

RIVERDALE PEAKS II METROPOLITAN DISTRICT

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<http://riverdalepeaks2md.colorado.gov>

**NOTICE OF JOINT SPECIAL MEETING AND AGENDA
OF THE BOARD OF DIRECTORS OF THE DISTRICT
AND OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT
WATER ACTIVITY ENTERPRISE**

<u>Board of Directors:</u>	<u>Office:</u>	<u>Term/Expiration:</u>
Annette Peters	President	2025/May 2025
Jason C. Jose	Treasurer	2025/May 2025
Sikander Shah	Assistant Secretary	2027/May 2027
VACANT		2027/May 2027
VACANT		2027/May 2027

DATE: December 19, 2023 (Tuesday)

TIME: 6:00 P.M.

PLACE: Zoom Meeting: This meeting will be held via Zoom without any individuals (neither District representatives nor the general public) attending in person. The meeting can be joined through the directions below:

Join Zoom Meeting

<https://us02web.zoom.us/j/5469119353?pwd=SmtlcHJETFhCQUZEcVBBOGZVU3Fqdz09>

Meeting ID: 546 911 9353

Passcode: 912873

Dial In: 1- 719-359-4580

I. ADMINISTRATIVE MATTERS

A. Present Disclosures of Potential Conflicts of Interest.

B. Confirm Quorum. Approve Agenda, confirm location of the meeting and posting of meeting notices.

C. Review and approve the minutes of the June 21, 2023 Joint Special Meeting (enclosure).

- D. Discuss business to be conducted in 2024 and location (**virtual and/or physical**) of meetings. Schedule regular meeting dates and consider adoption of Resolution Establishing Regular Meeting Dates, Time, Location and Designating Location for Posting 24-Hour Notices (enclosure).
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- E. Discuss requirements of §32-1-809, C.R.S., and direct staff regarding compliance for 2024 (District Transparency Notice).
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II. COMMUNITY COMMENTS

- A. _____

III. FINANCIAL MATTERS

- A. Review and ratify the approval of the payment of claims as follows (enclosures):

Fund	Period Ending June 30, 2023	Period Ending July 31, 2023	Period Ending Aug. 31, 2023	Period Ending Sept. 30, 2023
General	\$ 8,883.14	\$ 3,621.14	\$ 3,911.60	\$ 1,566.63
Enterprise	\$ 7,135.20	\$ 6,271.53	\$ 7,589.22	\$ 7,167.53
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 16,018.34	\$ 9,892.67	\$ 11,500.82	\$ 8,734.16

Fund	Period Ending Oct. 31, 2023	Period Ending Nov. 30, 2023	Period Ending Dec. 19, 2023
General	\$ 1,947.60	\$ 4,191.48	\$ 12,910.13
Enterprise	\$ 6,802.08	\$ 8,816.88	\$ 5,945.45
Debt	\$ 2,000.00	\$ -0-	\$ -0-
Total	\$ 10,749.68	\$ 13,008.36	\$ 18,855.58

- B. Review and accept unaudited financial statements for the period ending September 30, 2023 (enclosure).
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- C. Discuss statutory requirements for an audit. Consider engagement of Schilling & Company, Inc. to perform the 2023 Audit.
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- D. Insurance Matters:

1. Discuss Cyber Security and Increased Crime Coverage.
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2. Establish Insurance Committee to make final determinations regarding insurance, if necessary.

 3. Authorize renewal of the District’s insurance and Special District Association (“SDA”) membership for 2024.

- E. Consider making a final determination regarding the inability to make a scheduled bond payment (Section 32-1-903(3), C.R.S.).

- F. Conduct public hearing to consider Amendment to 2023 Budget and consider adoption of Resolution to Amend the 2023 Budget and Appropriate Expenditures (enclosure).

- G. Conduct Public Hearing on the proposed 2024 Budget and consider adoption of Resolution to Adopt the 2024 Budget and Appropriate Sums of Money and Resolution to Set Mill Levies (enclosures – preliminary assessed valuation, draft 2023 Budget and resolutions).

- H. Consider authorizing the District Accountant to prepare and sign the DLG-70 Mill Levy Certification form for certification to the Board of County Commissioners and other interested parties.

- I. Discuss and consider adoption of Resolution Authorizing Adjustment of District Mill Levy in Accordance with the Service Plan (enclosure).

- J. Consider appointment of District Accountant to prepare the 2025 Budget and set date for public hearing to adopt the 2025 Budget.

IV. OPERATIONS AND MAINTENANCE

- A. Property Maintenance.
1. Detention Pond cleanup.

 2. Landscaping.

3. Monument Landscaping.
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B. Water Operations.

1. Review reports from Ramey Environmental Compliance, Inc. regarding operation of water system for the months beginning June 2023 through October 2023 (enclosures).
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V. LEGAL MATTERS

- A. Discuss and consider adoption of Resolution Amending Policy on Colorado Open Records Act Requests (enclosure).
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VI. OTHER MATTERS

- A. _____
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VII. ADJOURNMENT

THERE ARE NO MORE REGULAR MEETINGS SCHEDULED FOR 2023.

Informational Enclosures:

- Memo regarding New Rate Structure from Special District Management Services, Inc.

RECORD OF PROCEEDINGS

**MINUTES OF A JOINT SPECIAL MEETING OF
THE BOARD OF DIRECTORS OF THE
RIVERDALE PEAKS II METROPOLITAN DISTRICT
AND
RIVERDALE PEAKS II METROPOLITAN DISTRICT
WATER ACTIVITY ENTERPRISE
HELD
JUNE 21, 2023**

A joint special meeting of the Board of Directors of the Riverdale Peaks II Metropolitan District and the Board of Directors of the Water Activity Enterprise (referred to hereafter, collectively, as the “Board”) was convened on Wednesday, the 21st day of June, 2022, at 6:30 P.M. This Joint Special Meeting was held via Zoom without any individuals (neither district representatives nor the general public) attending in person. The meeting was open to the public.

ATTENDANCE

Directors In Attendance Were:

Annette Peters
Jason Jose

The absence of Director Sikander Shah was excused.

Also In Attendance Were:

David Solin; Special District Management Services, Inc. (“SDMS”)
Suzanne Meintzer, Esq.; McGeady Becher P.C.
Mike Murphy; Ramey Environmental Compliance, Inc. (for a portion of the meeting)
Dawn Schilling; Schilling & Company, Inc. (for a portion of the meeting)

DISCLOSURE OF POTENTIAL CONFLICTS OF INTEREST

Disclosure of Potential Conflicts of Interest: The Board discussed the requirements pursuant to the Colorado Revised Statutes to disclose any potential conflicts of interest or potential breaches of fiduciary duty to the Board of Directors and to the Secretary of State. Mr. Solin noted that a quorum was present and requested members of the Board to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with the statute. Attorney Meintzer noted that all Directors are residents within the District and that a potential conflicts of interest disclosure was filed for Director Jose with the Secretary of State’s office at least seventy-two (72) hours in advance of the meeting.

RECORD OF PROCEEDINGS

ADMINISTRATIVE MATTERS

Agenda: Mr. Solin distributed a proposed Agenda for the Joint Special Meeting for the Board's review and approval.

Following discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Agenda was approved, as amended, and the Board excused the absence of Director Sikander Shah.

Meeting Location and Posting of Notice: The Board discussed the requirements of Section 32-1-903(1), C.R.S., concerning the location of the Joint Special Meeting.

Following discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board determined that the District meetings would be held by video and conference call via Zoom. The Board further noted that notice of the time, date and Zoom information was duly posted and that it has not received any objections, or any requests that the means of hosting the meeting be changed by taxpaying electors within the District's boundaries.

Designation of 24-hour Posting Location: Upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board determined that notices of meetings of the District Board required pursuant to Section 24-6-402(2)(c), C.R.S., shall be posted on the District website.

November 15, 2022 Regular Meeting Minutes: Following discussion upon a motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board approved the November 15, 2022 regular Board meeting minutes.

Resignation of Steve Beck as Secretary to the Board and Appointment of David Solin: Following discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board acknowledged the resignation of Steve Beck and appointed David Solin as Secretary to the Board.

Results of the May 2, 2023 Regular Director Election: Mr. Solin noted for the Board that the Designated Election Official cancelled the May 2, 2023 Regular Director Election, as allowed under Colorado law, because there were not more candidates than positions available on the Board of Directors. It was noted that Director Shah was re-elected by acclamation to a four-year term ending May, 2027.

Oaths of Office: Mr. Solin confirmed for the Board that the Oaths of Office were filed with the respective entities as required by statute.

RECORD OF PROCEEDINGS

Board Vacancies: Mr. Solin noted that there are currently two vacancies on the Board. It was noted that there were no known electors interested in serving on the Board at this time.

Appointment of Officers: Upon motion duly made by Director Jose, seconded by Director Peters and, upon vote, unanimously carried, the Board appointed following slate of officers:

President	Annette Peters
Treasurer	Jason Jose
Recording Secretary	David Solin
Assistant Secretary	Sikander Shah

**COMMUNITY
COMMENTS**

There were no comments.

**FINANCIAL
MATTERS**

Payment of Claims: The Board considered ratifying the approval of the payment of claims as follows:

Fund	Period Ending Nov. 30, 2022	Period Ending Dec. 31, 2022	Period Ending Dec. 31, 2022 Special Payment	Period Ending Jan 31, 2023
General	\$ 3,021.38	\$ 11,761.13	\$ -0-	\$ 1,138.97
Enterprise	\$ 7,850.58	\$ 13,772.79	\$ 1,347.29	\$ 5,355.74
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 10,871.96	\$ 25,533.92	\$ 1,347.29	\$ 6,494.71

Fund	Period Ending Feb. 28, 2023	Period Ending March 31, 2023	Period Ending April 30, 2023	Period Ending May 31, 2023
General	\$ 1,921.33	\$ 2,359.47	\$ 3,174.27	\$ 2,009.96
Enterprise	\$ 6,889.64	\$ 5,683.29	\$ 10,252.90	\$ 6,407.56
Debt	\$ -0-	\$ -0-	\$ -0-	\$ -0-
Total	\$ 8,810.97	\$ 8,042.76	\$ 13,427.17	\$ 8,417.52

Following discussion, upon motion duly made by Director Peters seconded by Director Jose and, upon vote, unanimously carried, the Board ratified approval of the payment of claims.

Unaudited Financial Statements and Schedule of Cash Position: Mr. Solin reviewed the unaudited financial statements of the District setting forth the cash position, investments, budget analysis, and accounts payable vouchers for the period ending March 31, 2023, and proposed updating the eligible signers on the District accounts.

RECORD OF PROCEEDINGS

Following review and discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board accepted the unaudited financial statements of the District setting forth the cash position, investments, budget analysis, and accounts payable vouchers for the period ending March 31, 2023.

Bank Account: The Board authorized updating the eligible signers on the District accounts.

2022 Audit: Ms. Schilling reviewed the 2022 draft Audit with the Board.

Following review and discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board approved the 2022 draft Audit subject to final legal review, and authorized execution of the Representations Letter.

OPERATIONS AND MAINTENANCE

Property Maintenance:

Detention Pond Cleanup: Mr. Solin updated the Board on the status of the Detention Pond cleanup. No action was taken.

Change Order No. 1 from Neighborhood Lawn Care, Inc: The Board reviewed Change Order No. 1 from Neighborhood Lawn Care, Inc for detention pond maintenance.

Following review and discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 1 from Neighborhood Lawn Care, Inc for detention pond maintenance.

Ratification of Service Agreement with Neighborhood Lawn Care Inc for Landscaping Services: Following discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board ratified approval of the Service Agreement with Neighborhood Lawn Care Inc.

Landscaping: Mr. Solin and the Board discussed the Monument Landscaping. The Directors expressed satisfaction with the current state of the landscaping. No further action was taken.

RECORD OF PROCEEDINGS

Water Operations:

Reports from Ramey Environmental Compliance, Inc.: Mr. Murphy reviewed with the Board the Ramey Environmental Compliance, Inc. reports regarding the operation of the water system for the months beginning November 2022 through May 2023. Copies of the reports are attached hereto and incorporated herein by reference.

Change Order Nos. 1 and 2 from Ramey Environmental Compliance, Inc.: The Board reviewed Change Order No. 1 from Ramey Environmental Compliance, Inc. regarding the Booster Station Pump Annual Preventative Maintenance and Change Order No. 2 from Ramey Environmental Compliance, Inc. for Valve Repair.

Following review and discussion, upon motion duly made by Director Peters, seconded by Director Jose and, upon vote, unanimously carried, the Board ratified approval of Change Order No. 1 from Ramey Environmental, Inc. regarding the Booster Station Pump Annual Preventative Maintenance and Change Order No. 2 from Ramey Environmental Compliance, Inc. for Valve Repair.

LEGAL MATTERS

Possibility of Refunding: Attorney Meintzer updated the Board on the status of the possibility of refunding the District's bonds, noting that the market is not favorable to refunding at this time.

OTHER MATTERS

Attorney Meintzer and the Board discussed a possible landscape partnership between the Riverdale Peaks II Homeowners Association, Inc. and the District. No action was taken at this time.

ADJOURNMENT

There being nothing further for the Board to discuss at this time, upon motion duly made, seconded and upon vote, unanimously carried, the meeting was adjourned.

Respectfully submitted,

By _____
Secretary for the Meeting

RESOLUTION NO. 2023-11-01

RESOLUTION OF THE BOARD OF DIRECTORS OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT ESTABLISHING REGULAR MEETING DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR POSTING OF 24-HOUR NOTICES

- A. Pursuant to Section 32-1-903(1.5), C.R.S., special districts are required to designate a schedule for regular meetings, indicating the dates, time and location of said meetings.
- B. Pursuant to Section 32-1-903(5), C.R.S., “location” means the physical, telephonic, electronic, or virtual place, or a combination of such means where a meeting can be attended. “Meeting” has the same meaning as set forth in Section 24-6-402(1)(b), C.R.S., and means any kind of gathering, convened to discuss public business, in person, by telephone, electronically, or by other means of communication.
- C. Pursuant to Section 24-6-402(2)(c)(I), C.R.S., special districts are required to designate annually at the board of directors of the district’s first regular meeting of each calendar year, the public place at which notice of the date, time and location of regular and special meetings (“**Notice of Meeting**”) will be physically posted at least 24 hours prior to each meeting (“**Designated Public Place**”). A special district is deemed to have given full and timely notice of a regular or special meeting if it posts its Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- D. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., special districts are relieved of the requirement to post the Notice of Meeting at the Designated Public Place, and are deemed to have given full and timely notice of a public meeting if a special district posts the Notice of Meeting online on a public website of the special district (“**District Website**”) at least 24 hours prior to each regular and special meeting.
- E. Pursuant to Section 24-6-402(2)(c)(III), C.R.S., if a special district is unable to post a Notice of Meeting on the District Website at least 24 hours prior to the meeting due to exigent or emergency circumstances, then it must physically post the Notice of Meeting at the Designated Public Place at least 24 hours prior to the meeting.
- F. Pursuant to Section 32-1-903(1.5), C.R.S., all meetings of the board that are held solely at physical locations must be held at physical locations that are within the boundaries of the district or that are within the boundaries of any county in which the district is located, in whole or in part, or in any county so long as the physical location does not exceed twenty (20) miles from the district boundaries unless such provision is waived.
- G. The provisions of Section 32-1-903(1.5), C.R.S., may be waived if: (1) the proposed change of the physical location of a meeting of the board appears on the agenda of a meeting; and (2) a resolution is adopted by the board stating the reason for which meetings of the board are to be held in a physical location other than under Section 32-1-903(1.5), C.R.S., and further stating the date, time and physical location of such meeting.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Riverdale Peaks II Metropolitan District (the “**District**”), Adams County, Colorado:

1. That the provisions of Section 32-1-903(1.5), C.R.S., be waived pursuant to the adoption of this Resolution.

2. That the Board of Directors (the “**District Board**”) has determined that conducting meetings at a physical location pursuant to Section 32-1-903(1.5), C.R.S., would be inconvenient and costly for the directors and consultants of the District in that they live and/or work outside of the twenty (20) mile radius requirement.

3. That regular meetings of the District Board for the year 2024 shall be held on _____ at _____, at _____.

4. That special meetings of the District Board shall be held as often as the needs of the District require, upon notice to each director.

5. That, until circumstances change, and a future resolution of the District Board so designates, the physical location and/or method or procedure for attending meetings of the District Board virtually (including the conference number or link) shall appear on the agenda(s) of said meetings.

6. That the residents and taxpaying electors of the District shall be given an opportunity to object to the meeting(s) physical location(s), and any such objections shall be considered by the District Board in setting future meetings.

7. That the District has established the following District Website, <https://riverdalepeaks2md.colorado.gov>, and the Notice of Meeting of the District Board shall be posted on the District Website at least 24 hours prior to meetings pursuant to Section 24-6-402(2)(c)(III), C.R.S. and Section 32-1-903(2), C.R.S.

8. That, if the District is unable to post the Notice of Meeting on the District Website at least 24 hours prior to each meeting due to exigent or emergency circumstances, the Notice of Meeting shall be posted within the boundaries of the District at least 24 hours prior to each meeting, pursuant to Section 24-6-402(2)(c)(I) and (III), C.R.S., at the following Designated Public Place:

(a) Next to the Mailbox Kiosk.

9. David Solin, or his designee, is hereby appointed to post the above-referenced notices.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION ESTABLISHING REGULAR MEETING
DATES, TIME, AND LOCATION, AND DESIGNATING LOCATION FOR 24-HOUR
NOTICES]**

RESOLUTION APPROVED AND ADOPTED on November 29, 2023.

**RIVERDALE PEAKS II
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary

**Riverdale Peaks II Metropolitan District
June-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80128319	5/30/2023	6/12/2023	\$ 8.72	Meter reading	47230
Century Link	333155391 May 2023	5/4/2023	5/4/2023	\$ 134.52	Utilities	47850
Diversified Underground, Inc.	27761	5/31/2023	5/31/2023	\$ 10.00	Locates	47275
Freedom Mailing Services, Inc.	45312	5/11/2023	6/10/2023	\$ 40.81	Billing	47210
McGeady Becher P.C.	654M 04/2023	4/30/2023	4/30/2023	\$ 202.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3707	6/1/2023	6/12/2023	\$ 497.27	Landscape Maintenance	17510
Neighborhood Lawn Care, Inc	3721	6/1/2023	6/12/2023	\$ 2,250.00	Landscape Maintenance	17510
Ramey Environmental Compliance	25756	5/22/2023	6/12/2023	\$ 334.65	Testing	47260
Ramey Environmental Compliance	25756	5/22/2023	6/12/2023	\$ 1,768.72	Operations	47240
Schilling & Company, Inc	13685	6/8/2023	6/8/2023	\$ 4,400.00	Auditing	17020
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 554.80	District Management	47440
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 698.40	Accounting	47000
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 554.80	District Management	17440
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 260.60	Election Expense	17430
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 32.00	Meter Install and Inspect	47254
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 17.49	Miscellaneous	17480
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 1,422.80	Billing	47210
Special Dist Mgmt Srvs	May-23	5/31/2023	5/31/2023	\$ 698.40	Accounting	17000
United Power	13813503 May 2023	5/3/2023	5/23/2023	\$ 20.22	Utilities	47850
United Power	13812503 May 2023	5/3/2023	5/23/2023	\$ 20.42	Utilities	47850
United Power	13052501 May 2023	5/26/2023	6/16/2023	\$ 169.15	Utilities	47850
United Power	12902200 May 2023	5/3/2023	5/23/2023	\$ 1,064.15	Utilities	47850
Upper Case Printing, Ink.	474	5/17/2023	5/17/2023	\$ 18.00	Miscellaneous	47480
Utility Notification Center of Colorado	223051275	5/31/2023	5/31/2023	\$ 2.58	Miscellaneous	17480
Xcel Energy	828809098	5/17/2023	6/7/2023	\$ 837.84	Utilities	47850

\$ 16,018.34

**Riverdale Peaks II Metropolitan District
June-23**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 8,883.14		\$ 7,135.20	\$ 16,018.34
				\$ -
Total Disbursements from Checking Acct	\$8,883.14	\$0.00	\$7,135.20	\$16,018.34

**Riverdale Peaks II Metropolitan District
July-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80130977	6/29/2023	7/13/2023	\$ 8.72	Meter reading	47230
Century Link	333155391 June 2023	6/4/2023	6/26/2023	\$ 131.52	Utilities	47850
Diversified Underground, Inc.	27943	6/30/2023	6/30/2023	\$ 5.00	Locates	47275
Freedom Mailing Services, Inc.	45534	6/14/2023	7/14/2023	\$ 40.81	Billing	47210
McGeady Becher P.C.	654M 05/2023	5/31/2023	5/31/2023	\$ 202.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3781	7/5/2023	7/13/2023	\$1,350.00	Landscape Maintenance	17510
Neighborhood Lawn Care, Inc	3769	7/2/2023	7/13/2023	\$ 497.27	Landscape Maintenance	17510
Ramey Environmental Compliance	25906	6/22/2023	7/13/2023	\$ 21.60	Testing	47260
Ramey Environmental Compliance	25906	6/22/2023	7/13/2023	\$1,768.72	Operations	47240
Special Dist Mgmt Srvs	Jun-23	6/30/2023	6/30/2023	\$ 583.30	District Management	47440
Special Dist Mgmt Srvs	Jun-23	6/30/2023	6/30/2023	\$ 975.30	Accounting	47000
Special Dist Mgmt Srvs	Jun-23	6/30/2023	6/30/2023	\$ 583.30	District Management	17440
Special Dist Mgmt Srvs	Jun-23	6/30/2023	6/30/2023	\$ 11.98	Miscellaneous	17480
Special Dist Mgmt Srvs	Jun-23	6/30/2023	6/30/2023	\$ 485.60	Billing	47210
Special Dist Mgmt Srvs	Jun-23	6/30/2023	6/30/2023	\$ 975.30	Accounting	17000
Special Dist Mgmt Srvs	Jun-23	6/30/2023	6/30/2023	\$ 7.60	Landscape Design Review	47237
United Power	12902200 June 2023	6/6/2023	6/26/2023	\$1,164.69	Utilities	47850
United Power	13052501 June 2023	6/27/2023	7/17/2023	\$ 169.15	Utilities	47850
United Power	13813503 June 2023	6/6/2023	6/26/2023	\$ 20.11	Utilities	47850
United Power	13812503 June 2023	6/6/2023	6/26/2023	\$ 20.42	Utilities	47850
Utility Notification Center of Colorado	223061271	6/30/2023	6/30/2023	\$ 1.29	Miscellaneous	17480
Xcel Energy	832706045	6/15/2023	7/7/2023	\$ 868.99	Utilities	47850
				\$9,892.67		

Riverdale Peaks II Metropolitan District
July-23

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 3,621.14		\$ 6,271.53	\$ 9,892.67
Total Disbursements from Checking Acct	\$3,621.14	\$0.00	\$6,271.53	\$9,892.67

**Riverdale Peaks II Metropolitan District
August-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	1590549	7/10/2023	8/9/2023	\$ 751.98	Meter reading	47230
Badger Meter	80133648	7/29/2023	8/15/2023	\$ 8.72	Meter reading	47230
CDPHE	FGD20230777	7/25/2023	8/15/2023	\$ 75.00	Miscellaneous	47480
Century Link	333155391 July 2023	7/3/2023	8/15/2023	\$ 134.70	Utilities	47850
Diversified Underground, Inc.	28119	7/31/2023	7/31/2023	\$ 5.00	Locates	47275
Freedom Mailing Services, Inc.	45736	7/14/2023	8/13/2023	\$ 42.40	Billing	47210
McGeady Becher P.C.	654M 06/2023	6/30/2023	6/30/2023	\$ 203.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3830	8/1/2023	8/15/2023	\$ 497.27	Landscape Maintenance	17510
Neighborhood Lawn Care, Inc	3803	7/25/2023	8/24/2023	\$ 400.00	Landscape Maintenance	17510
Neighborhood Lawn Care, Inc	3848	8/9/2023	8/15/2023	\$ 1,350.00	Landscape Maintenance	17510
Neighborhood Lawn Care, Inc	3843	8/5/2023	8/15/2023	\$ 500.00	Landscape Maintenance	17510
Ramey Environmental Compliance	26067	7/22/2023	8/21/2023	\$ 620.05	Chemicals & Supplies	47270
Ramey Environmental Compliance	26067	7/22/2023	8/21/2023	\$ 21.60	Testing	47260
Ramey Environmental Compliance	26067	7/22/2023	8/21/2023	\$ 1,898.72	Operations	47240
Special Dist Mgmt Srvs	Jul-23	7/31/2023	7/31/2023	\$ 337.50	District Management	47440
Special Dist Mgmt Srvs	Jul-23	7/31/2023	7/31/2023	\$ 606.90	Accounting	47000
Special Dist Mgmt Srvs	Jul-23	7/31/2023	7/31/2023	\$ 337.50	District Management	17440
Special Dist Mgmt Srvs	Jul-23	7/31/2023	7/31/2023	\$ 15.64	Miscellaneous	17480
Special Dist Mgmt Srvs	Jul-23	7/31/2023	7/31/2023	\$ 372.40	Billing	47210
Special Dist Mgmt Srvs	Jul-23	7/31/2023	7/31/2023	\$ 606.90	Accounting	17000
United Power	12902200 July 2023	7/5/2023	7/25/2023	\$ 1,252.09	Utilities	47850
United Power	13052501 July 2023	7/26/2023	8/15/2023	\$ 169.15	Utilities	47850
United Power	13812503 July 2023	7/5/2023	7/25/2023	\$ 20.42	Utilities	47850
United Power	13813503 July 2023	7/5/2023	7/25/2023	\$ 20.22	Utilities	47850
Upper Case Printing, Ink.	783	8/2/2023	8/2/2023	\$ 67.00	Miscellaneous	47480
Utility Notification Center of Colorado	223071247	7/31/2023	7/31/2023	\$ 1.29	Miscellaneous	17480
Xcel Energy	836772210	7/17/2023	8/4/2023	\$ 1,185.37	Utilities	47850

\$ 11,500.82

Riverdale Peaks II Metropolitan District
August-23

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 3,911.60		\$ 7,589.22	\$ 11,500.82
			\$	-
Total Disbursements from Checking Acct	\$3,911.60	\$0.00	\$7,589.22	\$11,500.82

**Riverdale Peaks II Metropolitan District
September-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80136410	8/30/2023	9/29/2023	\$ 8.72	Meter reading	47230
Century Link	333155391 August 2023	8/4/2023	8/4/2023	\$ 134.70	Utilities	47850
Diversified Underground, Inc.	28306	8/31/2023	8/31/2023	\$ 25.00	Locates	47275
Freedom Mailing Services, Inc.	45937	8/11/2023	9/10/2023	\$ 43.20	Billing	47210
McGeady Becher P.C.	654M 07/2023	7/31/2023	7/31/2023	\$ 202.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3888	9/1/2023	10/1/2023	\$ 497.27	Landscape Maintenance	17510
Ramey Environmental Compliance	26233	8/22/2023	9/21/2023	\$ 1,768.72	Operations	47240
Special Dist Mgmt Srvs	Aug-23	8/31/2023	8/31/2023	\$ 332.20	District Management	47440
Special Dist Mgmt Srvs	Aug-23	8/31/2023	8/31/2023	\$ 503.00	Accounting	47000
Special Dist Mgmt Srvs	Aug-23	8/31/2023	8/31/2023	\$ 332.20	District Management	17440
Special Dist Mgmt Srvs	Aug-23	8/31/2023	8/31/2023	\$ 48.00	Meter Install and Inspect	47254
Special Dist Mgmt Srvs	Aug-23	8/31/2023	8/31/2023	\$ 25.71	Miscellaneous	17480
Special Dist Mgmt Srvs	Aug-23	8/31/2023	8/31/2023	\$ 1,100.90	Billing	47210
Special Dist Mgmt Srvs	Aug-23	8/31/2023	8/31/2023	\$ 503.00	Accounting	17000
United Power	12902200 August 2023	8/3/2023	8/23/2023	\$ 1,516.38	Utilities	47850
United Power	13812503 August 2023	8/3/2023	8/3/2023	\$ 20.42	Utilities	47850
United Power	13052501 August 2023	8/25/2023	8/25/2023	\$ 169.15	Utilities	47850
United Power	13813503 August 2023	8/3/2023	8/3/2023	\$ 20.22	Utilities	47850
Utility Notification Center of Colorado	223081258	8/31/2023	8/31/2023	\$ 6.45	Miscellaneous	17480
Xcel Energy	840871494	8/15/2023	9/5/2023	\$ 1,476.92	Utilities	47850
				\$ 8,734.16		

Riverdale Peaks II Metropolitan District
September-23

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 1,566.63		\$ 7,167.53	\$ 8,734.16
				\$ -
Total Disbursements from Checking Acct	\$1,566.63	\$0.00	\$7,167.53	\$8,734.16

**Riverdale Peaks II Metropolitan District
October-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
BOKF NA	5140880	9/22/2023	9/22/2023	\$ 2,000.00	Paying agent / trustee fees	27450
Badger Meter	80139071	9/28/2023	10/28/2023	\$ 8.72	Meter reading	47230
Century Link	333155391 Sept. 2023	9/4/2023	9/4/2023	\$ 136.42	Utilities	47850
Colorado Special District P&L	24WC-60218-0740	8/14/2023	8/14/2023	\$ 450.00	Prepaid Expense	11240
Diversified Underground, Inc.	28471	9/30/2023	9/30/2023	\$ 25.00	Locates	47275
Freedom Mailing Services, Inc.	46145	9/13/2023	10/13/2023	\$ 43.20	Billing	47210
John Duval And Lisa Lovell	9202023	9/20/2023	9/20/2023	\$ 140.00	Billing	47210
McGeady Becher P.C.	654M 08/2023	8/31/2023	8/31/2023	\$ 202.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3940	10/2/2023	11/1/2023	\$ 497.27	Landscape Maintenance	17510
Ramey Environmental Compliance	26319	9/12/2023	10/12/2023	\$ 620.05	Chemicals & Supplies	47270
Ramey Environmental Compliance	26388	9/22/2023	10/22/2023	\$ 21.60	Testing	47260
Ramey Environmental Compliance	26388	9/22/2023	10/22/2023	\$ 1,768.72	Operations	47240
Special Dist Mgmt Srvs	Sep-23	9/30/2023	9/30/2023	\$ 149.80	District Management	47440
Special Dist Mgmt Srvs	Sep-23	9/30/2023	9/30/2023	\$ 588.60	Accounting	47000
Special Dist Mgmt Srvs	Sep-23	9/30/2023	9/30/2023	\$ 149.80	District Management	17440
Special Dist Mgmt Srvs	Sep-23	9/30/2023	9/30/2023	\$ 64.00	Meter Install and Inspect	47254
Special Dist Mgmt Srvs	Sep-23	9/30/2023	9/30/2023	\$ 53.48	Miscellaneous	17480
Special Dist Mgmt Srvs	Sep-23	9/30/2023	9/30/2023	\$ 669.30	Billing	47210
Special Dist Mgmt Srvs	Sep-23	9/30/2023	9/30/2023	\$ 588.60	Accounting	17000
United Power	12902200 Sept. 2023	9/6/2023	9/6/2023	\$ 1,457.33	Utilities	47850
United Power	13812503 Sept. 2023	9/6/2023	9/6/2023	\$ 20.42	Utilities	47850
United Power	13052501 Sept. 2023	9/26/2023	9/26/2023	\$ 169.15	Utilities	47850
United Power	13813503 Sept. 2023	9/6/2023	9/6/2023	\$ 20.22	Utilities	47850
Utility Notification Center of Colorado	223091267	9/30/2023	9/30/2023	\$ 6.45	Miscellaneous	17480
Xcel Energy	845002685	9/14/2023	10/4/2023	\$ 899.55	Utilities	47850
				\$ 10,749.68		

Riverdale Peaks II Metropolitan District
October-23

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 1,947.60	\$ 2,000.00	\$ 6,802.08	\$ 10,749.68
				\$ -
Total Disbursements from Checking Acct	\$1,947.60	\$2,000.00	\$6,802.08	\$10,749.68

**Riverdale Peaks II Metropolitan District
November-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80141727	10/30/2023	11/29/2023	\$ 8.72	Meter reading	47230
Century Link	333155391 Oct. 2023	10/4/2023	10/4/2023	\$ 137.84	Utilities	47850
Freedom Mailing Services, Inc.	46373	10/13/2023	11/12/2023	\$ 43.20	Billing	47210
Generator Source	INV37669	9/29/2023	10/29/2023	\$ 710.94	Generator Preventative Mtce	47242
McGeady Becher P.C.	654M 09/2023	9/30/2023	9/30/2023	\$ 202.00	Legal Services	17460
Neighborhood Lawn Care, Inc	3979	11/1/2023	12/1/2023	\$ 497.27	Landscape Maintenance	17510
Neighborhood Lawn Care, Inc	3963	10/25/2023	11/24/2023	\$ 1,750.00	Landscape Maintenance	17510
Ramey Environmental Compliance	26529	10/22/2023	11/21/2023	\$ 620.05	Chemicals & Supplies	47270
Ramey Environmental Compliance	26529	10/22/2023	11/21/2023	\$ 21.60	Testing	47260
Ramey Environmental Compliance	26529	10/22/2023	11/21/2023	\$ 1,768.72	Operations	47240
Special Dist Mgmt Svcs	Oct-23	10/31/2023	10/31/2023	\$ 471.30	District Management	47440
Special Dist Mgmt Svcs	Oct-23	10/31/2023	10/31/2023	\$ 1,154.60	Accounting	47000
Special Dist Mgmt Svcs	Oct-23	10/31/2023	10/31/2023	\$ 471.30	District Management	17440
Special Dist Mgmt Svcs	Oct-23	10/31/2023	10/31/2023	\$ 16.00	Meter Install and Inspect	47254
Special Dist Mgmt Svcs	Oct-23	10/31/2023	10/31/2023	\$ 115.02	Miscellaneous	17480
Special Dist Mgmt Svcs	Oct-23	10/31/2023	10/31/2023	\$ 1,658.00	Billing	47210
Special Dist Mgmt Svcs	Oct-23	10/31/2023	10/31/2023	\$ 1,154.60	Accounting	17000
United Power	13813503 Oct. 2023	10/4/2023	10/4/2023	\$ 20.22	Utilities	47850
United Power	12902200 Oct. 2023	10/4/2023	10/4/2023	\$ 1,403.76	Utilities	47850
United Power	13052501 Oct. 2023	10/25/2023	10/25/2023	\$ 169.15	Utilities	47850
United Power	13812503 Oct. 2023	10/4/2023	10/4/2023	\$ 20.42	Utilities	47850
Utility Notification Center of Colorado	223101276	10/31/2023	10/31/2023	\$ 1.29	Miscellaneous	17480
Xcel Energy	849075285	10/13/2023	11/2/2023	\$ 592.36	Utilities	47850
				\$ 13,008.36		

Riverdale Peaks II Metropolitan District
November-23

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 4,191.48	\$ -	\$ 8,816.88	\$ 13,008.36
				\$ -
Total Disbursements from Checking Acct	\$4,191.48	\$0.00	\$8,816.88	\$13,008.36

**Riverdale Peaks II Metropolitan District
December-23**

Vendor	Invoice #	Date	Due Date	Amount	Expense Account	Account Number
Badger Meter	80144380	11/29/2023	12/29/2023	\$ 9.81	Meter reading	47230
Century Link	333155391 Nov. 2023	11/4/2023	11/4/2023	\$ 137.84	Utilities	47850
Colorado Community Media	100467	11/17/2023	12/17/2023	\$ 36.12	Miscellaneous	17480
Colorado Special District P&L	24PL-60218-3403	12/4/2023	12/4/2023	\$ 10,499.00	Prepaid Expense	11240
Diversified Underground, Inc.	28839	11/30/2023	11/30/2023	\$ 100.00	Locates	47275
Freedom Mailing Services, Inc.	46575	11/13/2023	12/13/2023	\$ 42.40	Billing	47210
McGeady Becher P.C.	654M 10/2023	10/31/2023	10/31/2023	\$ 202.00	Legal Services	17460
McGeady Becher P.C.	654M 11/2023	11/30/2023	11/30/2023	\$ 205.00	Legal Services	17460
Neighborhood Lawn Care, Inc	4010	12/1/2023	12/31/2023	\$ 497.27	Landscape Maintenance	17510
Ramey Environmental Compliance	26696	11/22/2023	12/22/2023	\$ 34.61	Chemicals & Supplies	47270
Ramey Environmental Compliance	26696	11/22/2023	12/22/2023	\$ 168.56	Testing	47260
Ramey Environmental Compliance	26696	11/22/2023	12/22/2023	\$ 1,768.72	Operations	47240
Special Dist Mgmt Srvs	Nov-23	11/30/2023	11/30/2023	\$ 748.10	District Management	47440
Special Dist Mgmt Srvs	Nov-23	11/30/2023	11/30/2023	\$ 659.60	Accounting	47000
Special Dist Mgmt Srvs	Nov-23	11/30/2023	11/30/2023	\$ 748.10	District Management	17440
Special Dist Mgmt Srvs	Nov-23	11/30/2023	11/30/2023	\$ 56.59	Miscellaneous	17480
Special Dist Mgmt Srvs	Nov-23	11/30/2023	11/30/2023	\$ 521.60	Billing	47210
Special Dist Mgmt Srvs	Nov-23	11/30/2023	11/30/2023	\$ 659.60	Accounting	17000
United Power	13813503 Nov. 2023	11/3/2023	11/3/2023	\$ 20.22	Utilities	47850
United Power	13052501 Nov. 2023	11/22/2023	11/22/2023	\$ 169.15	Utilities	47850
United Power	13812503 Nov. 2023	11/3/2023	11/3/2023	\$ 20.42	Utilities	47850
United Power	12902200 Nov. 2023	11/3/2023	11/3/2023	\$ 1,324.88	Utilities	47850
Utility Notification Center of Colorado	223111224	11/30/2023	11/30/2023	\$ 6.45	Miscellaneous	17480
Xcel Energy	853104006	11/13/2023	12/5/2023	\$ 219.54	Utilities	47850
				\$ 18,855.58		

**Riverdale Peaks II Metropolitan District
December-23**

	<u>General</u>	<u>Debt</u>	<u>Enterprise</u>	<u>Totals</u>
Disbursements	\$ 12,910.13	\$ -	\$ 5,945.45	\$ 18,855.58
			\$	-
Total Disbursements from Checking Acct	\$12,910.13	\$0.00	\$5,945.45	\$18,855.58

RIVERDALE PEAKS II METROPOLITAN DISTRICT
Schedule of Cash Position
September 30, 2023

	<u>Rate</u>	<u>Operating</u>	<u>Debt Service</u>	<u>Enterprise</u>	<u>Total</u>
Checking:					
1st Bank Checking Acct		\$ 36,864.70	\$ (15,285.65)	\$ 99,430.20	\$ 121,009.25
Investments:					
C-Safe	5.44%	609,675.49	166,409.01	0.33	776,084.83
Trust Funds					
Bond Fund	5.45%		116.13		116.13
TOTAL FUNDS:		<u>\$ 646,540.19</u>	<u>\$ 151,239.49</u>	<u>\$ 99,430.53</u>	<u>\$ 897,210.21</u>

2023 Mill Levy Information

General Fund	43.120
Debt Service Fund	<u>65.827</u>
Total	<u>108.947</u>

Board of Directors

Annette Peters
Jason Jose
Sikander Shah

* authorized signer on the checking account

RIVERDALE PEAKS II METROPOLITAN DISTRICT
UNAUDITED FINANCIAL STATEMENTS
September 30, 2023

RIVERDALE PEAKS II METROPOLITAN DISTRICT
Combined Balance Sheet - All Fund Types and Account Groups
September 30, 2023

	<u>General</u>	<u>Debt Service</u>	<u>Enterprise</u>	<u>Long Term Debt</u>	<u>Fixed Assets</u>	<u>Total</u>
Assets						
1st Bank Checking Acct	\$ 36,865	\$ (15,286)	\$ 99,430	\$ -	\$ -	\$ 121,009
C-Safe	609,675	166,409	0	-	-	776,085
Bond Fund	-	116	-	-	-	116
	-	-	407	-	-	407
Total Current Assets	<u>646,540</u>	<u>151,239</u>	<u>99,837</u>	<u>-</u>	<u>-</u>	<u>897,617</u>
Other Debits						
Amount available in DSF	-	-	-	151,239	-	151,239
Amount to be Provided	-	-	-	6,976,848	-	6,976,848
Total Other Debits	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,128,088</u>	<u>-</u>	<u>7,128,088</u>
Capital Assets						
Land	-	-	-	-	20	20
Pump Station	-	-	-	-	1,123,277	1,123,277
Water System	-	-	-	-	2,225,459	2,225,459
Landscaping	-	-	-	-	272,081	272,081
Equipment	-	-	9,193	-	-	9,193
Accumulated Depreciation	-	-	(304)	-	(1,162,881)	(1,163,185)
Total Capital Assets	<u>-</u>	<u>-</u>	<u>8,889</u>	<u>-</u>	<u>2,457,956</u>	<u>2,466,846</u>
Total Assets	<u>\$ 646,540</u>	<u>\$ 151,239</u>	<u>\$ 108,726</u>	<u>\$ 7,128,088</u>	<u>\$ 2,457,956</u>	<u>\$ 10,492,550</u>
Liabilities						
Long Term Liabilities						
Developer Adv Payable	\$ -	\$ -	\$ 114,731	\$ -	\$ -	\$ 114,731
Accrued Interest on Dev Adv-Ef	-	-	120,985	-	-	120,985
Developer Adv-Capital	-	-	-	1,151,454	-	1,151,454
Developer Adv-GF	-	-	-	365,069	-	365,069
Accrued Inter-Dev Adv-Capital	-	-	-	1,264,655	-	1,264,655
Accrued Int-Dev Adv Operations	-	-	-	435,127	-	435,127
Bonds Payable	-	-	-	3,065,000	-	3,065,000
Unpaid Interest on Bonds	-	-	-	846,783	-	846,783
Total Long Term Liabilities	<u>-</u>	<u>-</u>	<u>235,716</u>	<u>7,128,088</u>	<u>-</u>	<u>7,363,803</u>
Fund Balance						
Investment in fixed assets	-	-	-	-	2,457,956	2,457,956
Fund Balance	527,803	24,696	(123,166)	-	-	429,334
Current Year Earnings	118,737	126,544	(3,824)	-	-	241,457
Total Fund Balances	<u>646,540</u>	<u>151,239</u>	<u>(126,989)</u>	<u>-</u>	<u>2,457,956</u>	<u>3,128,747</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 646,540</u>	<u>\$ 151,239</u>	<u>\$ 108,726</u>	<u>\$ 7,128,088</u>	<u>\$ 2,457,956</u>	<u>\$ 10,492,550</u>

RIVERDALE PEAKS II METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 9 Months Ending
September 30, 2023
General Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property taxes	\$ 43,732	\$ 129,882	\$ 129,882	\$ 0	100.0%
Specific ownership tax	2,300	5,809	7,793	(1,984)	74.5%
Interest income	8,321	21,229	14,000	7,229	151.6%
HOA Contribution	-	1,500	-	1,500	-
Other income	-	435	-	435	-
Total Revenues	<u>54,353</u>	<u>158,855</u>	<u>151,675</u>	<u>7,180</u>	<u>104.7%</u>
Expenditures					
Accounting	2,085	5,422	3,300	(2,122)	164.3%
Auditing	-	4,400	4,500	100	97.8%
County Treasurer's fee	656	1,949	1,948	(1)	100.0%
Insurance and Bonds	-	10,629	9,000	(1,629)	118.1%
Election Expense	-	1,380	1,200	(180)	115.0%
District Management	1,253	3,396	6,000	2,604	56.6%
Legal Services	607	1,415	2,400	985	59.0%
Miscellaneous	237	1,202	3,000	1,798	40.1%
Banking fees	-	-	200	200	0.0%
Landscape Maintenance	5,092	10,325	12,000	1,675	86.0%
Landscape Improvements	-	-	12,000	12,000	0.0%
Contingency	-	-	10,000	10,000	0.0%
Total Expenditures	<u>9,930</u>	<u>40,118</u>	<u>65,548</u>	<u>25,430</u>	<u>61.2%</u>
Excess (Deficiency) of Revenues Over Expenditures	44,423	118,737	86,127	32,610	
Transfers and Other Financing Sources (Uses)					
Emergency Reserve	-	-	(4,550)	4,550	
Total Transfers and Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>(4,550)</u>	<u>4,550</u>	
Change in Fund Balance	44,423	118,737	81,577	37,160	
Beginning Fund Balance	602,117	527,803	504,508	23,295	
Ending Fund Balance	<u>\$ 646,540</u>	<u>\$ 646,540</u>	<u>\$ 586,084</u>	<u>\$ 60,455</u>	

RIVERDALE PEAKS II METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 9 Months Ending
September 30, 2023
Debt Service Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Property taxes	\$ 66,761	\$ 198,278	\$ 198,278	\$ 0	100.0%
Specific ownership tax	3,511	8,869	12,000	(3,131)	73.9%
Interest income	1,960	3,860	20	3,840	19300.1%
Total Revenues	<u>72,232</u>	<u>211,007</u>	<u>210,298</u>	<u>709</u>	<u>100.3%</u>
Expenditures					
County Treasurer's fee	1,001	2,975	2,974	(1)	100.0%
Interest expense - bonds	-	81,488	200,000	118,512	40.7%
Paying agent / trustee fees	-	-	2,000	2,000	0.0%
Total Expenditures	<u>1,001</u>	<u>84,463</u>	<u>204,974</u>	<u>120,511</u>	<u>41.2%</u>
Excess (Deficiency) of Revenues Over Expenditures	71,231	126,544	5,324	121,220	
Beginning Fund Balance	80,009	24,696	22,961	1,735	
Ending Fund Balance	<u>\$ 151,239</u>	<u>\$ 151,239</u>	<u>\$ 28,285</u>	<u>\$ 122,954</u>	

RIVERDALE PEAKS II METROPOLITAN DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual
For the 9 Months Ending
September 30, 2023
Enterprise Fund

	<u>Period Actual</u>	<u>YTD Actual</u>	<u>Budget</u>	<u>Favorable (Unfavorable) Variance</u>	<u>% of Budget</u>
Revenues					
Water Charges	\$ 22,724	\$ 60,650	\$ 75,000	\$ (14,350)	80.9%
Total Revenues	<u>22,724</u>	<u>60,650</u>	<u>75,000</u>	<u>(14,350)</u>	<u>80.9%</u>
Expenditures					
Accounting	2,085	5,422	4,300	(1,122)	126.1%
Billing	2,085	6,320	7,600	1,280	83.2%
Meter reading	778	2,082	-	(2,082)	-
Landscape Design Review	8	8	-	(8)	-
Operations	5,436	14,570	27,500	12,930	53.0%
Generator Preventative Mtce	-	2,943	5,000	2,057	58.9%
Meter Install and Inspect	48	112	-	(112)	-
Testing	43	2,059	4,000	1,941	51.5%
Chemicals & Supplies	620	1,920	5,650	3,730	34.0%
Generator Maintenance	-	-	1,500	1,500	0.0%
Locates	35	220	-	(220)	-
Equipment replacement reserve	-	780	-	(780)	-
Developer Advance Interest	2,024	6,007	-	(6,007)	-
District Management	1,253	3,396	4,900	1,504	69.3%
Miscellaneous	142	160	1,200	1,040	13.3%
Utilities	8,495	18,476	21,000	2,524	88.0%
Fuel Generator	-	-	800	800	0.0%
Contingency	-	-	25,000	25,000	0.0%
Claim 1 - Control Panel Repair	-	-	30,000	30,000	0.0%
Total Expenditures	<u>23,053</u>	<u>64,474</u>	<u>138,450</u>	<u>73,976</u>	<u>46.6%</u>
Excess (Deficiency) of Revenues Over Expenditures	(328)	(3,824)	(63,450)	59,626	
Beginning Fund Balance	(126,661)	(123,166)	(187,545)	64,379	
Ending Fund Balance	<u>\$ (126,989)</u>	<u>\$ (126,989)</u>	<u>\$ (250,995)</u>	<u>\$ 124,006</u>	

RESOLUTION NO. 2023-11-02

RESOLUTION TO AMEND BUDGET

RESOLUTION OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT TO AMEND THE 2023 BUDGET

Pursuant to Section 29-1-109, C.R.S., the Board of Riverdale Peaks II Metropolitan District (the “**District**”), hereby certifies that a special meeting of the Board of Directors of the District, was held on November 15, 2022, via video and/or telephone conference (Zoom).

A. At such meeting, the Board of Directors of the District adopted that certain Resolution No. 2022-11-02 to Adopt Budget appropriating funds for the fiscal year 2023 as follows:

General Fund	\$ 70,098
Debt Service Fund	\$204,974
Water Enterprise Fund	\$138,450

B. The necessity has arisen for additional General Fund appropriations requiring the expenditure of funds in excess of those appropriated for the fiscal year 2023.

C. The source and amount of revenues for such expenditures, the purposes for which such revenues are being appropriated, and the fund(s) which shall make such supplemental expenditures are described on **Exhibit A**, attached hereto and incorporated herein by this reference.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Riverdale Peaks II Metropolitan District shall and hereby does amend the budget for the fiscal year 2023 as follows:

General Fund	\$ _____
--------------	----------

BE IT FURTHER RESOLVED, that such sum is hereby appropriated from unexpected revenues available to the District to the General Fund for the purpose stated.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION OF THE RIVERDALE PEAKS II
METROPOLITAN DISTRICT TO AMEND THE 2023 BUDGET]**

RESOLUTION APPROVED AND ADOPTED ON NOVEMBER 29, 2023.

**RIVERDALE PEAKS II
METROPOLITAN DISTRICT**

By: _____
President

Attest:

By: _____
Secretary

EXHIBIT A

Original and Amended Budget Appropriations

Ken Musso
ASSESSOR



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
PHONE 720.523.6038
FAX 720.523.6037
www.adcogov.org

AUG 28 2023

August 25, 2023

RIVERDALE PEAKS II METRO DISTRICT
SPECIAL DISTRICT MANAGEMENT SERVICES INC
Attn: DAVID A SOLIN
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

To DAVID A SOLIN:

Enclosed is the 2023 preliminary valuation. This valuation along with all other statutory requirements is on the enclosed form. A final certification of value will be sent out on or before December 10, 2023.

This value is subject to change by the County Board of Equalization, Board of Assessment Appeals and the State Board of Equalization as provided by law.

Sincerely,

A handwritten signature in black ink, appearing to be 'KM' followed by a flourish.

Ken Musso
Adams County Assessor
KM/rmb

CERTIFICATION OF VALUATION BY ADAMS COUNTY ASSESSOR

Name of Jurisdiction: **208 - RIVERDALE PEAKS II METRO DISTRICT**

IN ADAMS COUNTY ON 8/24/2023

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,012,110
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$3,866,870
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$3,866,870
5. NEW CONSTRUCTION: **	\$0
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD ## OR LAND (29-1-301(1)(b) C.R.S.):	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$0.00

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2023 IN ADAMS COUNTY, COLORADO ON AUGUST 25, 2023

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$50,712,360
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$0
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS : 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
---	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2023

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	
** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.	

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

	2022 Actual	2023 Adopted Budget	2024 Preliminary Budget
Assessed Valuation	\$ 3,014,050	\$ 3,012,110	\$ 3,866,870
Mill Levy			
General Fund	43.120	43.120	43.120
Debt Service Fund	63.986	65.827	65.827
Refunds and Abatements	0.149	-	-
Total Mill Levy	<u>107.255</u>	<u>108.947</u>	<u>108.947</u>
Property Taxes			
General Fund	\$ 129,966	\$ 129,882	\$ 166,739
Debt Service Fund	192,857	198,278	254,544
Refunds and Abatements	449	-	-
Actual/Budgeted Property Taxes	<u>\$ 323,272</u>	<u>\$ 328,160</u>	<u>\$ 421,283</u>

RIVERDALE PEAKS II METROPOLITAN DISTRICT

GENERAL FUND

2024 Preliminary Budget

with 2022 Actual, 2023 Budget and 2023 Estimated

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ 413,926	\$ 527,803	\$ 504,508	\$ 527,803	\$ 444,949
REVENUE					
Property taxes	130,146	86,151	129,882	129,882	166,739
Specific ownership tax	9,521	3,509	7,793	6,500	7,500
Interest income	8,376	12,907	14,000	16,000	8,000
Total Revenue	<u>150,647</u>	<u>104,502</u>	<u>151,675</u>	<u>153,486</u>	<u>182,239</u>
Total Funds Available	<u>564,573</u>	<u>632,305</u>	<u>656,183</u>	<u>681,289</u>	<u>627,188</u>
EXPENDITURES					
Accounting	2,118	3,336	3,300	7,000	7,500
Auditing	-	4,400	4,500	4,400	4,750
County Treasurer's fee	1,953	1,293	1,948	1,948	2,501
Insurance and Bonds	8,559	10,629	9,000	10,629	11,267
Election Expense	1,099	1,380	1,200	1,500	-
District Management	3,270	2,143	6,000	6,000	6,500
Legal Services	1,667	808	2,400	2,400	2,400
Miscellaneous	2,481	965	3,000	3,000	3,000
Banking fees	80	-	200	200	200
Landscape Maintenance	15,543	5,234	12,000	12,000	12,750
Landscape Improvements	-	-	12,000	12,000	12,750
Contingency	-	-	10,000	-	20,000
Total Expenditures	<u>36,770</u>	<u>30,188</u>	<u>65,548</u>	<u>61,077</u>	<u>83,618</u>
TRANSFERS AND OTHER SOURCES (USES)					
Emergency Reserve	-	-	4,550	-	5,467
Transfer to Enterprise Fund	-	-	-	175,263	63,450
Total Expenditures Requiring Appropriation	<u>36,770</u>	<u>30,188</u>	<u>70,098</u>	<u>236,340</u>	<u>152,535</u>
ENDING FUND BALANCE	\$ 527,803	\$ 602,117	\$ 586,084	\$ 444,949	\$ 474,653

RIVERDALE PEAKS II METROPOLITAN DISTRICT

DEBT SERVICE FUND 2024 Preliminary Budget with 2022 Actual, 2023 Budget and 2023 Estimated

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ 22,976	\$ 24,696	\$ 22,961	\$ 24,696	\$ 24,000
REVENUE					
Property taxes	193,125	131,517	198,278	192,278	254,544
Specific ownership tax	14,128	5,357	12,000	10,000	12,000
Interest income	1,759	1,900	20	2,000	1,000
Total Revenue	209,012	138,775	210,298	204,278	267,544
Total Funds Available	231,988	163,470	233,259	228,974	291,544
EXPENDITURES					
Auditing	4,100	-	-	-	-
County Treasurer's fee	2,897	1,974	2,974	2,974	3,818
Interest expense - bonds	198,295	81,488	200,000	200,000	260,000
Paying agent / trustee fees	2,000	-	2,000	2,000	2,000
Total Expenditures	207,292	83,462	204,974	204,974	265,818
Total Expenditures Requiring Appropriation	207,292	83,462	204,974	204,974	265,818
ENDING FUND BALANCE	\$ 24,696	\$ 80,009	\$ 28,285	\$ 24,000	\$ 25,726

RIVERDALE PEAKS II METROPOLITAN DISTRICT

WATER ENTERPRISE FUND

2024 Preliminary Budget

with 2022 Actual, 2023 Budget and 2023 Estimated

	2022 Actual	01/23-06/23 YTD Actual	2023 Adopted Budget	2023 Estimated	2024 Preliminary Budget
BEGINNING FUND BALANCE	\$ (143,412)	\$ (123,166)	\$ (187,545)	\$ (123,166)	\$ 0
REVENUE					
Water Charges	97,138	37,926	75,000	75,000	75,000
Total Revenue	96,732	37,926	75,000	75,000	75,000
Total Funds Available	(46,680)	(85,240)	(112,545)	(48,166)	75,000
EXPENDITURES					
Accounting	2,118	3,336	4,300	7,000	4,300
Billing and meter reading	8,535	4,234	7,600	12,500	7,600
Billing and meter reading	41	1,304	-	-	-
Operations	19,605	9,134	27,500	27,500	27,500
Generator Preventative Mtce	2,300	2,943	5,000	5,000	5,000
Meter Install and Inspect	-	64	-	64	-
Testing	4,839	2,016	4,000	4,500	4,000
Chemicals & Supplies	1,711	1,300	5,650	5,650	5,650
Generator Maintenance	-	-	1,500	-	1,500
Locates	80	185	-	1,500	-
Equipment replacement reserve	-	780	-	1,500	-
Developer Advance Interest	8,031	3,983	-	3,983	-
District Management	3,270	2,143	4,900	4,900	4,900
Miscellaneous	258	18	1,200	1,200	1,200
Utilities	25,387	9,981	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	-	-	-	-
Total Expenditures	76,486	41,421	138,450	127,097	138,450
TRANSFERS AND OTHER SOURCES (USES)					
Transfer from General Fund	-	-	-	175,263	63,450
Total Expenditures Requiring Appropriation	76,486	41,421	138,450	127,097	138,450
ENDING FUND BALANCE	\$ (123,166)	\$ (126,661)	\$ (250,995)	\$ 0	\$ 0

RESOLUTION NO. 2023-11-
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the Riverdale Peaks II Metropolitan District (“District”) has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 29, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Riverdale Peaks II Metropolitan District:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the Riverdale Peaks II Metropolitan District for the 2024 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 29th day of November, 2023.

(SEAL)

EXHIBIT A
(Budget)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Riverdale Peaks II Metropolitan District, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Riverdale Peaks II Metropolitan District held on November 29, 2023.

By: _____
Secretary

RESOLUTION NO. 2023-11-__
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE RIVERDALE PEAKS II METROPOLITAN DISTRICT
TO SET MILL LEVIES

WHEREAS, the Board of Directors of the Riverdale Peaks II Metropolitan District (“District”) has adopted the 2024 annual budget in accordance with the Local Government Budget Law on November 29, 2023; and

WHEREAS, the adopted budget is attached to the Resolution of the Board of Directors to Adopt the 2024 Budget and Appropriate Sums of Money, and such budget is incorporated herein by this reference; and

WHEREAS the amount of money necessary to balance the budget for general fund expenses from property tax revenue is identified in the budget; and

WHEREAS the amount of money necessary to balance the budget for debt service fund expenses from property tax revenue is identified in the budget; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Riverdale Peaks II Metropolitan District:

1. That for the purposes of meeting all general fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

2. That for the purposes of meeting all debt service fund expenses of the District during the 2024 budget year, the District determined to levy mills upon each dollar of the total valuation for assessment of all taxable property within the District, as set forth in the budget, to raise the required revenue.

3. That the District Accountant of the District is hereby authorized and directed to immediately certify to the County Commissioners of the Adams County, Colorado, the mill levies for the District as set forth in the District’s Certification of Tax Levies (attached hereto as **EXHIBIT A** and incorporated herein by reference), recalculated as needed upon receipt of the final certification of valuation from the County Assessor in order to comply with any applicable revenue and other budgetary limits.

ADOPTED this 29th day of November, 2023.

(SEAL)

EXHIBIT A
(Certification of Tax Levies)

I, David Solin, hereby certify that I am the duly appointed Secretary of the Riverdale Peaks II Metropolitan District, and that the foregoing is a true and correct copy of the Certification of Mill Levies for the budget year 2024, duly adopted at a meeting of the Board of Directors of the Riverdale Peaks II Metropolitan District held on November 29, 2023.

Secretary

RESOLUTION NO. 2023-11-____

RESOLUTION OF THE BOARD OF DIRECTORS OF RIVERDALE PEAKS II METROPOLITAN DISTRICT AUTHORIZING ADJUSTMENT OF THE DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN

- A. Riverdale Peaks II Metropolitan District (the “**District**”) is a quasi-municipal corporation and political subdivision of the State of Colorado pursuant to Title 32, Colorado Revised Statutes.
- B. The District operates pursuant to its Service Plan approved Service Plan approved by the Board of County Commissioners for Adams County, on June 3, 2002 (the “**Service Plan**”), which provides the District with the authority to impose mill levies on taxable property. Such mill levies will be the primary source of revenue for repayment of debt service, public improvements, and operations and maintenance costs of the District.
- C. The Service Plan authorizes a maximum mill levy of 50.000 mills for debt service (“**Maximum Debt Mill Levy**”).
- D. Section IX.C.1 of the Service Plan authorizes adjustment of the Maximum Mill Levy in the event that the method of calculating assessed valuation is changed after June 3, 2022 (the “**Baseline Year**”), by any change in law, change in method of calculation, or in the event of any legislation or constitutionally mandated tax credit, cut, or abatement. The Maximum Mill Levy may be increased or decreased to reflect such changes. Such increases or decreases shall be determined by the Board of Directors (the “**Board**”) in good faith (such determination to be binding and final) so that, to the extent possible, the actual tax revenues generated by the mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes.
- E. The Service Plan provides that, for purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.
- F. The history of the residential assessment ratio in Colorado since property tax assessment year 1995, as set by the Colorado General Assembly, or as voted by the electors of the State of Colorado, is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference
- G. At the time of the Baseline Year, the residential assessment ratio set by the Colorado General Assembly was 9.15%.
- H. In 2022, the Colorado General Assembly (the “**General Assembly**”) passed Senate Bill 22-238, which amended Section 39-1-104.2, C.R.S. by setting the ratio of valuation for:
1. Multi-family residential real property at 6.80% for property tax assessment years 2022 and 2024;

2. Multi-family residential real property at 6.765% for property tax assessment year 2023;

3. Residential real property other than multi-family residential real property at 6.95% for property tax assessment year 2022; and

4. Residential real property other than multi-family residential real property at 6.765% for property tax assessment year 2023.

I. In 2023, the General Assembly passed Senate Bill 23-303, which referred a ballot issue, known as Proposition HH, to the electors of the State of Colorado for the November 7, 2023 election. If Proposition HH passed, the residential assessment rate for both multi-family residential real property and residential real property other than multi-family residential real property would be 6.70% for property tax assessment year 2023.

J. Proposition HH did not pass at the November 7, 2023 election, and as a result, the residential assessment rate for both multi-family residential real property and residential real property other than multi-family residential real property will be 6.765% for property tax assessment year 2023 as set forth in Senate Bill 22-238.

K. In compliance with the Service Plan, in order to mitigate the effect of the reduction in the ratio of valuation for residential real property set by Senate Bill 22-238 for property tax year 2023, the Board determines it to be in the best interest of the District, its residents, users, property owners, and the public, to adjust the Maximum Debt Mill Levy, so that the actual tax revenues to be received by the District are neither diminished nor enhanced as a result of the change in the ratio of valuation for assessment since the Baseline Year.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Riverdale Peaks II Metropolitan District, Adams County, Colorado:

1. The Board hereby authorizes the adjustment of the Maximum Debt Mill Levy to reflect that Senate Bill 22-238 set the ratio of valuation for assessment for residential real property other than multi-family residential real property to 6.765%, which is a change from the 9.15% ratio of valuation for assessment of residential property as of the Baseline Year.

2. The Service Plan allows Maximum Debt Mill Levy to be adjusted to 67.637 mills, (the “**Adjusted Mill Levy**”), so that District revenues shall be neither diminished nor enhanced as a result of the ratio of valuation for assessment being set at 6.765% for collection year 2024.

3. The Adjusted Debt Mill Levy shall be reflected in the District’s Certification of Tax Levies to be submitted to the Board of County Commissioners for Adams County on or before December 15, 2023, for collection in 2024.

[SIGNATURE PAGE FOLLOWS]

**[SIGNATURE PAGE TO RESOLUTION AUTHORIZING ADJUSTMENT OF THE
DISTRICT MILL LEVY IN ACCORDANCE WITH THE SERVICE PLAN]**

RESOLUTION APPROVED AND ADOPTED ON November 29, 2023.

**RIVERDALE PEAKS II METROPOLITAN
DISTRICT**

President

Attest:

Secretary

EXHIBIT A
History of Residential Assessment Ratio

<u>Tax Levy/Assessment Year</u>	<u>Tax Collection Year</u>	<u>Residential Assessment Ratio</u>
1995	1996	10.36%
1996	1997	
1997	1998	9.74%
1998	1999	
1999	2000	
2000	2001	
2001	2002	9.15%
2002	2003	
2003	2004	7.96%
2004	2005	
2005	2006	
2006	2007	
2007	2008	
2008	2009	
2009	2010	
2010	2011	
2011	2012	
2012	2013	
2013	2014	
2014	2015	

2015	2016	
2016	2017	
2017	2018	7.20%
2018	2019	
2019	2020	
2020	2021	7.15%
2021	2022	
2022	2023	6.95% (other than multi-family) 6.80% (multi-family)
2023	2024	6.765%



**Riverdale Peaks II
 Monthly Activities Report
 June 2023**

Routine visit includes recording pH reading, chlorine residual, recording flow totals, check the generator and record generator hours. Check well level and storage tank level. Compare chlorine residual grab sample results to chlorine residual value from the analyzer and calibrating the analyzer or replacing the membrane cap and electrolyte solution as needed. Check sodium hypochlorite tank level to determine if a transfer or order is necessary. Check functionality of hypochlorite pump to identify any potential problems. Check generator oil and coolant levels and battery condition. Verify functionality of all pumps and check for leaks and alarms.

6/2/23: Completed routine visit. Completed generator checks. Completed general grounds cleaning and inspection.

6/8/23: Completed routine visit. Checked generator settings. Completed general grounds cleaning and inspection.

6/13/23: Completed routine visit. Checked generator settings. Completed general grounds cleaning and inspection. Collected monthly compliance sample and delivered to the lab. Completed annual tank inspection.

6/20/23: Completed routine visit. Checked generator settings. Completed general grounds cleaning and inspection.

6/27/23: Completed routine visit. Checked generator settings. Completed general grounds cleaning and inspection.

Riverdale Peaks II Data Table

June	2023		2022	
Well "A" Production (LFH)	232,972 gallons	0.71 ac ft	810,526 gallons	2.49 ac ft
Daily Average Well "A" Production	7,766 gallons	0.02 ac ft	27,018 gallons	0.08 ac ft
Year-To-Date Gallons	1,557,491 gallons	4.78 ac ft	2,922,101 gallons	8.96 ac ft
Allotment Remaining of Maximum Use – 32.3 ac ft	8,971,520 gallons	27.52 ac ft	7,608,840 gallons	23.34 ac ft
Well "B" Production (ARP)	425,462 gallons	1.31 ac ft	268,186 gallons	0.82 ac ft
Daily Average Well "B" Production	14,182 gallons	0.04 ac ft	8,940 gallons	0.03 ac ft
Year-To-Date Gallons	669,449 gallons	2.05 ac ft	268,186 gallons	0.82 ac ft
Allotment Remaining of Maximum Use – 10.3 ac ft	2,689,500 gallons	8.25 ac ft	3,089,609 gallons	9.48 ac ft
Distribution Production	263,556 gallons	0.81 ac ft	336,218 gallons	1.08 ac ft
Daily Average Distribution Production	8,785 gallons	0.03 ac ft	11,207 gallons	0.03 ac ft
Irrigation Production	332,447 gallons	1.02 ac ft	729,638 gallons	2.24 ac ft
Daily Average Irrigation Production	11,082 gallons	0.03 ac ft	24,321 gallons	0.07 ac ft



Riverdale Peaks II Monthly Activities Report July 2023

Routine visit includes recording pH reading, chlorine residual, recording flow totals, check the generator and record generator hours. Check well level and storage tank level. Compare chlorine residual grab sample results to chlorine residual value from the analyzer and calibrating the analyzer or replacing the membrane cap and electrolyte solution as needed. Check sodium hypochlorite tank level to determine if a transfer or order is necessary. Check functionality of hypochlorite pump to identify any potential problems. Check generator oil and coolant levels and battery condition. Verify functionality of all pumps and check for leaks and alarms.

7/5/23: Completed routine visit. Checked generator settings. Completed general grounds cleaning and inspection.

7/11/23: Completed routine visit. Checked generator settings. Completed general grounds cleaning and inspection. Collected monthly compliance sample and delivered to the lab. Checked water pressure at 12560 Valentia due to resident experiencing water hammering, pressure was at 80 psi and within normal range.

7/19/23: Completed routine visit.

7/25/23: Completed routine visit. Checked generator settings. Completed general grounds cleaning and inspection.

Riverdale Peaks II Data Table

July	2023		2022	
Well “A” Production (LFH)	649,278 gallons	1.99 ac ft	850,695 gallons	2.61 ac ft
Daily Average Well “A” Production	20,944 gallons	0.06 ac ft	27,442 gallons	0.08 ac ft
Year-To-Date Gallons	2,206,769 gallons	6.77 ac ft	3,772,795 gallons	11.57 ac ft
Allotment Remaining of Maximum Use – 32.3 ac ft	8,322,780 gallons	25.53 ac ft	6,757,980 gallons	20.73 ac ft
Well “B” Production (ARP)	348,031 gallons	1.07 ac ft	398,134 gallons	1.22 ac ft
Daily Average Well “B” Production	11,227 gallons	0.03 ac ft	12,843 gallons	0.04 ac ft
Year-To-Date Gallons	1,017,480 gallons	3.12 ac ft	666,325 gallons	2.04 ac ft
Allotment Remaining of Maximum Use – 10.3 ac ft	2,340,680 gallons	7.18 ac ft	2692,760 gallons	8.26 ac ft
Distribution Production	296,859 gallons	0.91 ac ft	409,920 gallons	1.26 ac ft
Daily Average Distribution Production	9,576 gallons	0.03 ac ft	13,223 gallons	0.03 ac ft
Irrigation Production	659,349 gallons	2.02 ac ft	832,634 gallons	2.55 ac ft
Daily Average Irrigation Production	21,269 gallons	0.07 ac ft	26,859 gallons	0.08 ac ft



Riverdale Peaks II Monthly Activities Report August 2023

Routine visit includes recording pH reading, chlorine residual, recording flow totals, check the generator and record generator hours. Check well level and storage tank level. Compare chlorine residual grab sample results to chlorine residual value from the analyzer and calibrating the analyzer or replacing the membrane cap and electrolyte solution as needed. Check sodium hypochlorite tank level to determine if a transfer or order is necessary. Check functionality of hypochlorite pump to identify any potential problems. Check generator oil and coolant levels and battery condition. Verify functionality of all pumps and check for leaks and alarms.

8/3/23: Completed routine visit. Completed weekly generator inspection and test run. Completed work orders for pump motor greasing, cleaned chlorine injection quill, and chlorine analyzer.

8/8/23: Completed routine visit. Completed weekly generator inspection and test run. Collected monthly compliance sample and delivered to the lab.

8/15/23: Completed routine visit. Completed weekly generator inspection and test run.

8/22/23: Completed routine visit. Completed weekly generator inspection and test run.

8/31/23: Completed routine visit. Completed weekly generator inspection and test run.

Riverdale Peaks II Data Table

August	2023		2022	
Well “A” Production (LFH)	879,832 gallons	2.70 ac ft	837,237 gallons	2.57 ac ft
Daily Average Well “A” Production	28,381 gallons	0.09 ac ft	27,011 gallons	0.08 ac ft
Year-To-Date Gallons	3,086,600 gallons	9.47 ac ft	4,610,123 gallons	14.14 ac ft
Allotment Remaining of Maximum Use – 32.3 ac ft	7,442,580 gallons	22.83 ac ft	5,920,160 gallons	18.16 ac ft
Well “B” Production (ARP)	230,872 gallons	1.07 ac ft	362,771 gallons	1.11 ac ft
Daily Average Well “B” Production	7,447 gallons	0.03 ac ft	11,702 gallons	0.04 ac ft
Year-To-Date Gallons	1,248,352 gallons	3.83 ac ft	1,029,096 gallons	3.16 ac ft
Allotment Remaining of Maximum Use – 10.3 ac ft	2,109,220 gallons	6.47 ac ft	2,327,640 gallons	7.14 ac ft
Distribution Production	335,860 gallons	1.03 ac ft	375,100 gallons	1.15 ac ft
Daily Average Distribution Production	10,834 gallons	0.03 ac ft	12,100 gallons	0.04 ac ft
Irrigation Production	741,388 gallons	2.27 ac ft	824,481 gallons	2.53 ac ft
Daily Average Irrigation Production	23,916 gallons	0.07 ac ft	26,596 gallons	0.08 ac ft



**Riverdale Peaks II
 Monthly Activities Report
 October 2023**

Routine visit includes recording pH reading, chlorine residual, recording flow totals, check the generator and record generator hours. Check well level and storage tank level. Compare chlorine residual grab sample results to chlorine residual value from the analyzer and calibrating the analyzer or replacing the membrane cap and electrolyte solution as needed. Check sodium hypochlorite tank level to determine if a transfer or order is necessary. Check functionality of hypochlorite pump to identify any potential problems. Check generator oil and coolant levels and battery condition. Verify functionality of all pumps and check for leaks and alarms.

10/3/23: Completed routine visit. Completed weekly generator inspection and test run. Collected monthly compliance sample.

10/10/23: Completed routine visit. Completed weekly generator inspection and test run.

10/17/23: Completed routine visit. Completed weekly generator inspection and test run.

10/24/23: Completed routine visit. Completed weekly generator inspection and test run.

10/27/23: Shutdown Well B for winterization.

10/31/23: Completed routine visit. Completed weekly generator inspection and test run.

Riverdale Peaks II Data Table

October	2023		2022	
Well "A" Production (LFH)	659,343 gallons	2.02 ac ft	441,265 gallons	1.35 ac ft
Daily Average Well "A" Production	21,269 gallons	0.07 ac ft	14,234 gallons	0.04 ac ft
Year-To-Date Gallons	4,122,343 gallons	14.67 ac ft	5,702,732 gallons	17.49 ac ft
Allotment Remaining of Maximum Use - 32.3 ac ft	5,747,380 gallons	17.63 ac ft	4,828,060 gallons	14.81 ac ft
Well "B" Production (ARP)	0 gallons	0 ac ft	228,364 gallons	0.70 ac ft
Daily Average Well "B" Production	0 gallons	0 ac ft	7,612 gallons	0.02 ac ft
Year-To-Date Gallons	1,248,360 gallons	3.83 ac ft	1,257,460 gallons	3.86 ac ft
Allotment Remaining of Maximum Use - 10.3 ac ft	2,109,220 gallons	6.47 ac ft	2,099,440 gallons	6.44 ac ft
Distribution Production	279,100gallons	0.86 ac ft	249,978 gallons	0.77 ac ft
Daily Average Distribution Production	9,303 gallons	0.03 ac ft	8,333 gallons	0.03 ac ft
Irrigation Production	368,628 gallons	1.13 ac ft	354,604 gallons	1.09 ac ft
Daily Average Irrigation Production	12,288 gallons	0.04 ac ft	11,820 gallons	0.04 ac ft

RESOLUTION NO. 2023-11-
RIVERDALE PEAKS II METROPOLITAN DISTRICT
AMENDING POLICY ON COLORADO OPEN RECORDS ACT REQUESTS

A. On November 21, 2013, Riverdale Peaks II Metropolitan District (the “**District**”) adopted Resolution No. 2013-11-04 Regarding Colorado Open Records Act Requests (the “**Resolution**”), in which the District adopted a policy related to Colorado Open Records Act Requests (the “**Policy**”).

B. In 2023, the Colorado General Assembly enacted Senate Bill 23-286, which provided for certain changes in the law related to Colorado Open Records Act Requests and a change in the District’s Official Custodian.

C. The District desires to amend the Policy due to the legislative changes set forth in Senate Bill 23-286.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of Riverdale Peaks II Metropolitan District, Adams County, Colorado:

1. Defined Terms. Capitalized terms used but not otherwise defined herein shall have the meaning ascribed to them in the Resolution.

2. Amendments to Policy. The Policy is hereby amended as follows:

(a) Amendment to Section 1 of Resolution. Section 1 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“1. Special District Management Service, Inc., the Manager for the District, is hereby designated as the “**Official Custodian**” of the public records of the District, as such term is defined in Section 24-72-202(2), C.R.S. Contact information for the Official Custodian is: Special District Management Services, Inc., 141 Union Boulevard, Suite 150, Lakewood, Colorado 80228; (303) 987-0835.”

(b) Amendment to Section 3 of the Resolution. Section 3 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“3. Within the period specified in Section 24-72-203(3)(a), C.R.S., as amended from time to time, the Official Custodian shall notify the record requester that a copy of the record is available, but will only be sent to the requester once the custodian either receives payment or makes arrangements for receiving payment for all costs associated with records transmission and for all other fees lawfully allowed, unless recovery of all or any portion of such costs or fees has been waived by the Official Custodian, or where prohibited or limited by law. Upon either receiving such payment or making arrangements to receive such payment at a later date, the

Official Custodian shall provide the record(s) to the requester as soon as practicable, but no more than three (3) business days after receipt of, or making arrangements to receive, such payment.”

(c) Amendment to Section 5 of the Resolution. Section 5 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“5. The Official Custodian shall not charge a per-page fee for providing records in a digital or electronic format.”

(d) Amendment to Section 6 of Resolution. Section 6 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“6. After the first hour of time expended in connection with the research and retrieval of public records, the Official Custodian is authorized to charge a fee, the maximum of which shall not exceed the fee set forth in Section 24-72-205(6), C.R.S., as amended from time to time, for the costs incurred to review public records requests, prepare documents for inspection, consultation with legal counsel or other consultants regarding such requests, to supervise and coordinate preparation, review and copying of public records, and for actual costs incurred by Official Custodian, District, District Management, outside consultants and legal counsel in responding to and complying with public records requests.”

(e) Amendment to Section 7 of the Resolution. Section 7 of the Resolution is hereby deleted in its entirety, and substituted in lieu thereof shall be the following:

“7. All requests for copies or inspection of public records of the District shall be submitted to the Official Custodian in writing. Such requests shall be delivered by the Official Custodian to the District’s legal counsel for review and legal advice regarding the lawful availability of records requested and related matters, including without limitation, whether to deny inspection or production of certain records or information for reasons set forth in Sections 24-72-204(2) and (3), C.R.S., as amended from time to time. The District may, from time to time, designate specific records for which written requests are not required and with respect to which review by legal counsel is not required; i.e., service plans, rules and regulations, minutes, etc. Such designations shall occur in the minutes of the meetings of the District.”

3. Except as expressly set forth herein, the Resolution continues to be effective without modification.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO RESOLUTION NO. 2023-11-____]

RESOLUTION APPROVED AND ADOPTED ON November 29, 2023.

**RIVERDALE PEAKS II
METROPOLITAN DISTRICT**

By: _____
President

Attest:

Secretary



141 Union Boulevard, Suite 150
Lakewood, CO 80228-1898
303-987-0835 • Fax: 303-987-2032

MEMORANDUM

TO: Board of Directors

FROM: Christel Gemski
Executive Vice-President

DATE: October 12, 2023

RE: Notice of 2024 Rate Increase

A rectangular box containing a handwritten signature in blue ink that reads "Christel Gemski".

In accordance with the Management Agreement (“Agreement”) between the District and Special District Management Services, Inc. (“SDMS”), at the time of the annual renewal of the Agreement, the hourly rate described in Article III for management and all services shall increase by (6.0%) per hour.

We hope you will understand that it is necessary to increase our rates due to increasing gas and operating costs along with new laws and rules implemented by our legislature.