

**2023 ANNUAL REPORT  
RIVERDALE PEAKS II METROPOLITAN DISTRICT**

As required by Section 32-1-207(3)(c), C.R.S., the following report of the activities of Riverdale Peaks II Metropolitan District (the “**District**”) from January 1, 2023 to December 31, 2023 is hereby submitted.

- A. Boundary changes made: No boundary changes were made or proposed during the reporting period.
- B. Intergovernmental Agreements entered into or terminated: The District did not enter into or terminate any Intergovernmental Agreements during the reporting period.
- C. Access information to obtain a copy of rules and regulations adopted: The District’s rules and regulations may be accessed at the offices of Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, CO 80228, or on the District’s website: <https://riverdalepeaks2md.colorado.gov/>.
- D. Summary of litigation involving the District’s public improvements: To our knowledge, the District is not involved in any litigation.
- E. Status of the District’s construction of public improvements: There were no conveyances or dedications of facilities or improvements constructed by the District to Adams County, Colorado (the “**County**”) during the reporting period.
- F. Conveyances or dedications of facilities or improvements, constructed by the District, to the County: The District did not convey or dedicate any facilities or improvements to the County during the reporting period.
- G. Final assessed valuation of the District for the report year: Final 2023 Assessed Valuation for property located within the District: **\$3,689,000**.
- H. Current year’s budget: A copy of the District’s 2024 budget is attached hereto as **Exhibit A**.
- I. Audited financial statements for the reporting year (or application for exemption from audit): A copy of the 2022 Audit is attached hereto as **Exhibit B**. A copy of the 2023 Audit will be available on the District’s website at <https://riverdalepeaks2md.colorado.gov/>.
- J. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument: To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.
- K. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period: The District has not been able to pay its obligations as they come due.

**Exhibit A**  
**Budget**

# RIVERDALE PEAKS II METROPOLITAN DISTRICT

## 2024 Budget Message

### **Introduction**

Riverdale Peaks II Metropolitan District, the (“District”) was organized in 2002 to provide financing for the design, acquisition, installation, construction and completion of certain water, sanitation, street, safety protection, parks and recreation, transportation improvements, and the operation and maintenance of the District.

The 2024 budget was prepared in accordance with the Local Budget Law of Colorado. The budget reflects the projected spending plan for the 2024 fiscal year based on available revenues. This budget provides for the annual debt service on the District’s General Obligation Debt, the general operation of the District, and a business-like enterprise for the distribution of treated water.

The District’s 2023 assessed value increased to \$3,689,000 from \$3,012,110 the prior year. The District’s mill levy was set at 115.019 mills for taxes collected in the 2024 fiscal year. Of the 115.019 mills, 71.899 mills are designated to the Debt Service Fund and 43.120 mills are for the General Fund . The final assessed value was adjusted to restore the residential property reduction from Senate Bill 23B-01 for purposes of Debt Service Fund collection, in accordance with the covenants of the District’s debt obligation.

### **Budgetary Basis of Accounting**

The District uses funds to budget and report on its financial position and results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain functions. The various funds determine the total District budget. The District’s General Fund is considered a governmental fund and is reported using the economic resources focus and the modified accrual basis of accounting. The District’s Water Enterprise Fund is also reported using the economic resources focus and the modified accrual basis of accounting. Revenues are recorded when earned and expenses recorded when the liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied.

### **Fund Summaries**

The **General Fund** is used to account for resources traditionally associated with government such as property taxes, specific ownership tax and expenditures which include district administration, legal services, landscape maintenance, snow removal and other expenses related to statutory operations of a local government. The General Fund’s primary sources of revenue are property taxes and specific ownership taxes.

The **Debt Service Fund** is used to account for property taxes, availability of service fees and other revenues dedicated to pay the fiscal year’s debt expense which includes principal payments, interest payments, and administrative costs associated with debt issues. Beginning in 2015 the District has been unable to pay the scheduled principal and

interest payments. As a result, the District has budgeted to pay \$275,000 in interest during 2024.

Riverdale Peaks II Metropolitan District			
Bonds Principal and Interest Maturing in the Year Ending December 31	Series 2005 General Obligation Bonds		
	Principal	Interest	Total
2024	125,000	155,415	280,415
2025	135,000	147,415	282,415
2026	150,000	138,775	288,775
2027	160,000	129,025	289,025
2028	175,000	118,625	293,625
2029	185,000	107,250	292,250
2030	200,000	95,225	295,225
2031	215,000	82,225	297,225
	<u>\$ 2,395,000</u>	<u>\$ 1,150,755</u>	<u>\$ 3,545,755</u>

The **Water Enterprise Fund** accounts for the operations that are financed and operated in a manner similar to private business enterprise, where the intent is that costs of providing services to the public on a continuing basis be financed primarily through user charges.

#### **Emergency Reserve**

As required by Section 20 of Article X of the Colorado Constitution (“TABOR”), the District has provided for an Emergency Reserve in the amount of 3% of the total fiscal year revenue in the General Fund.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**Assessed Value, Property Tax and Mill Levy Information**

2022 Actual	2023 Adopted Budget	2024 Adopted Budget
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<b>Assessed Valuation</b>	\$	3,014,050	\$	3,012,110	\$	3,689,000
<b>SB23B-01 Property Tax Credit Adjustment</b>		-		-	\$	195,305

**Mill Levy**

General Fund	43.120	43.120	43.120
Debt Service Fund	63.986	65.827	68.284
Incremental Debt Service Mill Adjustment	-	-	3.615
Adjusted Debt Service Levy	-	-	71.899
Refunds and Abatements	0.149	-	-

<b>Total Mill Levy</b>	107.255	108.947	115.019
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**Property Taxes**

General Fund	\$	129,966	\$	129,882	\$	159,070
Debt Service Fund		192,857		198,278		265,234
Refunds and Abatements		449		-		-

<b>Actual/Budgeted Property Taxes</b>	\$	323,272	\$	328,160	\$	424,304
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# RIVERDALE PEAKS II METROPOLITAN DISTRICT

## GENERAL FUND 2024 Adopted Budget with 2022 Actual, 2023 Budget and 2023 Estimated

	2022 Actual	2023 Adopted Budget	2023 Estimated	2024 Adopted Budget
<b>BEGINNING FUND BALANCE</b>	\$ 413,926	\$ 504,508	\$ 527,803	\$ 451,448
<b>REVENUE</b>				
Property taxes	130,146	129,882	129,882	159,070
Specific ownership tax	9,521	7,793	6,500	7,500
Interest income	8,376	14,000	23,000	8,000
<b>Total Revenue</b>	150,647	151,675	160,486	174,570
<b>Total Funds Available</b>	564,573	656,183	688,289	626,018
<b>EXPENDITURES</b>				
Accounting	2,118	3,300	7,500	7,500
Auditing	-	4,500	4,400	4,750
County Treasurer's fee	1,953	1,948	1,949	2,386
Insurance and Bonds	8,559	9,000	10,629	11,267
Election Expense	1,099	1,200	1,500	-
District Management	3,270	6,000	6,000	7,500
Legal Services	1,667	2,400	2,400	2,400
Miscellaneous	2,481	3,000	3,000	3,000
Banking fees	80	200	200	200
Landscape Maintenance	15,543	12,000	12,000	12,750
Landscape Improvements	-	12,000	12,000	12,750
Contingency	-	10,000	-	20,000
<b>Total Expenditures</b>	36,770	65,548	61,578	84,503
<b>TRANSFERS AND OTHER SOURCES (USES)</b>				
Emergency Reserve	-	4,550	-	5,237
Transfer to Enterprise Fund	-	169,902	175,263	63,450
<b>Total Expenditures Requiring Appropriation</b>	36,770	240,000	236,841	153,190
<b>ENDING FUND BALANCE</b>	\$ 527,803	\$ 416,182	\$ 451,448	\$ 472,828

## RIVERDALE PEAKS II METROPOLITAN DISTRICT

### DEBT SERVICE FUND

#### 2024 Adopted Budget

with 2022 Actual, 2023 Budget and 2023 Estimated

	2022 Actual	2023 Adopted Budget	2023 Estimated	2024 Adopted Budget
BEGINNING FUND BALANCE	\$ 22,976	\$ 22,961	\$ 24,696	\$ 24,000
<b>REVENUE</b>				
Property taxes	193,125	198,278	192,278	265,234
Specific ownership tax	14,128	12,000	10,000	12,000
Interest income	1,759	20	2,000	1,000
<b>Total Revenue</b>	209,012	210,298	204,278	278,234
<b>Total Funds Available</b>	231,988	233,259	228,974	302,234
<b>EXPENDITURES</b>				
Auditing	4,100	-	-	-
County Treasurer's fee	2,897	2,974	2,974	3,979
Interest expense - bonds	198,295	200,000	200,000	275,000
Paying agent / trustee fees	2,000	2,000	2,000	2,000
<b>Total Expenditures</b>	207,292	204,974	204,974	280,979
<b>Total Expenditures Requiring Appropriation</b>	207,292	204,974	204,974	280,979
ENDING FUND BALANCE	\$ 24,696	\$ 28,285	\$ 24,000	\$ 21,255

# RIVERDALE PEAKS II METROPOLITAN DISTRICT

## WATER ENTERPRISE FUND

### 2024 Adopted Budget

with 2022 Actual, 2023 Budget and 2023 Estimated

	2022 Actual	2023 Adopted Budget	2023 Estimated	2024 Adopted Budget
BEGINNING FUND BALANCE	\$ (143,412)	\$ (187,545)	\$ (123,166)	\$ 0
<b>REVENUE</b>				
Water Charges	97,138	75,000	75,000	75,000
<b>Total Revenue</b>	96,732	75,000	75,000	75,000
Total Funds Available	(46,680)	(112,545)	(48,166)	75,000
<b>EXPENDITURES</b>				
Accounting	2,118	4,300	7,000	4,300
Billing and meter reading	8,535	7,600	12,500	7,600
Billing and meter reading	41	-	-	-
Operations	19,605	27,500	27,500	27,500
Generator Preventative Mtce	2,300	5,000	5,000	5,000
Meter Install and Inspect	-	-	64	-
Testing	4,839	4,000	4,500	4,000
Chemicals & Supplies	1,711	5,650	5,650	5,650
Generator Maintenance	-	1,500	-	1,500
Locates	80	-	1,500	-
Equipment replacement reserve	-	-	1,500	-
Developer Advance Interest	8,031	-	3,983	-
District Management	3,270	4,900	4,900	4,900
Miscellaneous	258	1,200	1,200	1,200
Utilities	25,387	21,000	21,000	21,000
Fuel Generator	-	800	800	800
Contingency	-	25,000	-	25,000
Capital Equipment Replacement and Repairs	-	30,000	30,000	30,000
Depreciation Expense	311	-	-	-
<b>Total Expenditures</b>	76,486	138,450	127,097	138,450
<b>TRANSFERS AND OTHER SOURCES (USES)</b>				
Transfer from General Fund	-	-	175,263	63,450
<b>Total Expenditures Requiring Appropriation</b>	76,486	138,450	127,097	138,450
<b>ENDING FUND BALANCE</b>	\$ (123,166)	\$ (250,995)	\$ 0	\$ 0

**Exhibit B**  
**2022 Audit**

**RIVERDALE PEAKS II  
METROPOLITAN DISTRICT  
Adams County, Colorado**

**FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

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## SCHILLING & COMPANY, INC.

*Certified Public Accountants*

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HIGHLANDS RANCH, CO 80163

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### **Independent Auditor's Report**

Board of Directors  
Riverdale Peaks II Metropolitan District  
Adams County, Colorado

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of Riverdale Peaks II Metropolitan District (District) as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of Riverdale Peaks II Metropolitan District, as of December 31, 2022, and the respective changes in financial position and, where applicable, cash flows, and the respective budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

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

#### ***Responsibility of Management for the Financial Statements***

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

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

## ***Auditor's Responsibility for the Audit of the Financial Statements***

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

In performing an audit in accordance with GAAS, we

- Exercise professional 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 governmental 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.

### ***Prior-Year Comparative Information***

We have previously audited the District's 2021 financial statements, and we expressed unmodified opinions on the respective financial statements of the governmental activities, the business-type activities and each major fund in our report dated July 21, 2022. In our opinion, the summarized comparative information presented herein for the proprietary fund as of and for the year ended December 31, 2021, is consistent, in all material respects, with the audited financial statements from which it has been derived.

### ***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 supplemental information listed in the table of contents is presented for purposes of additional analysis and are not a required part of the financial statements. The supplemental information is the responsibility of management and was derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the 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 supplemental information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

Management is responsible for the other information included in the annual report. The other information as listed in the table of contents does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

*SCHILLING & COMPANY, INC.*

Highlands Ranch, Colorado  
July 11, 2023

## **BASIC FINANCIAL STATEMENTS**

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**December 31, 2022**

	<b>Governmental Activities</b>	<b>Business-Type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
Cash and investments - unrestricted	\$ 517,249	\$ 91,382	\$ 608,631
Cash and investments - restricted	23,558	-	23,558
Prepaid expenses	10,629	-	10,629
Receivable - County Treasurer	1,905	-	1,905
Accounts receivable - customers	-	11,338	11,338
Property taxes receivable	328,160	-	328,160
Capital assets, not being depreciated	720,888	-	720,888
Capital assets, net of depreciation	1,737,066	8,889	1,745,955
Total assets	<u>3,339,455</u>	<u>111,609</u>	<u>3,451,064</u>
<b>LIABILITIES</b>			
Accounts payable	842	5,066	5,908
Accrued interest payable	13,565	-	13,565
Noncurrent liabilities:			
Due within one year	670,000	-	670,000
Due in more than one year	6,378,397	229,709	6,608,106
Total liabilities	<u>7,062,804</u>	<u>234,775</u>	<u>7,297,579</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue			
Total deferred inflows of resources	328,160	-	328,160
	<u>328,160</u>	<u>-</u>	<u>328,160</u>
<b>NET POSITION</b>			
Net investment in capital assets	(1,758,500)	8,889	(1,749,611)
Restricted for:			
Emergencies	4,500	-	4,500
Unrestricted	(2,297,509)	(132,055)	(2,429,564)
Total net position	<u>\$ (4,051,509)</u>	<u>\$ (123,166)</u>	<u>\$ (4,174,675)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
Year Ended December 31, 2022**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 123,898	\$ -	\$ -	\$ -	\$ (123,898)	\$ -	\$ (123,898)
Interest and related costs on long-term debt	358,134	-	-	-	(358,134)	-	(358,134)
Total governmental activities	<u>482,032</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(482,032)</u>	<u>-</u>	<u>(482,032)</u>
Business-type activities:							
Water operations	68,455	96,732	-	-	-	28,277	28,277
Interprise and related costs on long-term debt	8,031	-	-	-	-	(8,031)	(8,031)
Total business-type activities	<u>76,486</u>	<u>96,732</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>20,246</u>	<u>20,246</u>
Total primary government	<u>\$ 558,518</u>	<u>\$ 96,732</u>	<u>\$ -</u>	<u>\$ -</u>	<u>(482,032)</u>	<u>20,246</u>	<u>(461,786)</u>
General revenues:							
Taxes:							
Property taxes					323,271	-	323,271
Specific ownership taxes					23,649	-	23,649
Net investment income					10,135	-	10,135
Total general revenues and transfers					<u>359,659</u>	<u>-</u>	<u>359,659</u>
Change in net position					(122,373)	20,246	(102,127)
Net position - Beginning					(3,929,136)	(143,412)	(4,072,548)
Net position - Ending					<u>\$ (4,051,509)</u>	<u>\$ (123,166)</u>	<u>\$ (4,174,675)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2022**

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>ASSETS</b>			
Cash and investments - unrestricted	\$ 517,249	\$ -	\$ 517,249
Cash and investments - restricted	-	23,558	23,558
Prepaid expenditures	10,629	-	10,629
Cash with County Treasurer	767	1,138	1,905
Property tax receivable	129,882	198,278	328,160
<b>TOTAL ASSETS</b>	<b><u>\$ 658,527</u></b>	<b><u>\$ 222,974</u></b>	<b><u>\$ 881,501</u></b>
<b>LIABILITIES</b>			
Accounts payable	\$ 842	\$ -	\$ 842
Total liabilities	<u>842</u>	<u>-</u>	<u>842</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred property tax revenue	129,882	198,278	328,160
Total deferred inflows of resources	<u>129,882</u>	<u>198,278</u>	<u>328,160</u>
<b>FUND BALANCES</b>			
Nonspendable			
Prepaid expenditures	10,629	-	10,629
Spendable			
Restricted for emergencies	4,500	-	4,500
Restricted for debt service	-	24,696	24,696
Unassigned	512,674	-	512,674
Total fund balances	<u>527,803</u>	<u>24,696</u>	<u>552,499</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>	<b><u>\$ 658,527</u></b>	<b><u>\$ 222,974</u></b>	

Amounts reported for governmental activities in the Statement of Net Position are different because:

Some long-term assets used in governmental activities are not financial resources and, therefore, are not reported in the Balance Sheet - Governmental Funds.	
Capital assets	2,457,954
Some liabilities, including bonds payable and accrued interest payable, are not due and payable in the current period and, therefore, are not reported in the Balance Sheet - Governmental Funds.	
General obligation bonds payable	(3,065,000)
Accrued interest payable on general obligation bonds	(13,565)
Unpaid accrued interest payable on general obligation bonds	(846,783)
Developer advances payable and accrued interest thereon	(3,136,614)
Net position of governmental activities	<u>\$ (4,051,509)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES  
IN FUND BALANCES - GOVERNMENTAL FUNDS  
Year Ended December 31, 2022**

	<b>General</b>	<b>Debt Service</b>	<b>Total Governmental Funds</b>
<b>REVENUES</b>			
Property tax	\$ 130,146	\$ 193,125	\$ 323,271
Specific ownership tax	9,521	14,128	23,649
Net investment income	8,376	1,759	10,135
Other	2,604	-	2,604
Total revenues	<u>150,647</u>	<u>209,012</u>	<u>359,659</u>
<b>EXPENDITURES</b>			
Current			
Management fees	3,270	-	3,270
Accounting	2,118	-	2,118
Audit	-	4,100	4,100
Legal	1,667	-	1,667
Insurance and bonds	8,559	-	8,559
Election	1,099	-	1,099
County Treasurer's fees	1,953	2,897	4,850
Landscape maintenance	15,543	-	15,543
Miscellaneous	2,561	-	2,561
Debt service			
Paying agent fees	-	2,000	2,000
Bond interest	-	198,295	198,295
Total expenditures	<u>36,770</u>	<u>207,292</u>	<u>244,062</u>
<b>NET CHANGE IN FUND BALANCES</b>	113,877	1,720	115,597
<b>FUND BALANCES - BEGINNING OF YEAR</b>	413,926	22,976	436,902
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 527,803</u>	<u>\$ 24,696</u>	<u>\$ 552,499</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2022**

A reconciliation reflecting the differences between the governmental funds net change in fund balances and change in net position reported for governmental activities in the Statement of Activities as follows:

Net change in fund balances - Total governmental funds	\$ 115,597
Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. Instead the cost of the asset is allocated over its estimated useful life, and recorded as depreciation expense in each of those years.	
Depreciation	(80,131)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.	
Change in accrued interest on developer advances	(106,157)
Change in accrued interest on bonds	(51,682)
Change in net position - Governmental activities	<u><u>\$ (122,373)</u></u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL**  
**GENERAL FUND**  
**Year Ended December 31, 2022**

	<b>Original and Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>			
Property tax	\$ 129,966	\$ 130,146	\$ 180
Specific ownership taxes	7,798	9,521	1,723
Net investment income	350	8,376	8,026
Other	-	2,604	2,604
Total revenues	<u>138,114</u>	<u>150,647</u>	<u>12,533</u>
<b>EXPENDITURES</b>			
Management fees	5,500	3,270	2,230
Accounting	3,000	2,118	882
Legal	2,400	1,667	733
Insurance and bonds	9,000	8,559	441
Election	3,000	1,099	1,901
County Treasurer's fees	1,949	1,953	(4)
Landscape maintenance	5,000	15,543	(10,543)
Landscape improvements	12,000	-	12,000
Miscellaneous	3,000	2,481	519
Banking fees	200	80	120
Contingency and emergency reserve	14,143	-	14,143
Total expenditures	<u>59,192</u>	<u>36,770</u>	<u>22,422</u>
<b>NET CHANGE IN FUND BALANCE</b>	78,922	113,877	34,955
<b>FUND BALANCE - BEGINNING OF YEAR</b>	262,270	413,926	151,656
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 341,192</u>	<u>\$ 527,803</u>	<u>\$ 186,611</u>

These financial statements should be read only in connection with the  
accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**PROPRIETARY FUND**  
**December 31, 2022**  
**(with comparative totals for December 31, 2021)**

	<b>Enterprise Fund</b>	
	<b>2022</b>	<b>2021</b>
<b>ASSETS</b>		
Cash and investments - unrestricted	\$ 91,382	\$ 80,058
Accounts receivable - customers	11,338	10,400
Capital assets, net	8,889	-
Total assets	<u>111,609</u>	<u>90,458</u>
<b>LIABILITIES</b>		
Accounts payable	5,066	12,192
Noncurrent liabilities		
Due in more than one year	229,709	221,678
Total liabilities	<u>234,775</u>	<u>233,870</u>
<b>NET POSITION</b>		
Investment in capital assets	8,889	-
Unrestricted	(132,055)	(143,412)
Total net position	<u>\$ (123,166)</u>	<u>\$ (143,412)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**PROPRIETARY FUND**  
**Year Ended December 31, 2022**  
**(with comparative totals for December 31, 2021)**

	<b>Enterprise Fund</b>	
	<b>2022</b>	<b>2021</b>
<b>OPERATING REVENUES</b>		
Water charges	\$ 96,732	\$ 96,047
Other income	-	351
Total operating revenues	<u>96,732</u>	<u>96,398</u>
<b>OPERATING EXPENDITURES</b>		
Management	3,270	3,687
Accounting	2,118	2,350
Billing	8,576	8,640
Landscape design review	7	-
Operations	19,605	24,162
Generator preventative maintenance	2,300	5,939
Repairs and maintenance	-	7,666
Hydrant repair	-	2,200
Meter install and inspection	-	3,192
Testing	4,839	2,020
Chemicals and supplies	1,711	2,354
Utilities	25,387	26,684
Miscellaneous	338	134
Depreciation	304	-
Total operating expenses	<u>68,455</u>	<u>89,028</u>
<b>OPERATING INCOME</b>	<u>28,277</u>	<u>7,370</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>		
Interest expense	(8,031)	(8,031)
Total nonoperating revenues (expenses)	<u>(8,031)</u>	<u>(8,031)</u>
<b>CHANGES IN NET POSITION</b>	20,246	(661)
<b>NET POSITION - BEGINNING OF YEAR</b>	(143,412)	(142,751)
<b>NET POSITION - END OF YEAR</b>	<u>\$ (123,166)</u>	<u>\$ (143,412)</u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**STATEMENT OF CASH FLOWS**  
**PROPRIETARY FUND**  
**Year Ended December 31, 2022**  
**(with comparative totals for December 31, 2021)**

	<b>Enterprise Fund</b>	
	<b>2022</b>	<b>2021</b>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Receipts from customers	\$ 95,794	\$ 95,530
Payments to suppliers	(75,277)	(85,969)
Net cash provided by operating activities	<u>20,517</u>	<u>9,561</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Capital outlay	(9,193)	-
Net cash required by capital financing activities	<u>(9,193)</u>	<u>-</u>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	11,324	9,561
<b>CASH AND CASH EQUIVALENTS - BEGINNING OF YEAR</b>	<u>80,058</u>	<u>70,497</u>
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u><u>\$ 91,382</u></u>	<u><u>\$ 80,058</u></u>
<b>Reconciliation of operating income to net cash provided by operating activities</b>		
Operating income	\$ 28,277	\$ 7,370
Adjustments to reconcile operating income to net cash provided by operating activities:		
Depreciation	304	-
(Increase) decrease in accounts receivable	(938)	(868)
Increase (decrease) in accounts payable	(7,126)	3,059
Net cash provided by operating activities	<u><u>\$ 20,517</u></u>	<u><u>\$ 9,561</u></u>

These financial statements should be read only in connection with  
the accompanying notes to financial statements.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

**NOTE 1 – DEFINITION OF REPORTING ENTITY**

Riverdale Peaks II Metropolitan District (District), a quasi-municipal corporation, was organized on December 2, 2002, and is governed pursuant to the provisions of the Colorado Special District Act. The District's service area is located in Adams County, Colorado. The District was established to provide financing for the design, acquisition and construction of streets, traffic and safety controls, water, sanitary sewer, park and recreation, mosquito control, television relay and translation and transportation facilities.

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

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The more significant accounting policies of the District are described as follows:

**Government-wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Both statements distinguish between governmental activities, which normally are supported by taxes and intergovernmental revenues, and business-type activities, which rely to significant extent on fees and charges for support.

The statement of net position reports all financial and capital resources of the District. The difference between the assets and deferred outflows of resources, and liabilities and deferred inflows of resources of the District is reported as net position.

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

Taxes and other items, not properly included among program revenues, are reported instead as general revenues.

Separate financial statements are provided for governmental and proprietary funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Grants and similar items are recognized as revenues as soon as all eligibility requirements imposed by the provider have been met. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets and redemption of bonds and notes are recorded as a reduction in liabilities.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property and specific ownership taxes. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation paid. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is paid.

The District reports the following major governmental funds:

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

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

The District reports the following major proprietary fund:

The Enterprise Fund accounts for the water operations that are financed and operated in a manner where the intent of the District is that the costs of providing goods and services to the general public on a continuing basis be financed or recovered primarily through user charges.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expense generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. Operating revenues consist of charges to customers for service provided. Operating expenses for enterprise funds include the costs of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses or capital contributions.

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures level and lapses at year end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

**Pooled Cash and Investments**

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

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 30 or if in equal installments, at the 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, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The deferred property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital Assets, which include property and infrastructure improvements (e.g. water improvements, park and recreation improvements, and similar items) are reported in the government-wide financial statements. Capital assets are defined by the District as assets with

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Pump station	25 years
Water system	50 years
Irrigation and fencing	10 years
Equipment	15 years

### **Water Rights**

In order to provide water for in-house and irrigation uses within the District, the District acquired the rights to 87.93 acre-feet of non-tributary Denver Basin aquifer ground water from Prospect Farms, LLC, in 2005. The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

### **Surface Rights**

In order to assure uninterrupted provision of water to the District, the District acquired certain surface rights within the boundaries of the District from Riverdale Holdings, LLC, and Elkhart, LLC, in 2005. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

### **Deferred Inflows/Outflows of Resources**

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The District has only one type of item, which arises only under a modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, unavailable revenue, is reported only in the governmental funds balance sheet. Deferred inflows of resources reported in the governmental funds for unavailable revenues are property taxes levied for the ensuing year.

### **Water Facilities Fees**

Water facility fees of \$19,750 per residential equivalent unit are charged against properties within the District. The facilities fee is due at the time of issuance of a building permit by Adams County. The District records the facilities fee as revenue when received, which may be at the transfer of property from the Developer to a builder. The District does not anticipate

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

receipt of any additional fees as the remaining vacant land in the District has been acquired by Brighton School District 27J and Adams County. (See Note 8 regarding Developer guarantee.)

**Fund Balances – Governmental Funds**

The District's governmental fund balances may consist of five classifications based on the relative strength of the spending constraints:

Nonspendable fund balance—the amount of fund balance that is not in spendable form (such as inventory or prepaids) or is legally or contractually required to be maintained intact.

Restricted fund balance—the amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation.

Committed fund balance—amounts constrained to specific purposes by the District itself, using its highest level of decision-making authority (i.e., Board of Directors). To be reported as committed, amounts cannot be used for any other purpose unless the District takes the same highest level action to remove or change the constraint.

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

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

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the District considers restricted funds to have been spent first. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the District considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the District Board of Directors has provided otherwise in its commitment or assignment actions.

**Comparative Information**

The basic financial statements include certain prior-year summarized comparative information in total but not at the level of detail required for a presentation in accordance with generally accepted accounting principles. Accordingly, such information should be read in conjunction with the District's financial statements for the year ended December 31, 2021, from which the summarized information was derived.

**NOTE 3 - CASH AND INVESTMENTS**

Cash and investments as of December 31, 2022 are classified in the accompanying statement of net position as follows:

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

Cash and investments - unrestricted	\$ 608,631
Cash and investments - restricted	23,558
	<u>\$ 632,189</u>

Cash and investments as of December 31, 2022 consist of the following:

Deposits with financial institutions	\$ 113,908
Investments	518,281
	<u>\$ 632,189</u>

### **Cash Deposits**

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. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by Statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2022, the District's cash deposits had a bank balance of \$114,139 and carrying balance of \$113,908.

### **Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District follows Colorado State Statutes which specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirement.

At December 31, 2022, the District had the following investments:

<b><u>Investment</u></b>	<b><u>Maturity</u></b>	<b><u>Carrying Value</u></b>
Colorado Surplus Asset Fund Trust (CSAFE)	Weighted average under 60 days	<u>\$ 518,281</u>

**CSAFE**

During 2022, the District invested in the Colorado Surplus Asset Fund Trust (CSAFE), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing CSAFE. CSAFE is similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to custodian agreements. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE is rated AAAM by Standard and Poor's. Information related to CSAFE, including the annual audited financial statements, can be found at the CSAFE website at [www.csafe.org](http://www.csafe.org). Information related to Standard & Poor's ratings can be obtained from Standard & Poor's.

**Investment Valuation**

Certain investments are measured at fair value on a recurring basis and are categorized within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The District's investments are not required to be categorized within the fair value hierarchy. These investments are measured at amortized cost or in certain circumstances the value is calculated using the net asset value (NAV) per share, or its equivalent of the investment. These investments include 2a7-like external investment pools and money market investments. The District held investments in CSAFE at yearend for which the investment valuations were determined as follows.

CSAFE's primary goal is to maintain \$1.00 per share NAV. CSAFE prices its portfolio on a weekly basis using a third-party pricing entity to determine if the pool's NAV deviates materially from \$1.00 per share. CSAFE has in place a NAV monitoring policy to take action if a material variation exists.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT**  
**NOTES TO FINANCIAL STATEMENTS**  
**DECEMBER 31, 2022**

**NOTE 4 - CAPITAL ASSETS**

An analysis of the changes in property for the period ended December 31, 2022 follows:

	<b>Balance at December 31, 2021</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balance at December 31, 2022</b>
<b><u>Governmental Activities</u></b>				
Capital assets, not being depreciated:				
Surface rights	\$ 113,718	\$ -	\$ -	\$ 113,718
Water Rights	351,720	-	-	351,720
Land and landscaping	255,450	-	-	255,450
Total capital assets, not being depreciated	<u>720,888</u>	<u>-</u>	<u>-</u>	<u>720,888</u>
Capital assets, being depreciated:				
Water system	1,760,020	-	-	1,760,020
Pump station	1,123,276	-	-	1,123,276
Irrigation and fencing	16,651	-	-	16,651
Total capital assets, being depreciated	<u>2,899,947</u>	<u>-</u>	<u>-</u>	<u>2,899,947</u>
Less accumulated depreciation for:				
Water system	(472,214)	(35,200)	-	(507,414)
Pump station	(593,884)	(44,931)	-	(638,815)
Irrigation and fencing	(16,652)	-	-	(16,652)
Total accumulated depreciation	<u>(1,082,750)</u>	<u>(80,131)</u>	<u>-</u>	<u>(1,162,881)</u>
Total capital assets being depreciated, net	<u>1,817,197</u>	<u>(80,131)</u>	<u>-</u>	<u>1,737,066</u>
 Total capital assets, net	 <u>\$ 2,538,085</u>	 <u>\$ (80,131)</u>	 <u>\$ -</u>	 <u>\$ 2,457,954</u>
	<b>Balance at December 31, 2021</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balance at December 31, 2022</b>
<b><u>Business-Type Activities</u></b>				
Capital assets, being depreciated:				
Equipment	\$ -	\$ 9,193	\$ -	\$ 9,193
Total capital assets, being depreciated	<u>-</u>	<u>9,193</u>	<u>-</u>	<u>9,193</u>
Less accumulated depreciation for:				
Equipment	-	(304)	-	(304)
Total accumulated depreciation	<u>-</u>	<u>(304)</u>	<u>-</u>	<u>(304)</u>
Total capital assets being depreciated, net	<u>-</u>	<u>8,889</u>	<u>-</u>	<u>8,889</u>
 Total capital assets, net	 <u>\$ -</u>	 <u>\$ 8,889</u>	 <u>\$ -</u>	 <u>\$ 8,889</u>

Total depreciation expense for the water system, pump station, irrigation and fencing was charged to the general government function of the District in the amount of \$80,131 for the year ended December 31, 2022.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

Total depreciation expense for the business-type activities has been charged to the water operations function in the amount of \$304 for the year ended December 31, 2022.

**NOTE 5 – LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2022.

	Balance at December 31, 2021	New Issues/ Additions	Retirements	Balance at December 31, 2022	Due Within One Year
<b><u>Governmental</u></b>					
Series 2005 G.O. Bonds	\$ 3,065,000	\$ -	\$ -	\$ 3,065,000	\$ 670,000
Unpaid interest on Bonds	794,541	52,242	-	846,783	-
Developer advances:					
Operations	365,068	-	-	365,068	-
Capital	1,151,454	-	-	1,151,454	-
Accrued interest on					
Developer advances:					
Operations	390,389	25,555	-	415,944	-
Capital	1,123,546	80,602	-	1,204,148	-
	<u>6,889,998</u>	<u>158,399</u>	<u>-</u>	<u>7,048,397</u>	<u>670,000</u>
<b><u>Business-type</u></b>					
Developer advances:					
Enterprise operations	114,731	-	-	114,731	-
Accrued interest on					
Developer advances:					
Enterprise operations	106,947	8,031	-	114,978	-
	<u>221,678</u>	<u>8,031</u>	<u>-</u>	<u>229,709</u>	<u>-</u>
Total district obligations	<u>\$ 7,111,676</u>	<u>\$ 166,430</u>	<u>\$ -</u>	<u>\$ 7,278,106</u>	<u>\$ 670,000</u>

**General Obligation Bonds**

On September 29, 2005, the District issued \$3,105,000 in General Obligation Bonds (Limited Tax Convertible to Unlimited Tax) dated September 1, 2005, for infrastructure improvements and related initial operation and maintenance costs. The bonds are term bonds due December 1, 2025 with an interest rate of 6.40% paid semi-annually on June 1 and December 1 and due December 1, 2035 with an interest rate of 6.50% paid semi-annually on June 1 and December 1. The bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, in any order of maturity and in whole or partial maturities, on December 1, 2015, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. The bonds maturing December 1, 2025 are subject to mandatory sinking fund redemptions on December 1, 2007 and on each December 1 thereafter in increasing annual amounts through December 1, 2025. The bonds maturing on December 1, 2035 are subject to mandatory sinking fund redemptions on December 1, 2026 and on each December 1 thereafter in increasing annual amounts.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
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The proceeds of such debt were used for bond issuance costs, capitalized interest, capital infrastructure costs and reimbursement to the Developer for advances made to the District.

The bonds are payable from pledged revenue, including the District's covenant to levy the required mill levy on all taxable property within the District and water facilities fees (See Note 8 – WATER FACILITIES FEE AGREEMENT). The minimum mill levy is 38.000 mills and the maximum levy is 65.827, as adjusted by the Gallagher Amendment, until the ratio of the District's debt to its assessed value is 50% or less at which time the required mill levy becomes unlimited. The District must levy taxes sufficient to make debt service payments when combined with other pledged revenue sources. The District levied the maximum mill levy of 65.827 for collection in 2023.

The District filed material event notifications for the June 1, 2015, December 1, 2015, June 1, 2016, December 1, 2016, June 1, 2017, December 1, 2017, June 1, 2018, December 1, 2018, June 1, 2019, December 1, 2019 and December 1, 2020 scheduled payments to inform the bondholders and potential purchasers of the Bonds of the lack of funds available to make the principal and interest payments due. The amount available from Pledged Revenues in the District's Debt Service Fund, as well as the Bond Fund and Surplus Fund held by the trustee was insufficient to make the debt service payments in full which resulted in shortfalls.

The District did not have sufficient funds available to make the December 1, 2021 and December 31, 2022 scheduled principal and interest payments due. The amount available from Pledged Revenues in the District's Debt Service Fund, as well as the Bond Fund and Surplus Fund held by the trustee was insufficient to make the debt service payment in full which resulted in a shortfall.

Under Section 2.01(g) of the Indenture, to the extent interest on any bond is not paid when due, such interest shall compound semiannually on each interest payment date, at the rate then borne by the bond.

As of December 31, 2022, the District had unpaid accrued interest of \$846,783.

The District's bonds scheduled maturities are as follows:

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 670,000	* \$ 1,009,558	* \$ 1,679,558
2024	125,000	155,415	280,415
2025	135,000	147,415	282,415
2026	150,000	138,775	288,775
2027	160,000	129,025	289,025
2028-2032	1,010,000	471,575	1,481,575
2033-2035	815,000	108,550	923,550
	<u>\$ 3,065,000</u>	<u>\$ 2,160,313</u>	<u>\$ 5,225,313</u>

\* - includes unpaid principal and interest from prior years.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
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**Debt Authorization**

On November 5, 2002, the District's electors authorized the issuance of indebtedness in an amount not to exceed \$15,428,750 for infrastructure improvements and \$500,000 for operations at an interest rate not to exceed 18%; and \$15,428,750 for refunding the District's debt or other obligations.

At December 31, 2022, the District had authorized but unissued indebtedness in the following amount allocated for the following purposes:

	<b>Authorized November 5, 2002 Election</b>	<b>Authorization Used by Series 2005 Bonds</b>	<b>Remaining December 31, 2022</b>
Water system	\$ 7,581,000	\$ 2,321,919	\$ 5,259,081
Parks and recreation	585,000	493,385	91,615
Operations and maintenance	500,000	-	500,000
Sanitary sewer	3,001,250	289,696	2,711,554
Streets	4,261,500	-	4,261,500
Refunding of debt	15,428,750	-	15,428,750
	<u>\$ 31,357,500</u>	<u>\$ 3,105,000</u>	<u>\$ 28,252,500</u>

Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$5,887,500. Mill Levy requirements and restrictions are discussed earlier in this note in the section titled "General Obligation Bonds".

In the future, the District may issue a portion or all of the remaining authorized but unissued general obligation debt for purposes of providing public improvements to support development as it occurs within the District's service area. As of the date of this report (as noted on the Independent Auditor's Report on page I), the amount and timing of any debt issuance is not determinable.

**Advance and Reimbursement Agreement**

The District entered into an Advance and Reimbursement Agreement with Quebec Corp. (Quebec), the former developer of the District, on July 1, 2005. According to the terms of the agreement, the District shall reimburse Quebec for any advances made to the District for construction, maintenance and operation costs associated with the provision of certain public improvements, facilities and services, together with interest at 7% per annum from the date of the advance. The District shall make payment for the advances, subject to annual appropriation and budget approval, from funds available within any fiscal year and not otherwise required for operations, capital improvements, and debt service costs and expenses of the District. The payment to Quebec is subordinate to the District's obligation to reimburse Gateway American Properties, LLC, for any advances made pursuant to the Advance and Reimbursement Agreement dated January 15, 2003.

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2022**

There were no advances from Quebec during 2022. The total balance due Quebec, under the Advance and Reimbursement Agreement at December 31, 2022 is \$1,516,522 in principal plus accrued interest of \$1,620,092 for the Governmental Activities and \$114,731 in principal plus accrued interest of \$114,978 for the Business-Type Activities..

**NOTE 6 – FUND EQUITY**

At December 31, 2022, the District reported the following classifications of fund equity.

**Nonspendable Fund Balance**

The nonspendable fund balance in the General Fund in the amount of \$10,629 is comprised of prepaid amounts which are not in spendable form.

**Restricted Fund Balance**

The restricted fund balance in the General Fund in the amount of \$4,500 is comprised of the Emergency Reserves that have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 10).

The restricted fund balance in the Debt Service Fund in the amount of \$24,696 is to be used exclusively for debt service requirements (see Note 5).

**NOTE 7 - NET POSITION**

The District's net position consists of three components: net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, developer advances, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2022, the District reported a total of \$(1,749,611) net investment in capital assets as follows:

Governmental Activities - net investment in capital assets:

Capital assets, net	\$ 2,457,954
Current and noncurrent portion of long-term obligations - Bonds	(3,065,000)
Noncurrent portion of long-term obligations - Developer advances (capital)	(1,151,454)
Net investment in capital assets	<u><u>\$ (1,758,500)</u></u>

Business-Type Activities - net investment in capital assets:

Capital assets, net	\$ 8,889
Net investment in capital assets	<u><u>\$ 8,889</u></u>

The restricted portion of net position includes amounts that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
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District's restricted net position at December 31, 2022 is \$4,500 as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 10).

The District's unrestricted net position at December 31, 2022 totaled \$(2,429,564). This deficit is due to governmental and business-type activities being funded mainly by advances from the former developer of the District, including related accrued interest.

**NOTE 8 – WATER FACILITIES FEE AGREEMENT**

On September 27, 2005, Quebec and Gateway American Properties, LLC (Gateway) entered into an agreement to partially guarantee the collection of water facilities fees. Facilities fees paid at a rate faster than the prescribed minimum guaranty amounts will be credited against the guaranteed amount due in subsequent years. Under the terms of the agreement, Quebec was obligated to pay \$177,750 of these fees for the year ended December 31, 2009, \$592,500 for the year ended December 31, 2010, \$533,250 for the year ended December 31, 2011, \$434,500 for the year ended December 31, 2012, \$434,500 for the year ended December 31, 2013 and \$414,750 for the year ended December 31, 2014. As of the date of the audit report, the fees remain unpaid and, \$2,780,118 of interest accrued at 10%, per the agreement, was added to the amounts due for a total of \$5,367,368 at December 31, 2022. An allowance for doubtful accounts has been established in the amount of \$5,367,368. Therefore, the net receivable at December 31, 2022 due from the Developer is \$-0-.

**NOTE 9 - 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 (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 in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property, public officials' liability and workers compensation 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.

**NOTE 10 - TAX, SPENDING AND DEBT LIMITATIONS**

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

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
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Enterprises, defined as government-owned businesses authorized to issue revenue bonds and receiving less than 10% of annual revenue in grants from all state and local governments combined, are excluded from the provision of TABOR.

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.

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 5, 2002, the District's electors authorized the District to increase taxes \$200,000 annually or by a lesser annual amount as may be necessary to pay the District's operations and maintenance and other expenses without limitation of rate. Further the District's electors authorized the District to collect, retain and spend all District revenue, other than ad valorem taxes, without regard to any limitations under Article X, Section 20 of the Colorado Constitution.

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 and qualifications as an Enterprise, will require judicial interpretation.

This information is an integral part of the accompanying financial statements.

## **SUPPLEMENTAL INFORMATION**

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL  
DEBT SERVICE FUND  
Year Ended December 31, 2022**

	<b>Original and Final Budgeted Amounts</b>	<b>Actual</b>	<b>Variance with Final Budget - Positive (Negative)</b>
<b>REVENUES</b>			
Property taxes	\$ 192,857	\$ 193,125	\$ 268
Specific ownership taxes	12,000	14,128	2,128
Net investment income	20	1,759	1,739
Total revenues	<u>204,877</u>	<u>209,012</u>	<u>4,135</u>
<b>EXPENDITURES</b>			
Audit	4,500	4,100	400
County treasurer's fees	2,893	2,897	(4)
Paying agent fees	2,000	2,000	-
Bond interest	200,000	198,295	1,705
Total expenditures	<u>209,393</u>	<u>207,292</u>	<u>2,101</u>
<b>NET CHANGE IN FUND BALANCE</b>	(4,516)	1,720	6,236
<b>FUND BALANCE - BEGINNING OF YEAR</b>	<u>18,544</u>	<u>22,976</u>	<u>4,432</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 14,028</u></u>	<u><u>\$ 24,696</u></u>	<u><u>\$ 10,668</u></u>

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUNDS AVAILABLE - BUDGET AND ACTUAL  
ENTERPRISE FUND  
Year Ended December 31, 2022**

	Original and Final Budgeted Amounts	Actual	Variance with Final Budget - Positive (Negative)
<b>REVENUES</b>			
Water charges	\$ 75,000	\$ 96,732	\$ 21,732
Transfers from other funds	50,000	-	(50,000)
Total revenues	<u>125,000</u>	<u>96,732</u>	<u>(28,268)</u>
<b>EXPENDITURES</b>			
Management	4,500	3,270	1,230
Accounting	4,000	2,118	1,882
Billing	7,000	8,576	(1,576)
Landscape design review	-	7	(7)
Operations	27,500	19,605	7,895
Generator preventive maintenance	5,000	2,300	2,700
Repairs and maintenance	1,500	-	1,500
Testing	3,500	4,839	(1,339)
Chemicals and supplies	5,650	1,711	3,939
Utilities	21,000	25,387	(4,387)
Fuel generator	800	-	800
Locates	-	80	(80)
Miscellaneous	1,200	258	942
Capital equipment replacement and repairs	30,000	9,193	20,807
Contingency	25,000	-	25,000
Total expenditures	<u>136,650</u>	<u>77,344</u>	<u>59,306</u>
<b>NET CHANGE IN FUNDS AVAILABLE</b>	(11,650)	19,388	31,038
<b>FUNDS AVAILABLE - BEGINNING OF YEAR</b>	205,184	78,266	(126,918)
<b>FUNDS AVAILABLE - END OF YEAR</b>	<u>\$ 193,534</u>	<u>\$ 97,654</u>	<u>\$ (95,880)</u>

Funds available is computed as follows:

Current assets	\$ 102,720
Current liabilities	(5,066)
	<u>\$ 97,654</u>

Reconciliation of Budgetary Basis to the Statement of Revenues,  
Expenses and Changes in Fund Net Position

Net change in funds available - budgetary basis	\$ 19,388
Change in interest on long term obligations	(8,031)
Depreciation	(304)
Capital outlay	<u>9,193</u>
Change in net position per Statement of Revenues, Expenses and Changes in Fund Net Position	<u>\$ 20,246</u>

## OTHER INFORMATION

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
SUMMARY OF ASSESSED VALUATION , MILL LEVY  
AND PROPERTY TAXES COLLECTED  
Year Ended December 31, 2022**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied			Property Taxes		Percentage Collected to Levied
		General	Debt	Total	Levied	Collected	
2008	\$ 1,209,380	10.000	38.000	48.000	\$ 58,050	\$ 58,062	100.0%
2009	\$ 1,423,670	10.000	38.000	48.000	\$ 68,336	\$ 68,087	99.6%
2010	\$ 1,434,740	33.475	40.000	73.475	\$ 105,418	\$ 105,401	100.0%
2011	\$ 1,257,590	33.475	40.000	73.475	\$ 92,401	\$ 92,396	100.0%
2012	\$ 966,410	33.475	40.000	73.475	\$ 71,007	\$ 71,003	100.0%
2013	\$ 945,330	33.475	40.000	73.475	\$ 69,458	\$ 69,465	100.0%
2014	\$ 840,770	42.821	40.000	82.821	\$ 69,633	\$ 64,255	92.3%
2015	\$ 782,800	42.821	40.000	82.821	\$ 64,832	\$ 61,329	94.6%
2016	\$ 960,620	48.419 (a)	40.000	88.419	\$ 84,937	\$ 83,218	98.0%
2017	\$ 969,260	42.821	40.000	82.821	\$ 80,275	\$ 79,649	99.2%
2018	\$ 1,785,520	42.821	63.542	106.363	\$ 189,913	\$ 189,087	99.6%
2019	\$ 2,073,250	42.821	63.542	106.363	\$ 220,517	\$ 220,517	100.0%
2020	\$ 2,810,430	43.120	63.986	107.106	\$ 301,014	\$ 301,014	100.0%
2021	\$ 3,083,870	43.120	63.986	107.106	\$ 330,301	\$ 329,850	99.9%
2022	\$ 3,014,050	43.269 (b)	63.986	107.255	\$ 323,272	\$ 323,271	100.0%

Estimated for  
year ending  
December 31,  
2023

\$ 3,012,110	43.120	65.827	108.947	\$ 328,160
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**NOTE:** Property taxes collected in any one year may include collection of delinquent property taxes levied in prior years. Information received from the County Treasurer does not permit identification of specific year of levy.

(a) - includes 5.598 mill levy for refunds and abatements.

(b) - includes 0.149 mill levy for refunds and abatements

**RIVERDALE PEAKS II METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
December 31, 2022**

**\$3,105,000 General Obligation Bonds, Series 2005  
(Limited Tax Convertible to Unlimited Tax)  
Interest Rate 6.40% (\$970,000 Term Bond Due  
December 1, 2025) and 6.50% (\$2,135,000  
Term Bond Due December 1, 2035)  
Principal Due December 1  
Interest Due June 1 and December 1**

<b>Year Ending December 31,</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Debt Service</b>
2023	* \$ 670,000	\$ 1,009,558	\$ 1,679,558
2024	125,000	155,415	280,415
2025	135,000	147,415	282,415
2026	150,000	138,775	288,775
2027	160,000	129,025	289,025
2028	175,000	118,625	293,625
2029	185,000	107,250	292,250
2030	200,000	95,225	295,225
2031	215,000	82,225	297,225
2032	235,000	68,250	303,250
2033	250,000	52,975	302,975
2034	275,000	36,725	311,725
2035	290,000	18,850	308,850
	<u>\$ 3,065,000</u>	<u>\$ 2,160,313</u>	<u>\$ 5,225,313</u>

\* includes \$555,000 of unpaid principal due on December 1, 2015 , December 1, 2016, December 1, 2017, December 1, 2018, December 1, 2019, December 1, 2020, December 1, 2020, and December 1, 2022 and \$846,783 of unpaid interest.