

**RIVERVIEW METROPOLITAN DISTRICT**

**FINANCIAL STATEMENTS**

**FOR THE PERIOD FROM INCEPTION OF AUGUST 4, 2017  
THROUGH DECEMBER 31, 2018**

**RIVERVIEW METROPOLITAN DISTRICT  
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## INDEPENDENT AUDITORS' REPORT

Board of Directors  
Riverview Metropolitan District  
Dacono, Colorado

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and the major fund of Riverview Metropolitan District, for the period from inception (August 4, 2017) to December 31, 2018, and the related notes to the financial statements, which collectively comprise the entity's basic financial statements as listed in the table of contents.

### ***Management's Responsibility 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; this includes 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.

### ***Auditors' Responsibility***

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and the major fund of Riverview Metropolitan District as of December 31, 2018, and the respective changes in financial position for the period from inception (August 4, 2017) to December 31, 2018 in accordance with accounting principles generally accepted in the United States of America.

**Other Matters**

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the budgetary comparison information on page 18 be presented to supplement the basic financial statements. Such 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

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



**CliftonLarsonAllen LLP**

Broomfield, Colorado  
July 24, 2019



**RIVERVIEW METROPOLITAN DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 1,186
Restricted Cash and Investments	2,248,584
Property Tax Receivable	121,387
Construction in Progress	1,744,966
Total Assets	4,116,123
<b>LIABILITIES</b>	
Accounts Payable and Retainage Payable	168,507
Due Within the Year:	
Accrued Interest	276,320
Due in More Than One Year:	
Developer Advances	42,744
General Obligation Limited Tax Bonds	4,000,000
Total Liabilities	4,487,571
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	121,387
Total Deferred Inflows of Resources	121,387
<b>NET POSITION</b>	
Net Investment in Capital Assets	(2,442,448)
Restricted for Emergencies	1,493
Restricted for Debt Service	250,857
Restricted for Capital Projects	1,552,593
Unrestricted	144,670
Total Net Position	\$ (492,835)

See accompanying Notes to Financial Statements.

**RIVERVIEW METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
FOR THE PERIOD FROM INCEPTION OF AUGUST 4, 2017  
THROUGH DECEMBER 31, 2018**

Functions/Programs	Expenses	Program Revenue Charges for Services	Net (Expense) Revenue and Changes in Net Position Governmental Activities
<b>Governmental Activities:</b>			
General Government	\$ 266,295	\$ -	\$ (266,295)
Interest on Long-Term Debt	276,320	-	(276,320)
	\$ 542,615	\$ -	(542,615)
<b>General Revenues:</b>			
			49,780
			49,780
			<b>Change in Net Position</b> (492,835)
			Net Position - Beginning of Year -
			<b>Net Position - End of Year</b> \$ (492,835)

See accompanying Notes to Financial Statements.

**RIVERVIEW METROPOLITAN DISTRICT  
BALANCE SHEET  
DECEMBER 31, 2018**

	General Fund
<b>ASSETS</b>	
Cash and Investments	\$ 1,186
Restricted Cash and Investments	2,248,584
Property Tax Receivable	121,387
Total Assets	\$ 2,371,157
<b>TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE</b>	
<b>TOTAL LIABILITIES</b>	
Accounts Payable and Retainage Payable	\$ 168,507
Total Liabilities	168,507
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	121,387
Total Deferred Inflows of Resources	121,387
<b>FUND BALANCE</b>	
Restricted for TABOR	1,493
Restricted for Debt Service	527,177
Restricted for Capital Projects	1,552,593
Total Fund Balance	2,081,263
Total Liabilities, Deferred Inflows of Resources and Fund Balance	\$ 2,371,157

See accompanying Notes to Financial Statements.

**RIVERVIEW METROPOLITAN DISTRICT  
RECONCILIATION OF THE BALANCE SHEET OF  
GOVERNMENTAL FUND TO THE STATEMENT OF NET POSITION  
DECEMBER 31, 2018**

Total Fund Balance - Total Governmental Fund		\$ 2,081,263
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the fund balance sheet:		
Capital Assets, not being depreciated		1,744,966
Accrued interest payable is recognized for governmental activities, therefore, is not reported as a liability in the governmental fund.		(276,320)
Some liabilities are not due in the current period and, therefore, are not reported in the fund balance sheet.		
Developer Advances		(42,744)
General Obligation Limited Tax Bonds		(4,000,000)
		<u>(4,042,744)</u>
Net Position of Governmental Activities		<u>\$ (492,835)</u>

See accompanying Notes to Financial Statements.

**RIVERVIEW METROPOLITAN DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE – GOVERNMENTAL FUND  
FOR THE PERIOD FROM INCEPTION OF AUGUST 4, 2017  
THROUGH DECEMBER 31, 2018**

	<u>General Fund</u>
<b>REVENUES</b>	
Net Investment Income	\$ 49,780
Total Revenues	<u>49,780</u>
<b>EXPENDITURES</b>	
Current:	
Accounting and Audit Fees	7,605
Insurance	1,016
Legal	59,118
Snow Removal	275
Miscellaneous	5,781
Debt Service:	
Principal	-
Interest	-
Bond Issuance Costs	192,500
Capital Outlay	<u>1,744,966</u>
Total Expenditures	<u>2,011,261</u>
<b>(DEFICIENCY) OF REVENUES UNDER EXPENDITURES</b>	(1,961,481)
<b>OTHER FINANCING SOURCES</b>	
Developer Contributions	42,744
Proceeds from Debt Instrument	<u>4,000,000</u>
Total Other Financing Sources	<u>4,042,744</u>
<b>NET CHANGES IN FUND BALANCE</b>	2,081,263
Fund Balance - Beginning of Period	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 2,081,263</u></u>

See accompanying Notes to Financial Statements.

**RIVERVIEW METROPOLITAN DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCE OF THE GOVERNMENTAL FUND TO  
THE STATEMENT OF ACTIVITIES  
FOR THE PERIOD FROM INCEPTION OF AUGUST 4, 2017  
THROUGH DECEMBER 31, 2018**

Net Change in Fund Balance - Total Governmental Fund \$ 2,081,263

Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures. However, for governmental activities, those capital outlays other than noncapitalizable items are shown in the statement of activities at cost.

Capital Outlay 1,744,966

The issuance of long-term debt provides current financial resources to the governmental fund, while the repayment of the principal on long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position.

Proceeds from Developer Advances (42,744)  
Debt Proceeds (4,000,000)

The change in accrued interest does not have any impact on governmental fund expenditures. This transaction, however, does increase the amount of interest expense on the the statement of activities.

Accrued Interest (276,320)

Change in Net Position of Governmental Activities \$ (492,835)

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Riverview Metropolitan District (the District) is a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City of Steamboat Springs, Colorado (the City) on October 22, 2017. Pursuant to the Service Plan, the District is an operating and financing district and is intended to provide funding for construction, operation and maintenance of public improvements within the District boundaries.

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

The District has no employees and all services are contracted.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The District is not financially accountable for any other organization, nor is the District a component unit of any other primary governmental entity, including the City.

**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. Governmental activities are normally supported by taxes.

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

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Government-Wide and Fund Financial Statements (Continued)**

The District is responsible for the repayment of bonds issued for the purpose of constructing infrastructure improvements which will be conveyed to the City or retained by the District. Consequently, a net deficit balance is reflected on the District's statement of net position as of December 31, 2018.

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 charges to customers or applicants who purchase, use, or directly benefit from goods, services or privileges provided by a given function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

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 taxes. Expenditures generally are recorded when a liability is incurred as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government.

**Budgets**

In accordance with the State Budget Law, the District's Board (the Board) 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 Board 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.

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Property Taxes**

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

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

**Fund Balance and Net Position**

Net position is reported in the governmental activities and is classified as net investment in capital assets, restricted or unrestricted. Net investment in capital assets consists of capital assets, net of accumulated depreciation, and reduced by outstanding debt that is attributed to the acquisition, construction or improvement of the related capital assets. Restrictions of net position represent amounts that are not available for appropriation or are legally restricted. As of December 31, 2018, fund balances of the governmental fund are classified as follows:

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

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

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

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

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

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**Restricted Fund Balance**

Emergency Reserves have been provided for as required by Article X, Section 20 of the Constitution of the State of Colorado (see Note 8). \$1,493 of the General Fund balance has been reserved in compliance with this requirement.

Fund balance of \$527,177 is restricted to meet contractual commitments under the Series 2018 Limited Tax Bonds (see Note 5). Fund balance of \$1,552,593 is restricted to meet contractual commitments with third parties related to construction projects.

The District's order of fund balance spending policy is to apply expenditures against restricted fund balance, committed fund balance, assigned fund balance, and unassigned fund balance. The District reserves the right to selectively spend unassigned fund balance.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments reflected on the statement of net position as of December 31, 2018 consist of the following:

Restricted	\$ 2,248,584
Unrestricted	1,186
Total Cash and Investments	<u>\$ 2,249,770</u>

Cash and investments reflected on the statement of net position as of December 31, 2018 consist of the following:

Cash Deposits	\$ 1,722,593
Investments	527,177
Total Cash and Investments	<u>\$ 2,249,770</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 fair value of the collateral must be at least equal to 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.

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 3 CASH AND INVESTMENTS (CONTINUED)**

At December 31, 2018, the District's cash deposits had a carrying balance of \$1,722,593. A portion of the District's cash, \$1,721,407, are considered restricted due to an agreement the District has with the City and RiverView-Yampa Development, LLC (the developer) requiring a certain amount of cash to be held in a separate account for a security fund commitment guarantee.

**Investments**

The District has not adopted a formal investment policy; however, it follows state statutes regarding investments. The District also follows investment policies in bond or note agreements when those agreements are more restrictive than state statutes. Additionally, the District is not subject to concentration risk disclosure requirements or subject to investment custodial credit risk for investments that are in the possession of another party.

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

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

Colorado revised statutes limit investment maturities to five years or less depending on the specific investment held unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements. Revenue bonds of U.S. local government, corporate and bank securities and guaranteed investment contracts not purchased with bond proceeds are limited to maturities of three years or less.

As of December 31, 2018, the District had \$527,177 invested in Colorado Surplus Asset Fund Trust (CSAFE), which has a maturity of less than one year. CSAFE is an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust is rated AAAM by Standard and Poor's and is valued at amortized cost. Based on the valuation method, additional disclosures are not required under GASB Statement No. 72.

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 4 CONSTRUCTION IN PROCESS**

An analysis of the changes in construction in progress from inception to December 31, 2018 follows:

	Balance at August 4, 2017	Additions	Retirements	Balance at December 31, 2018
Construction in Progress	\$ -	\$ 1,744,966	\$ -	\$ 1,744,966

**NOTE 5 LONG-TERM OBLIGATIONS**

The District's long-term obligations consist of the following from inception to December 31, 2018:

	Balance at August 4, 2017	Additions	Reductions	Balance at December 31, 2018	Due Within One Year
Developer Advances:					
RiverView-Yampa Development, LLC	\$ -	\$ 42,744	\$ -	\$ 42,744	\$ -
General Obligation Limited Tax Bonds:					
Series 2018	-	4,000,000	-	4,000,000	-
Total Long-Term Obligations	\$ -	\$ 4,042,744	\$ -	\$ 4,042,744	\$ -

**Developer Advances**

On December 19, 2017, the District entered into a funding and reimbursement agreement with RiverView-Yampa Development, LLC (the Developer), pursuant to which the developer agreed to advance the District up to \$100,000 for eligible costs as defined by the District and shall be available to the District through December 31, 2020. The developer advances under the agreement carry interest at 6.5% per annum. The repayment of the advances will be made for organizational costs and other capital costs from the proceeds of the bonds issued by the District and any revenues available to the District, net of any debt service or current operations and maintenance costs of the District.

**Series 2018 Bonds**

The District issued the 2018 Limited Tax General Obligation Bonds on February 22, 2018 for an amount of \$4,000,000. The proceeds of such debt are used for project costs and costs of issuing the Bonds. The District drew down \$4,000,000 of principal on the date of issuance. The Bonds are subject to redemption prior to maturity at the option of the District as well as mandatory redemption for excess funds in the Subordinate Bond Fund to be first applied to interest then principal as a whole or in denominations of \$1,000.

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)**

**Series 2018 Bonds (Continued)**

The Bonds will mature on December 1, 2048 and bear interest at a rate of 8% calculated based on a 360-day year payable to the extent of Pledged Revenue. Interest payments are due on December 1 of each year beginning on December 1, 2018. The District incurred \$276,320 in interest expense as of December 31, 2018.

The following summarizes the debt services requirements to maturity for the 2018 Bonds:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	\$ 342,106	\$ 342,106
2020	-	369,474	369,474
2021	-	399,032	399,032
2022	-	430,955	430,955
2023	-	465,431	465,431
2024-2028	-	2,948,937	2,948,937
2029-2033	-	4,332,956	4,332,956
2034-2038	-	6,366,534	6,366,534
2039-2043	-	9,354,527	9,354,527
2044-2048	4,000,000	13,744,869	17,744,869
Total	<u>\$ 4,000,000</u>	<u>\$ 38,754,821</u>	<u>\$ 42,754,821</u>

**Debt Authorization**

The District voters approved \$4,750,000 of debt in 2018. At December 31, 2018, the District had \$750,000 in authorized but unissued debt. 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. The District's current service plan limits its combined debt obligations to \$17,000,000.

**NOTE 6 RELATED PARTIES**

Two members of the Board are employees or are associated with RiverView Yampa Development, LLC, the developer within the District. Note 4 outlines developer advances transactions.

**NOTE 7 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.

**RIVERVIEW METROPOLITAN DISTRICT  
NOTES TO FINANCIAL STATEMENTS  
FROM INCEPTION OF AUGUST 4, 2017 TO DECEMBER 31, 2018**

**NOTE 7 RISK MANAGEMENT (CONTINUED)**

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2018. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials liability, boiler and machinery, and workers' compensation coverage to its members. Settled claims have not exceeded this coverage during the past three years.

The District pays annual premiums to the Pool for liability and public officials liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 8 TAX, SPENDING AND DEBT LIMITATIONS**

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

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

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

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

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

**REQUIRED SUPPLEMENTARY INFORMATION**

**RIVERVIEW METROPOLITAN DISTRICT  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE – BUDGET AND ACTUAL  
GENERAL FUND  
FOR THE PERIOD FROM INCEPTION OF AUGUST 4, 2017  
THROUGH DECEMBER 31, 2018**

	Original Budgeted Amounts	Final Budgeted Amounts	Actual	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Net Investment Income	\$ -	\$ -	\$ 49,780	\$ 49,780
Total Revenues	-	-	49,780	49,780
<b>EXPENDITURES</b>				
Current:				
Accounting and Audit Fees	10,500	10,500	7,605	2,895
Insurance	2,100	2,100	1,016	1,084
Legal	20,000	20,000	59,118	(39,118)
Snow Removal		-	275	(275)
Miscellaneous		-	5,781	(5,781)
Contingency	10,000	10,000	-	10,000
Debt Service:				
Principal	-	-	-	-
Interest	-	-	-	-
Bond Issuance Costs	-	192,500	192,500	-
Capital Outlay	5,000	1,776,161	1,744,966	31,195
Total Expenditures	47,600	2,011,261	2,011,261	-
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(47,600)	(2,011,261)	(1,961,481)	(49,780)
<b>OTHER FINANCING SOURCES</b>				
Developer Contributions	55,000	55,000	42,744	(12,256)
Proceeds from Debt Instrument	-	4,000,000	4,000,000	-
Total Other Financing Sources	55,000	4,055,000	4,042,744	(12,256)
<b>EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES</b>	7,400	2,043,739	2,081,263	37,524
Fund Balances - Beginning of Period	-	-	-	-
<b>FUND BALANCES - END OF YEAR</b>	<b>\$ 7,400</b>	<b>\$ 2,043,739</b>	<b>\$ 2,081,263</b>	<b>\$ 37,524</b>