

Riverview Metropolitan District

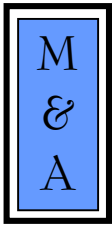
Financial Statements

December 31, 2022

**Riverview Metropolitan District 2022
Financial Statements
December 31, 2022**

Table of Contents

	Page
INDEPENDENT AUDITOR'S REPORT	A1 – A3
Government-wide Financial Statements:	
Statement of Net Position	B1
Statement of Activities	B2
Fund Financial Statements:	
Balance Sheet - Governmental Funds	C1
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	C2
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	C3
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	C4
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Governmental Funds – General Fund	C5
Notes to the Financial Statements	D1 – D11
Supplementary Information:	
Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - Governmental Funds:	
Capital Project Fund	E1
Debt Service Fund	E2



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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Riverview Metropolitan District**

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Riverview Metropolitan District (the "District"), as of and for the year ended December 31, 2022, which collectively comprise the District's basic financial statements as listed in the Table of Contents, and the related notes to the financial statements.

In our opinion, the 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, 2022 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 ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. 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

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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 one year after the date that the financial statements are issued.

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INDEPENDENT AUDITORS REPORT
To the Board of Directors
Riverview Metropolitan District

Auditor's Responsibilities 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 U.S. 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 U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks 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 judgment, 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 with 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 the 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 opinion on the basic financial statements is not affected by this missing information.

INDEPENDENT AUDITORS REPORT
To the Board of Directors
Riverview Metropolitan District

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's financial statements as a whole. The individual fund budgetary comparisons, found in Section E, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The items found in Section E are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The 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 financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

McMahan and Associates, L.L.C.

McMahan and Associates, L.L.C.
Avon, Colorado
July 27, 2023

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Riverview Metropolitan District
Statement of Net Position
December 31, 2022

Assets:	
Cash and investments	193,742
Restricted cash and investments	1,126,527
Due from County Treasurer	877
Property taxes receivable	232,793
Prepaid expenses	3,508
Construction in progress	<u>2,739,505</u>
Total Assets	<u><u>4,296,952</u></u>
Liabilities:	
Current liabilities due in less than one year:	
Accounts payable	2,734
Accrued interest	22,104
Non-current liabilities due in excess of one year:	
Bonds payable	<u>5,696,384</u>
Total Liabilities	<u><u>5,721,222</u></u>
Deferred Inflow of Resources:	
Property tax revenue	<u>232,793</u>
Total Deferred Inflow of Resources	<u><u>232,793</u></u>
Net Position:	
Net investment in capital assets	(2,956,879)
Restricted for debt service	1,127,259
Restricted for emergencies	7,160
Unrestricted	<u>165,397</u>
Total Net Position	<u><u>(1,657,063)</u></u>

The accompanying notes are an integral part of these financial statements.

**Riverview Metropolitan District
Statement of Activities
For the Year Ended December 31, 2022**

	Program Revenues			Net (Expense) Revenue and Changes in Net Position	
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Net (Expense) Revenue	
Functions/Programs:					
Governmental activities:					
General government	94,442	-	-	(94,442)	
Interest	259,722	-	-	(259,722)	
Total primary government	354,164	-	-	(354,164)	
General revenues:					
Taxes:					
Property tax					182,278
Specific ownership tax					12,384
Interest income					21,439
Total General Revenues					216,101
Change in Net Position					(138,063)
Net Position - Beginning					(1,519,000)
Net Position - Ending					(1,657,063)

The accompanying notes are an integral part of these financial statements.

FUND FINANCIAL STATEMENTS

**Riverview Metropolitan District
Balance Sheet
Governmental Funds
December 31, 2022**

	<u>General</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Assets:				
Cash and investments	193,741	-	-	193,741
Restricted cash and investments	-	-	1,126,528	1,126,528
Due from County Treasurer	146	-	731	877
Property taxes receivable	93,117	-	139,676	232,793
Prepaid expenses	3,508	-	-	3,508
Total Assets	<u>290,512</u>	<u>-</u>	<u>1,266,935</u>	<u>1,557,447</u>
Liabilities, Deferred Inflow of Resources, and Fund Balances:				
Liabilities:				
Accounts payable	2,734	-	-	2,734
Total Liabilities	<u>2,734</u>	<u>-</u>	<u>-</u>	<u>2,734</u>
Deferred Inflow of Resources:				
Unavailable property tax revenue	93,117	-	139,676	232,793
Total Deferred Inflow of Resources	<u>93,117</u>	<u>-</u>	<u>139,676</u>	<u>232,793</u>
Fund Balances:				
Nonspendable	3,508	-	-	3,508
Restricted for debt service	-	-	1,127,259	1,127,259
Restricted for emergencies	7,160	-	-	7,160
Assigned for 2023 budget deficit	25,326	-	-	25,326
Assigned for capital projects	105,000	-	-	105,000
Unassigned	53,667	-	-	53,667
Total Fund Balances	<u>194,661</u>	<u>-</u>	<u>1,127,259</u>	<u>1,321,920</u>
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	<u>290,512</u>	<u>-</u>	<u>1,266,935</u>	<u>1,557,447</u>

The accompanying notes are an integral part of these financial statements.

**Riverview Metropolitan District
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2022**

Governmental Funds Total Fund Balance 1,321,920

Capital assets used in governmental activities are not considered current financial resources and, therefore, are not reported in the funds. Details of these amounts are as follows:

Capital assets	<u>2,739,505</u>	2,739,505
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Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds. This is the amount of District long-term liabilities. Details of these amounts are as follows:

Bonds payable	(5,305,000)	
Bond issuance premium	(391,384)	
Accrued interest payable	<u>(22,104)</u>	
		<u>(5,718,488)</u>

Net Position of Governmental Activities (1,657,063)

**Riverview Metropolitan District
Statement of Revenues, Expenditures
and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2022**

	<u>General</u>	<u>Capital Projects</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:				
Property and specific ownership taxes	32,444	-	162,218	194,662
Interest	134	-	21,305	21,439
Total Revenues	<u>32,578</u>	<u>-</u>	<u>183,523</u>	<u>216,101</u>
Expenditures:				
General government				
Accounting and audit fees	42,107	-	-	42,107
Insurance	3,383	-	-	3,383
Legal	15,417	1,461	-	16,878
Utilities	1,381	-	-	1,381
Treasurer's fees	915	-	4,577	5,492
Miscellaneous	3,052	-	952	4,004
Debt service				
Principal	146,170	-	-	146,170
Interest and fiscal charges	26,142	-	265,250	291,392
Paying agent fees	-	-	4,000	4,000
Capital outlay	-	21,197	-	21,197
Total Expenditures	<u>238,567</u>	<u>22,658</u>	<u>274,779</u>	<u>536,004</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(205,989)</u>	<u>(22,658)</u>	<u>(91,256)</u>	<u>(319,903)</u>
Other Financial Sources (Uses):				
Transfers in	396,281	-	-	396,281
Transfers (out)	-	(396,281)	-	(396,281)
Total Other Financing Sources (Uses)	<u>396,281</u>	<u>(396,281)</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	190,292	(418,939)	(91,256)	(319,903)
Fund Balances - Beginning of Year (Deficit)	<u>4,369</u>	<u>418,939</u>	<u>1,218,515</u>	<u>1,641,823</u>
Fund Balances - End of Year	<u>194,661</u>	<u>-</u>	<u>1,127,259</u>	<u>1,321,920</u>

The accompanying notes are an integral part of these financial statements.

**Riverview Metropolitan District
Reconciliation of the Statement of Revenues, Expenditures, and
Changes in Fund Balances of Governmental Funds to the
Statement of Activities
For the Year Ended December 31, 2022**

Net change in fund balances for total governmental funds (319,903)

The repayment of the principal of long-term debt consumes current financial resources of governmental funds. This transaction, however, has no effect on net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. This amount is the net effect of these differences in the treatment of long-term debt and related items.

Principal repayments - Developer advances	146,170	
Amortization of bond premium	<u>17,825</u>	163,995

The change in accrued interest reported in the Statement of Activities does not require the use of current financial resources and, therefore, is not reported as an expenditure in governmental funds.

17,845

Change in Net Position of Governmental Activities (138,063)

Riverview Metropolitan District
Statement of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - General Fund
For the Year Ended December 31, 2022

	2022			Final Budget Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Interest	1,000	1,000	134	(866)
Property taxes	30,380	30,380	30,380	-
Specific ownership taxes	9,000	9,000	2,064	(6,936)
Total Revenues	<u>40,380</u>	<u>40,380</u>	<u>32,578</u>	<u>(7,802)</u>
Expenditures:				
General government:				
Accounting and audit fees	29,000	41,000	42,107	(1,107)
Insurance	5,000	5,000	3,383	1,617
Legal	20,000	20,000	15,417	4,583
Snow removal	4,000	4,000	-	4,000
Utilities	2,500	2,500	1,381	1,119
Landscape maintenance	10,000	10,000	-	10,000
Treasurer's fees	900	900	915	(15)
Miscellaneous	6,000	6,000	3,052	2,948
Permits and compliance	1,000	1,000	-	1,000
Contingency	-	25,000	-	25,000
Debt service:				
Principal	-	146,170	146,170	-
Interest and fiscal charges	-	30,000	26,142	3,858
Total Expenditures	<u>78,400</u>	<u>291,570</u>	<u>238,567</u>	<u>53,003</u>
Other Financing Sources (Uses):				
Transfers in	-	391,238	396,281	5,043
Developer contributions	40,000	-	-	-
Total Other Financing Sources (Uses)	<u>40,000</u>	<u>391,238</u>	<u>396,281</u>	<u>5,043</u>
Net Change in Fund Balance	1,980	140,048	190,292	50,244
Fund Balance - Beginning of Year	<u>1,837</u>	<u>4,369</u>	<u>4,369</u>	<u>-</u>
Fund Balance - End of Year	<u><u>3,817</u></u>	<u><u>144,417</u></u>	<u><u>194,661</u></u>	<u><u>50,244</u></u>

The accompanying notes are an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

**Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022**

I. Summary of Significant Accounting Policies

Riverview Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court, 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 Steamboat Springs, Colorado (the City) on October 22, 2017. Pursuant to the Service Plan, the District is an operating and financing district and is intended to provide funding for construction, operation, and maintenance of public improvements within the District boundaries.

The District has the power to provide street and roadway improvements, water, sanitation, safety protection improvements, park and recreation improvements, transportation, mosquito pest control, fire protection improvements, television relay and translation improvements, and other related improvements for the benefit of taxpayers and service users within the District's boundaries. The Service Plan anticipates the District will convey a portion of the constructed improvements to the City for ownership and maintenance.

The District has no employees, and all services are contracted.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set 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 District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including the City.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the District, and (b) organizations for which the District is financially accountable. The District is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits, to, or to impose specific financial burdens on, the District. Consideration is also given to other organizations which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the District. Organizations for which the nature and significance of their relationship with the District are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the District is not financially accountable for any other entity, nor is the District a component unit of any other government.

B. Government-wide and Fund Financial Statements

The District's basic financial statements include both government-wide (reporting the District as a whole) and fund financial statements (reporting the District's major funds). Both the government-wide and fund financial statements categorize primary activities as governmental type.

Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)

I. Summary of Significant Accounting Policies (continued)

1. Government-wide Financial Statements

In the government-wide Statement of Net Position, all balances are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations.

The government-wide focus is on the sustainability of the District as an entity and the change in the District's net position resulting from the current year's activities.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

2. Fund Financial Statements

The financial transactions of the District are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The District reports the following governmental funds:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

The *Capital Projects Fund* accounts for financial resources that are collected and used to acquire or construct capital assets.

The *Debt Service Fund* accounts for the payment of principal and interest on the District's long-term liabilities.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements. Financial statement presentation refers to classification of revenues by source and expenses by function.

1. Long-term Economic Focus and Accrual Basis

Governmental activities in the government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

3. Financial Statement Presentation

Amounts reported as program revenues include capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes and interest income.

D. Financial Statement Accounts

1. Cash and Cash Equivalents

Cash and equivalents are defined as deposits that can be withdrawn at any time without notice or penalty and investments with maturities of three months or less.

Investments are stated at fair value. The change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts. There was no allowance as of December 31, 2022.

3. Property Taxes

Property taxes are levied by the Board. 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 or if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally, sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

Property taxes are recorded initially as deferred inflows of resources in the year they are levied and measurable. The property tax revenue is recorded as revenue in the year they are available or collected.

Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

4. Long-term Debt

In the government-wide financial statements, long-term debt is reported as a liability. Bond premiums are deferred and amortized over the life of the bonds using the bonds outstanding method. Bonds payable are reported net of the applicable bond premium.

5. Deferred Inflows of Resources

In addition to liabilities, the statement of net 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. Unavailable property tax revenue is deferred and recognized as an inflow of resources in the period that the amounts become available and earned.

6. Fund Balance

Net position is reported in the governmental activities and is classified as restricted or unrestricted. Restrictions of net position represent amounts that are not available for appropriation or are legally restricted. As of December 31, 2022, fund balances of the governmental funds are classified as follows:

Nonspendable – amounts that cannot be spent either because they are not spendable in form or because they are legally or contractually required to be maintained intact.

Restricted – amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation.

Committed – amounts that are subject to a purpose constraint imposed by a formal action of the Board. The Board is the highest level of decision-making authority for the District. Commitments may be established, modified or rescinded only through resolutions approved by the Board.

Assigned – amounts that are subject to a purpose constraint that represents an intended use established by the District in its budget process. The purpose of the assignment must be narrower than the purpose of the General Fund.

Unassigned - represents the residual classification for the District's General Fund and could report a surplus or deficit.

E. Use of Estimates

The preparation of financial statements in conformity with GAAP requires the District's management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenues and expenditures or expenses during the reporting period. Actual results could differ from those estimates.

**Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)**

II. Stewardship, Compliance, and Accountability

A. Budgetary Information

In the fall of each year, the District's Board of Directors formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Local Government Budget Law of Colorado. The budgets for the funds are adopted on a basis consistent with generally accepted accounting principles ("GAAP").

As required by Colorado statutes, the District followed the following timetable in approving and enacting a budget for 2022:

- (1) For the 2022 budget year, prior to August 25, 2021, the County Assessor sent to the District the certified assessed valuation of all taxable property within the District's boundaries and prior to December 10, 2021, the County Assessor sent the final recertified assessed valuation to the District.
- (2) On or before October 15, 2021, the District's accountant submitted to the District's Board of Directors a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) A public hearing on the proposed budget and capital program was held by the Board no later than 45 days prior to the close of the fiscal year.
- (4) For the 2022 budget, prior to December 15, 2021, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.
- (5) For the 2022 budget, the final budget and appropriating resolution was adopted prior to December 31, 2021.

After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) it may approve supplemental appropriations to the extent of revenues in excess of the estimated in the budget; c) it may approve emergency appropriations; and d) it may reduce appropriations for which originally estimated revenues are insufficient.

Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2021 were collected in 2022 and taxes certified in 2022 will be collected in 2023. Taxes are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 15th.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year end.

B. TABOR Amendment

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

Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)

II. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment

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.

On November 7, 2018, the District's electors authorized the District to collect and spend or retain in a reserve all annual District revenue without regard to any limitations under TABOR.

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.

III. Detailed Notes on all Funds

A. Deposits and Investments

The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. The 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 the aggregate uninsured deposits.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- Obligations of the United States, certain U.S. government agency securities and World Bank securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts
- Local government investment pools
- Certain reverse repurchase agreements
- Certain corporate bonds
- Certain securities lending agreements

Interest Rate Risk. The District limits its investments to savings accounts and investment pools (explained below) where each share is equal to one dollar and the District avoids interest rate risk.

**Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)**

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

Credit Risk. Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest including obligations of the United States and certain U.S. government agency securities; certain international agency securities; general obligation and revenue bonds of U.S. local government entities; bankers' acceptance of certain banks; commercial paper; local government investment pools; written repurchase agreements collateralized by certain authorized securities; certain money market funds; and guaranteed investment contracts. The District's general investment policy is to apply the prudent-person rule; prudence and protection of District funds are the primary criteria. All investments and bid requests for investments are predicated on liquidity, yield, safety and interest of the local economy. As of December 31, 2022, the District's investment in CSafe was rated AAAM by Standard and Poor's.

Concentration of Credit Risk. The District invests most funds in 2a7-like pools and thus avoids a concentration of credit risk.

Deposits and investments are presented on the Statement of Net Position as follows:

	<u>Standard & Poors Rating</u>	<u>Carrying Amounts</u>	<u>Term to Maturity</u>	
			<u>Less than one year</u>	<u>More than one year</u>
<i>Deposits:</i>				
Checking and savings	Not rated	193,742	193,742	-
<i>Investments:</i>				
CSafe	AAAM	1,126,527	1,126,527	-
		<u>1,320,269</u>	<u>1,320,269</u>	<u>-</u>
<i>Consists of:</i>				
Restricted		1,126,527		
Unrestricted		193,742		
		<u>1,320,269</u>		

Fair Value of Investments

The District measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs.

At December 31, 2022, the District had the following recurring fair value measurements:

<u>Investments Measured at Amortized Cost</u>	<u>Total</u>
CSafe	1,126,527

**Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)**

III. Detailed Notes on all Funds (continued)

B. Construction in Progress

An analysis of the changes of the District's construction in progress for the year ended December 31, 2022 follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Non-depreciable assets:				
Construction in progress	2,739,505	-	-	2,739,505
Total capital assets	2,739,505	-	-	2,739,505

The District is expected to convey a portion of the construction in process to the City of Steamboat Springs (the "City") once the construction is complete. When the completed construction projects are conveyed, the District removes the cost of construction from its statement of net position. During the year ended December 31, 2022, there were no conveyances to the City.

C. Long-term Obligations

The District had the following long-term debt outstanding during the fiscal year:

1. Developer Advances

On December 19, 2017 and as amended on May 17, 2021, the District entered into a funding and reimbursement agreement with RiverView-Yampa Development, LLC (the "Developer"), pursuant to which the Developer agreed to advance the District up to \$150,000 for eligible costs as defined by the District and shall be available to the District through December 31, 2021. The developer advances under the agreement carry interest at 6.5% per annum. During 2022 all advances and accrued interest balances were repaid.

2. Series 2021 Bonds

The District issued the 2021 Limited Tax General Refunding Bonds on June 24, 2021 for an amount of \$5,305,000. The proceeds of such debt are used for the purposes of refunding the Series 2018 Bonds in full on a current basis; funding the Reserve Fund; funding a portion of interest to accrue on the bonds; and paying the costs related to the issuance of the bonds.

The bonds are subject to redemption prior to maturity at the option of the District as well as mandatory redemption for excess funds in the Subordinate Bond Fund to be first applied to interest then principal in denominations of \$500,000 or any integral multiple of \$1,000.

The bonds will mature on December 1, 2051 and bear interest at a rate of 5% payable to the extent of Pledged Revenue. Interest payments are due on December 1 of each year beginning on December 1, 2021.

Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

The following summarizes the debt services requirements to maturity for the Series 2021 Bonds:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	-	265,250	265,250
2024	-	265,250	265,250
2025	-	265,250	265,250
2026	-	265,250	265,250
2027	35,000	265,250	300,250
2028 - 2032	325,000	1,289,250	1,614,250
2033 - 2037	585,000	1,183,750	1,768,750
2038 - 2042	940,000	1,004,250	1,944,250
2043 - 2047	1,395,000	726,250	2,121,250
2048 - 2051	2,025,000	294,500	2,319,500
Total	<u>5,305,000</u>	<u>5,824,250</u>	<u>11,129,250</u>

3. Authorized but Unissued Debt

Based on the results of the 2017 election, the District has \$198,695,000 in authorized but unissued debt. The Service Plan for the District limits general obligation debt to \$17,000,000.

The District had the following changes in long-term debt for the year ended December 31, 2022:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
Developer Advances:					
RiverView-Yampa Development, LLC	146,170	-	(146,170)	-	-
General Obligation Limited Tax Bonds:					
Series 2021	5,305,000	-	-	5,305,000	-
Bond premium	409,209	-	(17,825)	391,384	-
	<u>5,714,209</u>	<u>-</u>	<u>(17,825)</u>	<u>5,696,384</u>	<u>-</u>

**Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)**

III. Detailed Notes on all Funds (continued)

D. Interfund Transfers

Interfund services provided and used are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures or expenses initially made from it that are properly applicable to another fund, are recorded as “due from other funds” or “due to other funds” on the balance sheet when they are expected to be liquidated within a reasonable amount of time. Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances”.

Transfers for the year-ending December 31, 2022 were as follows:

<u>Fund</u>	<u>In</u>	<u>Out</u>	<u>Reason</u>
General	396,281	-	Closeout of CP fund
Capital Projects	-	396,281	Closeout of CP fund
Total	<u>396,281</u>	<u>396,281</u>	

IV. Other Information

A. Related Parties

Some members of the Board are employees or are associated with RiverView Yampa Development, LLC, the developer within the District. Note III.C outlines developer advances transactions.

B. Risk Management

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The District is a member of the Colorado Special Districts Property and Liability Pool (the "Pool") as of December 31, 2022. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage during the past three years.

The District pays annual premiums to the Pool for liability and public officials liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool 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.

**Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2022
(Continued)**

IV. Other Information

B. Risk Management (continued)

The District's share in the Pool is not determinable from current information. The Pool has issued its own audited financial statements for the year ended December 31, 2022 the latest available data. The following summary information is presented:

Admitted Assets	<u>\$69,212,177</u>
Liabilities	<u>(45,329,704)</u>
Surplus	<u>23,882,473</u>
Revenues	27,526,998
Expenses	<u>(25,447,966)</u>
Net Income	<u>2,079,032</u>
Change in nonadmitted assets	<u>(119,543)</u>

REQUIRED SUPPLEMENTARY INFORMATION

Riverview Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Capital Projects Fund
For the Year Ended December 31, 2022

	2022			Final Budget Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Interest	-	10,000	-	(10,000)
Total Revenues	<u>-</u>	<u>10,000</u>	<u>-</u>	<u>(10,000)</u>
Expenditures:				
General government:				
Legal	-	1,200	1,461	(261)
Contingency	200,000	10,000	-	10,000
Capital Outlay	-	26,500	21,197	5,303
Total Expenditures	<u>200,000</u>	<u>37,700</u>	<u>22,658</u>	<u>15,042</u>
Other Financing Sources (Uses):				
Transfers (out)	-	(391,239)	(396,281)	(5,042)
Total Other Financing (Uses)	<u>-</u>	<u>(391,239)</u>	<u>(396,281)</u>	<u>(5,042)</u>
Net Change in Fund Balance	(200,000)	(418,939)	(418,939)	-
Fund Balance - Beginning of Year	<u>407,200</u>	<u>418,939</u>	<u>418,939</u>	<u>-</u>
Fund Balance - End of Year	<u><u>207,200</u></u>	<u><u>-</u></u>	<u><u>-</u></u>	<u><u>-</u></u>

SUPPLEMENTARY INFORMATION

Riverview Metropolitan District
Schedule of Revenues, Expenditures and Changes in Fund Balance
Budget and Actual
Governmental Funds - Debt Service Fund
For the Year Ended December 31, 2022

	2022			Final Budget Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
Revenues:				
Property taxes	151,898	151,898	151,898	-
Specific ownership taxes	8,000	8,000	10,320	2,320
Interest	1,000	1,000	21,305	20,305
Total Revenues	<u>160,898</u>	<u>160,898</u>	<u>183,523</u>	<u>22,625</u>
Expenditures:				
General government:				
Treasurer fees	4,600	4,600	4,577	23
Miscellaneous	100	100	952	(852)
Debt service:				
Interest and fiscal charges	265,250	265,250	265,250	-
Paying agent fees	2,500	4,000	4,000	-
Contingency	-	10,000	-	10,000
Total Expenditures	<u>272,450</u>	<u>283,950</u>	<u>274,779</u>	<u>9,171</u>
Net Change in Fund Balance	(111,552)	(123,052)	(91,256)	31,796
Fund Balance - Beginning	<u>861,978</u>	<u>1,218,515</u>	<u>1,218,515</u>	<u>-</u>
Fund Balance - Ending	<u><u>750,426</u></u>	<u><u>1,095,463</u></u>	<u><u>1,127,259</u></u>	<u><u>31,796</u></u>