

RIVERVIEW METROPOLITAN DISTRICT

2023 ANNUAL REPORT

Riverview Metropolitan District (the "District") is a quasi-municipal corporation and political subdivision of the State of Colorado. Pursuant to §32-1-207(3)(c) and the District's Service Plan, the District is required to provide an annual report to the City of Steamboat Springs (the "City") with regard to the following matters:

For the year ending December 31, 2023, the District makes the following report:

§32-1-207(3) Statutory Requirements

1. Boundary changes made.

There were no changes to the District's boundaries during the reporting year.

2. Intergovernmental Agreements entered into or terminated with other governmental entities.

There were no intergovernmental agreements entered into or terminated with other governmental entities during the reporting year.

3. Access information to obtain a copy of rules and regulations adopted by the board.

The District did not adopt any rules and regulations as of December 31, 2023.

4. A summary of litigation involving public improvements owned by the District.

To our actual knowledge, based on review of the court records in Routt County, Colorado, and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's public improvements as of December 31, 2023.

5. The status of the construction of public improvements by the District.

As of December 31, 2023, all construction of public improvements has been completed.

6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.

The District did not dedicate any facilities or improvements in the District to the City during the reporting year.

7. The final assessed valuation of the District as of December 31st of the reporting year.

The final assessed valuation for 2023 is \$5,793,150.

8. A copy of the current year’s budget.

A copy of the 2024 Budget is attached hereto as **Exhibit A**.

9. A copy of the audited financial statements, if required by the “Colorado Local Government Audit Law”, part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

The 2023 Audit is attached hereto as **Exhibit B**.

10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.

The District is not aware of any uncured events of default by the District that existed for more than ninety (90) days under any debt instrument of the District.

11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.

The District is not aware of any inability to pay its obligations as they become due under any obligation which continues beyond a ninety (90) day period.

Service Plan Requirements

1. Boundary changes made or proposed to the District’s boundaries as of December 31 of the prior year.

No boundary changes were made or proposed to the District’s boundaries as of December 31 of the reporting year.

2. Intergovernmental Agreements either entered into or proposed as of December 31 of the prior year.

There were no intergovernmental agreements entered into or proposed during the reporting year.

3. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.

To our actual knowledge, based on review of the court records in Routt County, Colorado, and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District's public improvements as of December 31, 2023.

4. Status of the District’s construction of the Public Improvements as of December 31 of the prior year.

As of December 31, 2023, all construction of public improvements has been completed.

- 5. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the City as of December 31 of the prior year.**

The District did not dedicate any facilities or improvements in the District to the City during the reporting year.

- 6. The assessed valuation of the District for the current year.**

The final assessed valuation for 2023 is \$5,793,150.

- 7. Current year budget.**

A copy of the 2024 Budget is attached hereto as **Exhibit A**.

- 8. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.**

The 2023 Audit is attached hereto as **Exhibit B**.

EXHIBIT A
2024 Budget

RIVERVIEW METROPOLITAN DISTRICT

2024 BUDGET MESSAGE

Riverview Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary services of water, sanitary sewer, storm sewer, roadway, traffic and safety and park and recreation facilities to the constituents of the District.

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

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2024 BUDGET STRATEGY

For 2024, the District levied a property tax mill levy of 20.819 mills dedicated to the General Fund to be used to pay the general and administrative expenses and 31.228 mills dedicated to the Debt Service for payment of bonds issued in 2021, the proceeds of which were used to finance public improvements.

Riverview Metropolitan District
Statement of Net Position
October 31, 2023

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
Alpine Checking	39,809				39,809
COLOTRUST	206,459				206,459
UMB Bank - Bond Fund - Series 2021		329,822			329,822
UMB Bank - Reserve Fund - Series 2021		482,291			482,291
UMB Bank - Surplus Fund - Series 2021		369,514			369,514
Pooled Cash	-	-	-	-	-
TOTAL CASH	246,268	1,181,628	-	-	1,427,896
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Property Tax Receivable	-	0			0
Prepaid Expense	3,631				3,631
TOTAL OTHER CURRENT ASSETS	3,631	0	-	-	3,631
FIXED ASSETS					
Construction in Progress				2,739,505	2,739,505
TOTAL FIXED ASSETS	-	-	-	2,739,505	2,739,505
TOTAL ASSETS	249,899	1,181,628	-	2,739,505	4,171,032
LIABILITIES & DEFERRED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	4,873				4,873
Retainage Payable			-		-
TOTAL CURRENT LIABILITIES	4,873	-	-	-	4,873
DEFERRED INFLOWS					
Deferred Property Taxes	-	0			0
TOTAL DEFERRED INFLOWS	-	0	-	-	0
LONG-TERM LIABILITIES					
Bonds Payable - Series 2021				5,305,000	5,305,000
Bond Premium, Net				391,384	391,384
Developer Payable- Operations				-	-
Developer Payable- Capital				-	-
Accrued Int- Developer Payable- Ops				-	-
Accrued Int- Developer Payable- Cap				-	-
Accrued Int- Series 2021				22,104	22,104
TOTAL LONG-TERM LIABILITIES	-	-	-	5,718,488	5,718,488
TOTAL LIAB & DEF INFLOWS	4,873	0	-	5,718,488	5,723,362
NET POSITION					
Amount to be Provided for Debt				(5,718,488)	(5,718,488)
Investment in Capital Assets				2,739,505	2,739,505
Fund Balance- Non-Spendable	3,631				3,631
Fund Balance- Restricted	3,140	1,181,628			1,184,768
Fund Balance- Assigned	105,000				105,000
Fund Balance- Unassigned	133,255				133,255
TOTAL NET POSITION	245,026	1,181,628	-	(2,978,983)	(1,552,330)
	=	=	=	=	=

Statement of Revenues, Expenditures, & Changes In Fund Balance

Modified Accrual Basis For the Period Indicated

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 10/31/23 Actual	YTD Thru 10/31/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	3,037,960	4,655,860		4,655,860				5,793,150	Final Assessed Valuation
Mill Levy - Operations	10.000	20.000		20.000				20.819	20 Mills, Adjusted
Mill Levy - Debt Service Fund	50.000	30.000		30.000				31.228	30 Mills, Adjusted As Long as Surplus Not Depleted
Total	60.000	50.000		50.000				52.047	Total of 50 Mills, Adjusted
Property Tax Revenue - Operations	30,380	93,117		93,117				120,608	20 Mills, Adjusted
Property Tax Revenue - Debt Service Fund	151,898	139,676		139,676				180,908	30 Mills, Adjusted As Long as Surplus Not Depleted
Total	182,278	232,793		232,793				301,516	Total of 50 Mills, Adjusted

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

Print Date: 12/30/23

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 10/31/23 Actual	YTD Thru 10/31/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUE									
Property taxes	182,278	232,793	-	232,793	232,793	232,793	(0)	301,516	Total of 50 Mills, Adjusted
State Property Tax Backfill	-	-	-	-	-	-	-	4,268	90% of Lost Taxes From SB 22-238
Specific ownership taxes	12,384	17,381	(1,085)	16,296	12,596	13,035	(439)	18,091	4% of property taxes
Interest & Other Income	21,439	35,000	27,000	62,000	53,930	29,167	24,763	65,600	Invested Reserves at Estimated 5% Rate
TOTAL REVENUE	216,101	285,174	25,915	311,089	299,319	274,995	24,324	389,475	
EXPENDITURES									
Administration									
Accounting, Audit, & Legal	57,523	59,500	16,500	43,000	30,706	50,833	20,127	46,400	Based on 2023 Forecast
Treasurer's fees	5,493	6,984	(87)	7,071	7,071	6,984	(87)	9,045	3% of Property Taxes
Election	1,702	3,500	1,847	1,653	1,653	3,500	1,847	1,000	Prep Work for 2025 Election
Insurance, Advertising & Other	4,732	4,950	(905)	5,855	5,423	4,733	(690)	6,100	Insurance, Advertising, Bank Fees, Misc Other
Contingency	-	35,000	35,000	-	-	29,167	29,167	35,000	For Unforeseen Needs
Operations	1,381	32,700	16,000	16,700	10,773	28,850	18,077	42,000	Utilities, Snow Plowing, Landscaping, Other
Debt Service									
Bond Interest	265,250	265,250	-	265,250	132,625	132,625	-	265,250	Per Amortization Schedule
Bond Principal	-	-	-	-	-	-	-	-	Per Amortization Schedule - No Pmt Until 2027
Debt Issuance Expense & Trustee Fees	4,952	5,700	(1,150)	6,850	6,335	5,417	(919)	6,650	Based on 2023 Forecast
Capital Outlay									
	22,658	-	-	-	-	-	-	-	-
TOTAL EXPENDITURES	363,691	413,583	67,205	346,379	194,586	262,108	67,522	411,445	
REVENUE OVER / (UNDER) EXPENDITURES	(147,590)	(128,410)	93,120	(35,290)	104,733	12,887	91,847	(21,971)	
OTHER SOURCES / (USES)									
Developer Advances(Payments)	(172,312)	-	-	-	-	-	-	-	Advances to cover shortfalls
Bond Proceeds & Premium	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	(172,312)	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(319,903)	(128,410)	93,120	(35,290)	104,733	12,887	91,847	(21,971)	
BEGINNING FUND BALANCE	1,641,823	1,310,999	10,921	1,321,920	1,321,920	1,310,999	10,921	1,286,630	
ENDING FUND BALANCE	1,321,920	1,182,590	104,041	1,286,630	1,426,654	1,323,886	102,768	1,264,659	
COMPONENTS OF FUND BALANCE	=	=	=	=	=	=	=	=	
Non-Spendable	3,508	3,832	368	4,200	3,631			4,410	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	7,160	3,853	(713)	3,140	3,140			4,341	3% of operating expenditures
Restricted For Debt Service	1,127,259	1,019,716	37,652	1,057,368	1,181,628			1,014,804	Reserve & Bond Payment Funds
Assigned for Capital Projects	105,000	105,000	-	105,000	105,000			105,000	\$105K Released from the City to be used for capital
Assigned For Next Year Budget Deficit	25,326	-	-	-	-			-	Assume Breakeven 2025 Budget
Unassigned	53,667	50,188	66,734	116,922	133,255			136,104	
TOTAL ENDING FUND BALANCE	1,321,920	1,182,590	104,041	1,286,630	1,426,654			1,264,659	
	=	=	=	=	=			=	

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

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

Print Date: 12/30/23

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 10/31/23 Actual	YTD Thru 10/31/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
REVENUE									
Property Taxes - Operations	30,380	93,117	-	93,117	93,117	93,117	-	120,608	20 Mills, Adjusted
State Property Tax Backfill	-	-	-	-	-	-	-	4,268	90% of Lost Taxes From SB 22-238
Specific Ownership Taxes	2,064	9,000	(2,482)	6,518	5,039	6,750	(1,711)	7,236	4% of property taxes
Interest Income	134	1,000	4,000	5,000	3,591	833	2,758	12,600	Invested Reserves at Estimated 5% Rate
Misc. Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	32,578	103,117	1,518	104,635	101,747	100,701	1,046	144,712	
EXPENDITURES									
<u>Administration</u>									
Accounting	32,919	27,000	7,000	20,000	14,213	22,500	8,287	22,000	Based on 2023 Forecast
Audit	9,188	7,500	(500)	8,000	8,000	7,500	(500)	8,400	Per Audit Engagement Letter
Legal	15,417	25,000	10,000	15,000	8,493	20,833	12,341	16,000	Based on 2023 Forecast
Advertising	-	-	-	-	-	-	-	-	
Supplies, Bank, Bill.com	1,350	1,300	(500)	1,800	1,369	1,083	(285)	1,900	Bill.com Fees, Misc Other
Treasurer's Fees	915	2,794	(34)	2,828	2,828	2,794	(35)	3,618	3% of Property Taxes
Elections	1,702	3,500	1,847	1,653	1,653	3,500	1,847	1,000	Prep Work for 2025 Election
Insurance & SDA Dues	3,383	3,650	(405)	4,055	4,055	3,650	(405)	4,200	Liability Insurance & SDA dues
Miscellaneous & Admin Fees	-	-	-	-	-	-	-	-	
<u>Operations</u>									
Landscaping	-	15,000	15,000	-	-	15,000	15,000	16,000	Based on 2023 Budget
Snow Removal	-	7,500	(7,500)	15,000	9,938	4,500	(5,438)	16,000	Budget High For Bigger Snow Year
Water & Sewer	505	7,500	7,500	-	-	6,875	6,875	8,000	Irrigation System Installed Fall 2023, not used
Utilities	876	2,700	1,000	1,700	835	2,475	1,640	2,000	Irrigation System Installed Fall 2023, not used
Permits & Compliance	-	-	-	-	-	-	-	-	
<u>Capital</u>									
Landscaping Replacements	-	-	-	-	-	-	-	-	
<u>Contingency</u>									
Contingency	-	25,000	25,000	-	-	20,833	20,833	25,000	For Unforeseen Needs
TOTAL EXPENDITURES	66,254	128,443	58,408	70,036	51,383	111,543	60,160	124,118	
REVENUE OVER / (UNDER) EXPENDITURES	(33,676)	(25,326)	59,926	34,600	50,364	(10,843)	61,207	20,594	
OTHER SOURCES / (USES)									
Transfers In/(Out)	396,280	-	1	1	1	-	1	-	
Developer Advances	-	-	-	-	-	-	-	-	
Developer Repayment - Principal	(146,170)	-	-	-	-	-	-	-	
Developer Repayment - Interest	(26,142)	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	223,968	-	1	1	1	-	1	-	
CHANGE IN FUND BALANCE	190,292	(25,326)	59,927	34,601	50,365	(10,843)	61,207	20,594	
BEGINNING FUND BALANCE	4,369	188,199	6,462	194,661	194,661	188,199	6,462	229,262	
ENDING FUND BALANCE	194,661	162,873	66,389	229,262	245,026	177,357	67,669	249,856	
=	=	=	=	=	=	=	=	=	

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

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

Print Date: 12/30/23

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 10/31/23 Actual	YTD Thru 10/31/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUE									
Property Taxes	151,898	139,676	-	139,676	139,676	139,676	(0)	180,908	30 Mills, Adjusted As Long as Surplus Not Depleted 4% of property taxes Invested Reserves at Estimated 5% Rate
Specific Ownership Taxes	10,320	8,381	1,397	9,777	7,558	6,285	1,272	10,855	
Interest Income	21,305	34,000	23,000	57,000	50,339	28,333	22,006	53,000	
TOTAL REVENUE	183,523	182,056	24,397	206,453	197,572	174,295	23,278	244,763	
EXPENDITURES									
Legal DS	-	-	-	-	-	-	-	-	3% of property taxes Refunded in 2021 Refunded in 2021 Per Amortization Schedule Per Amortization Schedule - No Pmt Until 2027 Approximately 5% of Interest Income Based on 2023 Forecast For Unforeseen Needs
Treasurer's Fees	4,577	4,190	(53)	4,243	4,243	4,190	(52)	5,427	
Bond Interest- Series 2018	-	-	-	-	-	-	-	-	
Bond Principal- Series 2018	-	-	-	-	-	-	-	-	
Bond Interest- Series 2021	265,250	265,250	-	265,250	132,625	132,625	-	265,250	
Bond Principal- Series 2021	-	-	-	-	-	-	-	-	
Bank Charges	952	1,700	(1,150)	2,850	2,335	1,417	(919)	2,650	
Paying Agent / Trustee Fees	4,000	4,000	-	4,000	4,000	4,000	-	4,000	
Cost of Issuance	-	-	-	-	-	-	-	-	
Contingency	-	10,000	10,000	-	-	8,333	8,333	10,000	
TOTAL EXPENDITURES	274,779	285,140	8,797	276,343	143,203	150,565	7,362	287,327	
REVENUE OVER / (UNDER) EXPENDITURES	(91,256)	(103,084)	33,194	(69,890)	54,369	23,729	30,640	(42,564)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	(1)	(1)	(1)	-	(1)	-	
Bond Proceeds	-	-	-	-	-	-	-	-	
Bond Premium	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	(1)	(1)	(1)	-	(1)	-	
CHANGE IN FUND BALANCE	(91,256)	(103,084)	33,193	(69,891)	54,369	23,729	30,639	(42,564)	
BEGINNING FUND BALANCE	1,218,515	1,122,800	4,459	1,127,259	1,127,259	1,122,800	4,459	1,057,368	
ENDING FUND BALANCE	1,127,259	1,019,716	37,652	1,057,368	1,181,628	1,146,529	35,098	1,014,804	
COMPONENTS OF FUND BALANCE:	=	=	=	=	=	=	=	=	
Reserve Fund	477,310	470,000	16,365	486,365	482,291			470,000	Reserve at Maximum \$470k
Surplus Fund	294,310	290,570	82,144	372,714	369,514			391,000	Fill to Max of \$530,500
Bond Payment Fund	354,907	255,249	(56,960)	198,289	329,822			153,804	Excess Funds on Hand with Trustee
Internal & Other Balances	732	3,897	(3,897)	-	-			-	
TOTAL ENDING FUND BALANCE	1,127,259	1,019,716	37,652	1,057,368	1,181,628			1,014,804	
	=	=	=	=	=			=	

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

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

Print Date: 12/30/23

	2022 Audited Actual	2023 Adopted Budget	Variance Positive (Negative)	2023 Forecast	YTD Thru 10/31/23 Actual	YTD Thru 10/31/23 Budget	Variance Positive (Negative)	2024 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUE									
Interest Income	-	-	-	-	-	-	-	-	
TOTAL REVENUE	-	-	-	-	-	-	-	-	
EXPENDITURES									
Capital Outlay	15,846	-	-	-	-	-	-	-	
Accounting	-	-	-	-	-	-	-	-	
Legal	1,461	-	-	-	-	-	-	-	
Permits & Compliance	1,106	-	-	-	-	-	-	-	
Engineering	4,245	-	-	-	-	-	-	-	
Bank Fees	-	-	-	-	-	-	-	-	
Contingency	-	-	-	-	-	-	-	-	
TOTAL EXPENDITURES	22,658	-	-	-	-	-	-	-	
REVENUE OVER / (UNDER) EXPENDITURES	(22,658)	-	-	-	-	-	-	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	(396,280)	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	-	-	
Developer Repayment	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	(396,280)	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	(418,939)	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	418,939	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

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

EXHIBIT B
2023 Audit

Riverview Metropolitan District

Financial Statements

December 31, 2023

**Riverview Metropolitan District 2023
Financial Statements
December 31, 2023**

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INDEPENDENT AUDITOR'S REPORT

**To the Board of Directors
Riverview Metropolitan District
Steamboat Springs, Colorado**

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, 2023, 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, 2023 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.

Member: American Institute of Certified Public Accountants

PAUL J. BACKES, CPA, CGMA
MICHAEL N. JENKINS, CA, CPA, CGMA
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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 comparison, found in Section E, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The item found in Section E are the responsibility of management and was 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 22, 2024

GOVERNMENT-WIDE FINANCIAL STATEMENTS

**Riverview Metropolitan District
Statement of Net Position
December 31, 2023**

Assets:	
Cash and investments	241,642
Restricted cash and investments	1,060,088
Due from County Treasurer	1,033
Property taxes receivable	301,516
Prepaid expenses	3,458
Construction in progress	<u>2,739,505</u>
Total Assets	<u><u>4,347,242</u></u>
Liabilities:	
Current liabilities due in less than one year:	
Accounts payable	5,681
Accrued interest	22,104
Non-current liabilities due in excess of one year:	
Bonds payable	<u>5,678,559</u>
Total Liabilities	<u><u>5,706,344</u></u>
Deferred Inflow of Resources:	
Property tax revenue	<u>301,516</u>
Total Deferred Inflow of Resources	<u><u>301,516</u></u>
Net Position:	
Net investment in capital assets	(1,673,304)
Restricted for debt service	1,060,708
Restricted for emergencies	3,160
Unrestricted	<u>(1,051,182)</u>
Total Net Position	<u><u>(1,660,618)</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, 2023**

	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>	
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Net (Expense) Revenue</u>
Functions/Programs:					
Governmental activities:					
General government	67,077	-	-	-	(67,077)
Interest	251,425	-	-	-	(251,425)
Total primary government	<u>318,502</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(318,502)</u>
General revenues:					
Taxes:					
Property tax					232,793
Specific ownership tax					16,327
Interest income					65,827
Total General Revenues					<u>314,947</u>
Change in Net Position					(3,555)
Net Position - Beginning					(1,657,063)
Net Position - Ending					<u>(1,660,618)</u>

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

FUND FINANCIAL STATEMENTS

**Riverview Metropolitan District
Balance Sheet
Governmental Funds
December 31, 2023**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Assets:			
Cash and investments	241,642	-	241,642
Restricted cash and investments	-	1,060,088	1,060,088
Due from County Treasurer	413	620	1,033
Property taxes receivable	120,608	180,908	301,516
Prepaid expenses	3,458	-	3,458
Total Assets	<u>366,121</u>	<u>1,241,616</u>	<u>1,607,737</u>
Liabilities, Deferred Inflow of Resources, and Fund Balances:			
Liabilities:			
Accounts payable	5,681	-	5,681
Total Liabilities	<u>5,681</u>	<u>-</u>	<u>5,681</u>
Deferred Inflow of Resources:			
Unavailable property tax revenue	120,608	180,908	301,516
Total Deferred Inflow of Resources	<u>120,608</u>	<u>180,908</u>	<u>301,516</u>
Fund Balances:			
Nonspendable	3,458	-	3,458
Restricted for debt service	-	1,060,708	1,060,708
Restricted for emergencies	3,160	-	3,160
Assigned for capital projects	105,000	-	105,000
Unassigned	128,214	-	128,214
Total Fund Balances	<u>239,832</u>	<u>1,060,708</u>	<u>1,300,540</u>
Total Liabilities, Deferred Inflow of Resources, and Fund Balances	<u>366,121</u>	<u>1,241,616</u>	<u>1,607,737</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, 2023**

Governmental Funds Total Fund Balance	1,300,540
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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	(373,559)	
Accrued interest payable	<u>(22,104)</u>	
		<u>(5,700,663)</u>

Net Position of Governmental Activities	<u><u>(1,660,618)</u></u>
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**Riverview Metropolitan District
Statement of Revenues, Expenditures
and Changes in Fund Balances
Governmental Funds
For the Year Ended December 31, 2023**

	<u>General</u>	<u>Debt Service</u>	<u>Total Governmental Funds</u>
Revenues:			
Property and specific ownership taxes	99,648	149,472	249,120
Interest	5,530	60,297	65,827
Total Revenues	<u>105,178</u>	<u>209,769</u>	<u>314,947</u>
Expenditures:			
General government			
Accounting and audit fees	25,845	-	25,845
Insurance	4,305	-	4,305
Legal	11,020	-	11,020
Snow removal	11,812	-	11,812
Utilities	1,060	-	1,060
Treasurer's fees	2,828	4,243	7,071
Miscellaneous	3,137	2,827	5,964
Debt service			
Interest and fiscal charges	-	265,250	265,250
Paying agent fees	-	4,000	4,000
Total Expenditures	<u>60,007</u>	<u>276,320</u>	<u>336,327</u>
Net Change in Fund Balances	45,171	(66,551)	(21,380)
Fund Balances - Beginning of Year (Deficit)	<u>194,661</u>	<u>1,127,259</u>	<u>1,321,920</u>
Fund Balances - End of Year	<u><u>239,832</u></u>	<u><u>1,060,708</u></u>	<u><u>1,300,540</u></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, 2023

Net change in fund balances for total governmental funds (21,380)

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.

Amortization of bond premium	17,825	17,825
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Change in Net Position of Governmental Activities		(3,555)
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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, 2023

	Original & Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Interest	1,000	5,530	4,530
Property taxes	93,117	93,117	-
Specific ownership taxes	9,000	6,531	(2,469)
Total Revenues	103,117	105,178	2,061
Expenditures:			
General government:			
Accounting and audit fees	34,500	25,845	8,655
Insurance	3,650	4,305	(655)
Legal	25,000	11,020	13,980
Snow removal	7,500	11,812	(4,312)
Utilities	10,200	1,060	9,140
Landscape maintenance	15,000	-	15,000
Treasurer's fees	2,793	2,828	(35)
Miscellaneous	4,800	3,137	1,663
Contingency	25,000	-	25,000
Total Expenditures	128,443	60,007	68,436
Net Change in Fund Balance	(25,326)	45,171	70,497
Fund Balance - Beginning of Year	188,199	194,661	6,462
Fund Balance - End of Year	162,873	239,832	76,959

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, 2023**

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, 2023
(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 *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, 2023
(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, net asset value, or amortized cost. The change in 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, 2023.

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, 2023
(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, 2023, 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, 2023
(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 2023:

- (1) For the 2023 budget year, prior to August 25, 2022, 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, 2022, the County Assessor sent the final recertified assessed valuation to the District.
- (2) On or before October 15, 2022, 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 2023 budget, prior to December 15, 2022, 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 2023 budget, the final budget and appropriating resolution was adopted prior to December 31, 2022.

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 2022 were collected in 2023 and taxes certified in 2023 will be collected in 2024. 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, 2023
(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, 2023
(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.

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

	<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	32,169	32,169	-
<i>Investments:</i>				
Colotrust	AAAm	209,473	209,473	-
Csafe	AAAm	1,060,088	1,060,088	-
		<u>1,301,730</u>	<u>1,301,730</u>	<u>-</u>
<i>Consists of:</i>				
Restricted		1,060,088		
Unrestricted		241,642		
		<u>1,301,730</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, 2023, the District had the following recurring fair value measurements:

<u>Investments Measured at Amortized Cost</u>	<u>Total</u>
CSafe	1,060,088
<u>Investments Measured at Net Asset Value</u>	<u>Total</u>
Colotrust	209,473

Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2023
(continued)

III. Detailed Notes on all Funds (continued)

A. Deposits and Investments (continued)

The investment pool Colotrust represents an investment in the Colorado Government Liquid Asset Trust (the "Trust") which is a 2a7-like pool. The Trust is an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund, measured at net asset value, and each share is equal in value to \$1.00. Investments consist of U.S. Treasury bills, notes strips and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. Substantially all securities owned are held by the Federal Reserve Bank in the account maintained for the custodial bank.

The investment pool in the Colorado Surplus Asset Fund Trust (CSAFE) Cash Fund, which is an external investment pool established for local government entities in Colorado to pool surplus funds. The Colorado Division of Securities administers and enforces the requirements of creating and operating the pool. The external investment pool is measured at amortized cost. CSAFE operates similar to a money market fund and each share is equal in value to \$1.00. The pool is rated AAAM by Standard and Poor's. Investments of the pool are limited to those allowed by State statutes.

B. Construction in Progress

An analysis of the changes of the District's construction in progress for the year ended December 31, 2023 follows:

	Beginning Balance	Increases	Decreases	Ending Balance
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, 2023, 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.

**Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2023
(continued)**

III. Detailed Notes on all Funds (continued)

C. Long-term Obligations (continued)

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.

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>
2024	-	265,250	265,250
2025	-	265,250	265,250
2026	-	265,250	265,250
2027	35,000	265,250	300,250
2028	50,000	263,500	313,500
2029 - 2033	365,000	1,273,000	1,638,000
2034 - 2038	655,000	1,154,500	1,809,500
2039 - 2043	1,015,000	957,250	1,972,250
2044 - 2048	1,515,000	656,500	2,171,500
2049 - 2051	1,670,000	193,250	1,863,250
Total	<u>5,305,000</u>	<u>5,559,000</u>	<u>10,864,000</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.

Riverview Metropolitan District
Notes to the Financial Statements
December 31, 2023
(continued)

III. Detailed Notes on all Funds (continued)

D. Long-term Obligations (continued)

The District had the following changes in long-term debt for the year ended December 31, 2023:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Reductions</u>	<u>Ending Balance</u>	<u>Due Within One Year</u>
General Obligation Limited					
Tax Bonds:					
Series 2021	5,305,000	-	-	5,305,000	-
Bond premium	391,384	-	(17,825)	373,559	-
	<u>5,696,384</u>	<u>-</u>	<u>(17,825)</u>	<u>5,678,559</u>	<u>-</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. All advances were repaid in 2022.

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, 2023. 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.

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, 2023 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>(226,569)</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, 2023

	Original & Final Budget	Actual	Final Budget Variance Positive (Negative)
Revenues:			
Property taxes	139,676	139,676	-
Specific ownership taxes	8,380	9,796	1,416
Interest	34,000	60,297	26,297
Total Revenues	182,056	209,769	27,713
Expenditures:			
General government:			
Treasurer fees	4,190	4,243	(53)
Miscellaneous	1,700	2,827	(1,127)
Debt service:			
Interest and fiscal charges	265,250	265,250	-
Paying agent fees	4,000	4,000	-
Contingency	10,000	-	10,000
Total Expenditures	285,140	276,320	8,820
Net Change in Fund Balance	(103,084)	(66,551)	36,533
Fund Balance - Beginning	1,122,800	1,127,259	4,459
Fund Balance - Ending	1,019,716	1,060,708	40,992