)
EXPENDITURES			
Accounting and audit	10,000	13,279	(3,279)
Insurance	8,000	6,899	1,101
Legal	30,000	15,149	14,851
Miscellaneous expenses	-	10	(10)
Treasurer's fees	156	156	-
Contingency	2,710	-	2,710
Emergency reserve	1,445	-	1,445
Total Expenditures	52,311	35,493	16,818
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(41,050)	(24,309)	16,741
OTHER FINANCING SOURCES (USES)			
Developer advances	41,050	27,168	(13,882)
Total Other Financing Sources (Uses)	41,050	27,168	(13,882)
NET CHANGE IN FUND BALANCE	-	2,859	2,859
FUND BALANCE:			
BEGINNING OF YEAR	-	-	-
END OF YEAR	\$ -	\$ 2,859	\$ 2,859

The notes to the financial statements are an integral part of these statements.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Note 1: Summary of Significant Accounting Policies

The accounting policies of the Bijou Creek Metropolitan District (“District”), located in the Town of Deer Trail in Arapahoe County, Colorado, conform to the accounting principles generally accepted in the United States of America (“GAAP”) as applicable to governmental units. The Governmental Accounting Standards Board (“GASB”) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The following is a summary of the more significant policies consistently applied in the preparation of financial statements.

Definition of Reporting Entity

The District was organized on November 26, 2018, as a quasi-municipal organization established under the State of Colorado Special District Act. The District operates pursuant to a service plan approved by the Town of Deer Trail (“Town”) on August 14, 2018 (the “Service Plan”). The District was established to provide for the construction and completion of a part or all of the public improvements for the use and benefit of its property owners, inhabitants, taxpayers and the general public, all in accordance with the laws of the State. The District is governed by an elected Board of Directors.

As required by GAAP, these financial statements present the activities of the District, which is legally separate and financially independent of other state and local governments. The District follows the GASB pronouncements, which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB sets forth the financial accountability of a governmental organization’s elected governing body as the basic criterion for including a possible component governmental organization in a primary government’s legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization’s governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency. The pronouncements also require including a possible component unit if it would be misleading to exclude it.

The District is not financially accountable for any other organization. The District has no component units as defined by the GASB.

The District has no employees and all operations and administrative functions are contracted.

Basis of Presentation

The accompanying financial statements are presented per GASB Statement No. 34 - Special Purpose Governments.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

The government-wide financial statements (i.e. the governmental funds balance sheet/statement of net position and the governmental funds statement of revenues, expenditures, and changes in fund balances/statement of activities) report information on all of the governmental activities of the District. The statement of net position reports all financial and capital resources of the District. The difference between the (a) assets and deferred outflows of resources and the (b) liabilities and deferred inflows of resources of the District is reported as net position. The statement of activities demonstrates the degree to which expenditures/expenses of the governmental funds are supported by general revenues. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are collected.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The material sources of revenue subject to accrual are property taxes and interest. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

General Fund - The General Fund is the general operating fund of the District. It is used to account for all financial resources not accounted for and reported in another fund.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest and related costs.

Budgetary Accounting

Budgets are adopted on a non-GAAP basis for the governmental funds. In accordance with the Local Government Budget Law of Colorado, the District's Board of Directors holds public hearings in the fall of each year to approve the budget and appropriate the funds for the ensuing year. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated. The appropriation is at the total fund expenditures level and lapses at year end. During 2021, the District amended the total appropriations in the Debt Service Fund from \$95,782 to \$99,000 primarily due to unanticipated trustee fees.

Assets, Liabilities and Net Position

Fair Value of Financial Instruments

The District's financial instruments include cash and investments, accounts receivable and accounts payable. The District estimates that the fair value of all financial instruments at December 31, 2021, does not differ materially from the aggregate carrying values of its financial instruments recorded in the accompanying balance sheet. The carrying amount of these financial instruments approximates fair value because of the short maturity of these instruments.

Deposits and Investments

The District's cash and investments are considered to be cash on hand and short-term investments with maturities of three months or less from the date of acquisition. Investments for the government are reported at net asset value.

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a minimum number of bank accounts. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in the total cash.

Estimates

The preparation of these financial statements in conformity with GAAP requires the District management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The District has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has one types of items that qualify for reporting in this category. Deferred property taxes are deferred and recognized as an inflow of resources in the period that the amounts become available.

Capital Assets

Capital assets, which include property, plant, equipment and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the assets or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related capital assets, as applicable using the straight-line method.

Depreciation on property that will remain assets of the District is reported on the Statement of Activities as a current charge. Improvements that will be conveyed to other governmental entities are classified as construction in progress and are not depreciated. Land and certain landscaping improvements are not depreciated.

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the taxpayers' election, in February and June. Delinquent taxpayers are notified in July or August and the sales of the resultant tax liens on delinquent properties are generally held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows in the year they are levied and measurable since they are not normally available nor are they budgeted as a resource until the subsequent year. The deferred property taxes are recorded as revenue in the subsequent year when they are available or collected.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Long-Term Obligations

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities.

Fund Equity

Fund balance of governmental funds is reported in various categories based on the nature of any limitations requiring the use of resources for specific purposes. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications make the nature and extent of the constraints placed on a government's fund balance more transparent:

Nonspendable Fund Balance

Nonspendable fund balance includes amounts that cannot be spent because they are either not spendable in form (such as inventory or prepaids) or are legally or contractually required to be maintained intact.

Restricted Fund Balance

The restricted fund balance includes amounts restricted for a specific purpose by external parties such as grantors, bondholders, constitutional provisions or enabling legislation.

The restricted fund balance in the General Fund represents Emergency Reserves that have been provided as required by Article X, Section 20 of the Constitution of the State of Colorado. A total of \$1,754 of the General Fund balance has been reserved in compliance with this requirement.

The restricted fund balance in the Debt Service Fund in the amount of \$211,119 is restricted for the payment of the debt service costs associated with the Series 2019A Bonds (see Note 4).

Committed Fund Balance

The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by a formal action of the government's highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

Assigned Fund Balance

Assigned fund balance includes amounts the District intends to use for a specific purpose. Intent can be expressed by the District's Board of Directors or by an official or body to which the Board of Directors delegates the authority.

Unassigned Fund Balance

Unassigned fund balance includes amounts that are available for any purpose. Positive amounts are reported only in the General Fund.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Net Position

Net Position represents the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. The District can report three categories of net position, as follows:

Net investment in capital assets – consists of net capital assets, reduced by outstanding balances of any related debt obligations and deferred inflows of resources attributable to the acquisition, construction, or improvement of those assets and increased by balances of deferred outflows or resources related to those assets.

Restricted net position – net position is considered restricted if their use is constrained to a particular purpose. Restrictions are imposed by external organizations such as federal or state laws. Restricted net position is reduced by liabilities and deferred inflows of resources related to the restricted assets.

Unrestricted net position – consists of all other net position that does not meet the definition of the above two components and is available for general use by the District.

When an expense is incurred for purposes for which both restricted and unrestricted net position are available, the District will use the most restrictive net position first.

Note 2: Cash and investments

As of December 31, 2021, cash and investments are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and investments - restricted	\$ <u>191,367</u>
Total	\$ <u>191,367</u>

Cash and investments as of December 31, 2021, consist of the following:

Deposits with financial institutions	\$ 1,251
COLOTRUST	<u>190,116</u>
Total	\$ <u>191,367</u>

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Deposits

Custodial Credit Risk

The Colorado Public Deposit Protection Act, (“PDPA”) requires that all units of local government deposit cash in eligible public depositories. State regulators determine eligibility. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

The District follows state statutes for deposits. None of the District’s deposits were exposed to custodial credit risk.

Investments

Credit Risk

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments. Colorado statutes specify the types of investments meeting defined rating and risk criteria in which local governments may invest. These investments include obligations of the United States and certain U.S. Government agency entities, certain money market funds, guaranteed investment contracts, and local government investment pools.

Custodial and Concentration of Credit Risk

None of the District’s investments are subject to custodial or concentration of credit risk.

Interest Rate Risk

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

Investment Valuation

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds; money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee). The District’s investment is not required to be categorized within the fair value hierarchy. This investment’s value is calculated using the net asset value method (NAV) per share.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

As of December 31, 2021, the District had the following investment:

COLOTRUST

The local government investment pool, Colorado Local Government Liquid Asset Trust (“COLOTRUST”) is rated AAAM by Standard & Poor’s with a weighted average maturity of under 60 days. COLOTRUST is an investment trust/joint venture established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST using the net asset value method. The COLOTRUST operates similarly to a money market fund with each share maintaining a value of \$1.00. The COLOTRUST offers shares in three portfolios, one of which is COLOTRUST PLUS+. COLOTRUST PLUS+ may invest in U.S. Treasuries, government agencies, the highest-rated commercial paper, certain corporate securities, certain money market funds, and certain repurchase agreements, and limits its investments to those allowed by State statutes. Purchases and redemptions are available daily at a net asset value (NAV) of \$1.00. A designated custodial bank provides safekeeping and depository services to COLOTRUST in connection with the direct investment and withdrawal function of COLOTRUST. The custodian’s internal records identify the investments owned by participating governments. There are no unfunded commitments and there is no redemption notice period. At December 31, 2021, the District had \$190,116 invested in COLOTRUST Plus+.

Note 3: Capital Assets

An analysis of the changes in capital assets for the year ended December 31, 2021, follows:

Governmental Type Activities:	Balance 1/1/2021	Additions	Deletions	Balance 12/31/2021
<u>Capital assets not being depreciated:</u>				
Construction in progress	\$ 1,927,506	\$ -	\$ 1,927,506	\$ -
Total capital assets not being depreciated	1,927,506	-	1,927,506	-
Government type assets, net	\$ 1,927,506	\$ -	\$ 1,927,506	\$ -

Pursuant to the Service Plan the District dedicated all of the completed Service Plan Contemplated Public Infrastructure to the Town, other appropriate governmental entities, or a homeowners’ association for ownership, operations, and maintenance during 2021.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 4: Long Term Debt

A description of the long-term obligations as of December 31, 2021, is as follows:

\$1,820,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2019A and \$334,000 Subordinate General Obligation Limited Tax Bonds, Series 2019B

On October 31, 2019, the District issued \$1,820,000 General Obligation (Limited Tax Convertible to Unlimited Tax) Bonds, Series 2019A (“Series 2019A Bonds”) and \$334,000 Subordinate General Obligation Limited Tax Bonds, Series 2019B (“Series 2019B Bonds”), for the purpose of paying or reimbursing public improvements and paying the cost of issuance of the Bonds, and, with respect to the Series 2019A Bonds only, funding a reserve fund and funding capitalized interest. The Series 2019A Bonds bear interest at the rate of 5.00%, payable semiannually on each June 1 and December 1, commencing on December 1, 2019. The Series 2019B Bonds bear interest at the rate of 7.750%, payable annually on December 15, commencing on December 15, 2019, to the extent that Subordinate Pledged Revenue is available. The Series 2019A Bonds are subject to a mandatory sinking fund redemption commencing on December 1, 2022 and are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, commencing on December 1, 2024, upon payment of par, accrued interest, and a redemption premium that ranges between 0% and 3%.

The Series 2019A Bonds are secured by the Senior Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Senior Required Mill Levy, the Capital Fees, if any and any other legally available moneys as determined by the District. The Series 2019A Bonds are also secured by the Senior Reserve Fund. The Series 2019B Bonds are secured by the Subordinate Required Mill Levy, the portion of the Specific Ownership Tax which is collected as a result of the Subordinate Required Mill Levy, the Subordinate Capital Fee Revenue, if any, the amount in the Senior Surplus Fund after the termination of such fund pursuant to the Senior Indenture, and any other legally available moneys as determined by the District.

The 2019B bonds are “cash flow” bonds meaning that no regularly scheduled principal payments are due prior to the maturity date, and interest not paid will accrue and compound until there is sufficient Subordinate Pledged Revenue for payment. In the event any amounts due and owing on the 2019B Bonds remain outstanding on December 16, 2059, such amounts shall be deemed discharged and shall no longer be due and outstanding.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

The following is an analysis of changes in long-term debt for the year ending December 31, 2021:

	Balance 1/1/2021	Additions	Deletions	Balance 12/31/2021	Current Portion
General Obligation Bonds					
Limited Tax Bonds Series 2019A	\$1,820,000	\$ -	\$ -	\$ 1,820,000	\$ 15,000
Subordinate Limited Tax Bonds Series 2019B	334,000	-	-	334,000	-
Other					
Funding Agreement obligation	407,215	27,168	-	434,383	-
Interest -Funding Agreement obligation	30,902	33,512	-	64,414	-
Total	<u>\$2,592,117</u>	<u>\$ 60,680</u>	<u>\$ -</u>	<u>\$ 2,652,797</u>	<u>\$ 15,000</u>

The following is a summary of the annual long-term debt principal and interest requirements for the Series 2019A Bonds.

	Principal	Interest	Total
2022	\$ 15,000	\$ 91,000	\$ 106,000
2023	20,000	90,250	110,250
2024	20,000	89,250	109,250
2025	20,000	88,250	108,250
2026	25,000	87,250	112,250
2027-2031	155,000	415,750	570,750
2032-2036	240,000	369,000	609,000
2037-2041	345,000	298,750	643,750
2042-2046	475,000	200,000	675,000
2047-2049	505,000	58,250	563,250
	<u>\$ 1,820,000</u>	<u>\$ 1,787,750</u>	<u>\$ 3,607,750</u>

Because of the uncertainty of the timing of the principal and interest payment on the Series 2019B Bonds, no schedule of principal and interest payments is presented.

Debt Authorization

A majority of the qualified electors of the District authorized the issuance of indebtedness in the amount not to exceed \$105,000,000. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$10,500,000. As of December 31, 2021, the District had \$8,346,000 remaining authority under the Service Plan. The District did not budget to issue any additional debt in 2022.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 5: Other Agreements

Infrastructure Acquisition and Reimbursement Agreement

On December 3, 2018, the District entered into a Infrastructure Acquisition and Reimbursement Agreement with Bijou Creek, LLC, a Colorado limited liability company (the “Developer”) (the “Funding Agreement”) to establish the terms and conditions under which the District may coordinate the: (i) reimbursement of the Developer for Certified District Eligible Costs (defined below) incurred by the Developer for public infrastructure, improvements and services (collectively, the “Public Infrastructure”) to be dedicated to other governmental entities; (ii) acquisition of certain Public Infrastructure to be owned by the District, and payment of the Certified District Eligible Costs thereof; and (iii) reimbursement of the Developer for Eligible Professional Service Costs constituting Certified District Eligible Costs. Pursuant to the Funding Agreement, the District agrees to reimburse the Developer for these advances plus interest at the rate of 8% per annum. The District’s obligation to make reimbursement payments is subject to annual appropriations of the Board from funds available within any fiscal year and not otherwise required for operations, capital improvements, or debt service costs.

Funding and Reimbursement Agreement (Operations and Maintenance)

On December 3, 2018, the District entered into a Funding and Reimbursement Agreement (Operations and maintenance) with the Developer (the “Operations Funding Agreement”). The Developer agreed to advance funds not to exceed \$500,000 through October 31, 2023 for operating, maintenance and general administrative costs. The District agreed that it will, from available sources, reimburse the Developer for all operating advances together with simple interest at a rate of 8% per annum.

Note 6: Economic Dependency

The District has not yet established a property tax base sufficient to pay the District’s operating costs. Until a sufficient property tax base is established, the District will be dependent upon funding by the Developer.

Note 7: Tax, Spending and Debt Limitations

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer Bill of Rights (“TABOR”), contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all local governments.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements December 31, 2021

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 6, 2018, a majority of the District's electors authorized the District to collect and spend or retain in a reserve all currently levied taxes and fees of the District without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

Note 8: Risk Management

Except as provided in the Colorado Governmental Immunity Act, 24-10-101, et seq., CRS, the District may be exposed to various risks of loss related to torts, theft of, damage to, or destruction of assets; errors or omissions; injuries to agents; and natural disasters. The District has elected to participate in the Colorado Special Districts Property and Liability Pool ("Pool") which is an organization created by intergovernmental agreement to provide common liability and casualty insurance coverage to its members at a cost that is considered economically appropriate. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for auto, public officials' liability, and property and general liability coverage. In the event aggregated losses incurred by the Pool exceed its amounts recoverable from reinsurance contracts and its accumulated reserves, the District may be called upon to make additional contributions to the Pool on the basis proportionate to other members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Note 9: Related Party

All of the Board of Directors are employees, owners or are otherwise associated with the Developer and may have conflicts of interest in dealing with the District. Management believes that all potential conflicts, if any, have been disclosed to the Board.

BIJOU CREEK METROPOLITAN DISTRICT

Notes to Financial Statements
December 31, 2021

Note 10: Reconciliation of Government-Wide Financial Statements and Fund Financial Statements

The Government Funds Balance Sheet/Statement of Net Position includes an adjustments column. The adjustments have the following elements:

- 1) Capital improvements used in government activities are not financial resources and, therefore are not reported in the funds; and,
- 2) long-term liabilities such as bonds payable, developer advances payable and accrued interest on bonds and developer advances are not due and payable in the current period and, therefore, are not in the funds.

The Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances/Statement of Activities includes an adjustments column. The adjustments have the following elements:

- 1) Governmental funds report capital outlays as expenditures; however, in the statement of activities, the costs of those assets are held as construction in progress pending transfer to other governmental entities or depreciated over their useful lives;
- 2) governmental funds report interest expense on the modified accrual basis; however, interest expense is reported on the full accrual method in the statement of activities; and,
- 3) governmental funds report developer advances and/or bond proceeds as revenue and report interest as expenditures; however, these are reported as changes to long-term liabilities on the government-wide financial statements.

SUPPLEMENTAL INFORMATION

Bijou Creek Metropolitan District

SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL - DEBT SERVICE FUND

For the Year Ended December 31, 2021

	Original <u>Budget</u>	Final <u>Budget</u>	<u>Actual</u>	Variance Favorable <u>(Unfavorable)</u>
REVENUES				
Property taxes	\$ 52,135	\$ 52,135	\$ 52,135	\$ -
Specific ownership taxes	4,171	4,171	3,593	(578)
Interest income	<u>-</u>	<u>-</u>	<u>98</u>	<u>98</u>
Total Revenues	<u>56,306</u>	<u>56,306</u>	<u>55,826</u>	<u>(480)</u>
EXPENDITURES				
Bond interest expense	91,000	91,000	91,000	-
Trustee fees	4,000	7,218	7,000	218
Treasurer's fees	<u>782</u>	<u>782</u>	<u>783</u>	<u>(1)</u>
Total Expenditures	<u>95,782</u>	<u>99,000</u>	<u>98,783</u>	<u>217</u>
NET CHANGE IN FUND BALANCE	(39,476)	(42,694)	(42,957)	(263)
FUND BALANCE:				
BEGINNING OF YEAR	<u>251,525</u>	<u>251,525</u>	<u>254,076</u>	<u>2,551</u>
END OF YEAR	<u>\$ 212,049</u>	<u>\$ 208,831</u>	<u>\$ 211,119</u>	<u>\$ 2,288</u>

The notes to the financial statements are an integral part of these statements.

Bijou Creek Metropolitan District

SUMMARY OF ASSESSED VALUATION, MILL LEVY
AND PROPERTY TAXES COLLECTED
December 31, 2021

<u>Collection year</u>	<u>Assessed Value</u>	<u>Mills Levied</u>		<u>Total Property Tax</u>		<u>Percent Collected to Levied</u>
		<u>General Fund</u>	<u>Debt Service</u>	<u>Levied</u>	<u>Collected</u>	
2019	\$ 132,496	0.000	0.000	\$ -	\$ -	
2020 *	\$ 114,216	0.000	50.000	\$ 5,711	\$ 19,697	344.91%
2021	\$ 1,042,704	10.000	50.000	\$ 62,562	\$ 62,562	100.00%
Estimated for year ending December 31, 2022	\$ 3,043,455	10.000	50.000	\$ 182,607		

NOTE

Property taxes collected in any one year include collection of delinquent property taxes levied and/or abatements or valuations in prior years. Information received from the County Treasurer does not permit identification of specific year assessment.

* Per Arapahoe County the collected amount included \$13,987 on omitted property