

APPLICATION FOR EXEMPTION FROM AUDIT

LONG FORM

NAME OF GOVERNMENT
ADDRESS

River Valley Village Metropolitan District
304 Inverness Way South
Suite 490
Englewood, CO 80112
Diane Wheeler
303-689-0833
Diane@simmonswheeler.com

For the Year Ended
12/31/2024
or fiscal year ended:

CONTACT PERSON
PHONE
EMAIL

CERTIFICATION OF PREPARER

I certify that I am an independent accountant with knowledge of governmental accounting and that the information in the Application is complete and accurate to the best of my knowledge. I am aware that the Audit Law requires that a person independent of the entity complete the application if revenues or expenditure are at least \$100,000 but not more than \$750,000, and that independent means someone who is separate from the entity.

NAME:	Diane K Wheeler	
TITLE	District Accountant	
FIRM NAME (if applicable)	Simmons & Wheeler, P.C.	
ADDRESS	304 Inverness Way South, Suite 490 Englewood, CO 80112	
PHONE	303-689-0833	
RELATIONSHIP TO ENTITY	CPA engaged to prepare financial statements for the District	

PREPARER (SIGNATURE REQUIRED)

DATE PREPARED
(No exemption shall be granted prior to the close of said fiscal year)

<i>Diane K Wheeler</i>	2/21/2025
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Has the entity filed for, or has the district filed, a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]

YES	NO	If Yes, date filed:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

PART 1 - FINANCIAL STATEMENTS - BALANCE SHEET

* Please indicate the name of the fund (i.e., General Fund, Debt Service Fund, etc.)

NOTE: Attach additional sheets as necessary.

Line #	Description	Governmental Funds (Modified Accrual Basis)			Description	Proprietary/Fiduciary Funds (Cash or Budgetary Basis)	
		General Fund	Debt Fund	Fund*		Fund*	Fund*
Assets							
1-1	Cash & Cash Equivalents	\$ 26,138	\$ -	\$ -	Cash & Cash Equivalents	\$ -	\$ -
1-2	Investments	\$ 93,471	\$ 208,997	\$ -	Investments	\$ -	\$ -
1-3	Receivables	\$ -	\$ -	\$ -	Receivables	\$ -	\$ -
1-4	Due from Other Entities or Funds	\$ 208	\$ 1,089	\$ -	Due from Other Entities or Funds	\$ -	\$ -
1-5	Property Tax Receivable	\$ 55,372	\$ 290,680	\$ -	Other Current Assets [specify...]	\$ -	\$ -
	All Other Assets					\$ -	\$ -
1-6	Lease Receivable (as Lessor)	\$ -	\$ -	\$ -	Total Current Assets	\$ -	\$ -
1-7	Other [specify...] Prepaid Expenses	\$ 2,076	\$ -	\$ -	Capital & Right to Use Assets, net (from Part 6-4)	\$ -	\$ -
1-8		\$ -	\$ -	\$ -	Other Long Term Assets [specify...]	\$ -	\$ -
1-9		\$ -	\$ -	\$ -		\$ -	\$ -
1-10		\$ -	\$ -	\$ -		\$ -	\$ -
1-11	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ 177,265	\$ 500,766	\$ -	(add lines 1-1 through 1-10) TOTAL ASSETS	\$ -	\$ -
Deferred Outflows of Resources:							
1-12	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -
1-13	[specify...]	\$ -	\$ -	\$ -	[specify...]	\$ -	\$ -
1-14	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -	\$ -	(add lines 1-12 through 1-13) TOTAL DEFERRED OUTFLOWS	\$ -	\$ -
1-15	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ 177,265	\$ 500,766	\$ -	TOTAL ASSETS AND DEFERRED OUTFLOWS	\$ -	\$ -
Liabilities							
1-16	Accounts Payable	\$ 3,031	\$ -	\$ -	Accounts Payable	\$ -	\$ -
1-17	Accrued Payroll and Related Liabilities	\$ -	\$ -	\$ -	Accrued Payroll and Related Liabilities	\$ -	\$ -
1-18	Unearned Revenue	\$ -	\$ -	\$ -	Accrued Interest Payable	\$ -	\$ -
1-19	Due to Other Entities or Funds	\$ -	\$ -	\$ -	Due to Other Entities or Funds	\$ -	\$ -
1-20	All Other Current Liabilities	\$ -	\$ -	\$ -	All Other Current Liabilities	\$ -	\$ -
1-21	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ 3,031	\$ -	\$ -	(add lines 1-16 through 1-20) TOTAL CURRENT LIABILITIES	\$ -	\$ -
1-22	All Other Liabilities [specify...]	\$ -	\$ -	\$ -	Proprietary Debt Outstanding (from Part 4-4)	\$ -	\$ -
1-23		\$ -	\$ -	\$ -	Other Liabilities [specify...]	\$ -	\$ -
1-24		\$ -	\$ -	\$ -		\$ -	\$ -
1-25		\$ -	\$ -	\$ -		\$ -	\$ -
1-26		\$ -	\$ -	\$ -		\$ -	\$ -
1-27	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ 3,031	\$ -	\$ -	(add lines 1-22 through 1-26) TOTAL LIABILITIES	\$ -	\$ -
Deferred Inflows of Resources:							
1-28	Deferred Property Taxes	\$ 55,372	\$ 290,680	\$ -	Pension/OPEB Related	\$ -	\$ -
1-29	Lease related (as lessor)	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
1-30	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ 55,372	\$ 290,680	\$ -	(add lines 1-28 through 1-29) TOTAL DEFERRED INFLOWS	\$ -	\$ -
Fund Balance							
1-31	Nonspendable Prepaid	\$ 2,076	\$ -	\$ -	Net Position	\$ -	\$ -
1-32	Nonspendable Inventory	\$ -	\$ -	\$ -	Net Investment in Capital and Right-to Use Assets	\$ -	\$ -
1-33	Restricted [specify...]	\$ 1,360	\$ 210,086	\$ -	Emergency Reserves	\$ -	\$ -
1-34	Committed [specify...]	\$ -	\$ -	\$ -	Other Designations/Reserves	\$ -	\$ -
1-35	Assigned [specify...]	\$ -	\$ -	\$ -	Restricted	\$ -	\$ -
1-36	Unassigned:	\$ 115,426	\$ -	\$ -	Undesignated/Unreserved/Unrestricted	\$ -	\$ -
1-37	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL FUND BALANCE	\$ 118,862	\$ 210,086	\$ -	Add lines 1-31 through 1-36 This total should be the same as line 3-36 TOTAL NET POSITION	\$ -	\$ -
1-38	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCE	\$ 177,265	\$ 500,766	\$ -	Add lines 1-27, 1-30 and 1-37 This total should be the same as line 1-15 TOTAL LIABILITIES, DEFERRED INFLOWS, AND NET POSITION	\$ -	\$ -

Please use this space to provide explanation of any item on this page

PART 2 - FINANCIAL STATEMENTS - OPERATING STATEMENT - REVENUES

Line #	Description	Governmental Funds			Description	Proprietary/Fiduciary Funds	
		General Fund	Debt Fund	Fund*		Fund*	Fund*
Tax Revenue					Tax Revenue		
2-1	Property [include mills levied in question 10-7]	\$ 56,495	\$ 296,579	\$ -	Property [include mills levied in question 10-7]	\$ -	\$ -
2-2	Specific Ownership	\$ 2,766	\$ 14,518	\$ -	Specific Ownership	\$ -	\$ -
2-3	Sales and Use Tax	\$ -	\$ -	\$ -	Sales and Use Tax	\$ -	\$ -
2-4	Other Tax Revenue [specify...]	\$ -	\$ -	\$ -	Other Tax Revenue [specify...]	\$ -	\$ -
2-5		\$ -	\$ -	\$ -		\$ -	\$ -
2-6		\$ -	\$ -	\$ -		\$ -	\$ -
2-7		\$ -	\$ -	\$ -		\$ -	\$ -
2-8	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ 59,261	\$ 311,097	\$ -	Add lines 2-1 through 2-7 TOTAL TAX REVENUE	\$ -	\$ -
2-9	Licenses and Permits	\$ -	\$ -	\$ -	Licenses and Permits	\$ -	\$ -
2-10	Highway Users Tax Funds (HUTF)	\$ -	\$ -	\$ -	Highway Users Tax Funds (HUTF)	\$ -	\$ -
2-11	Conservation Trust Funds (Lottery)	\$ -	\$ -	\$ -	Conservation Trust Funds (Lottery)	\$ -	\$ -
2-12	Community Development Block Grant	\$ -	\$ -	\$ -	Community Development Block Grant	\$ -	\$ -
2-13	Fire & Police Pension	\$ -	\$ -	\$ -	Fire & Police Pension	\$ -	\$ -
2-14	Grants	\$ -	\$ -	\$ -	Grants	\$ -	\$ -
2-15	Donations	\$ -	\$ -	\$ -	Donations	\$ -	\$ -
2-16	Charges for Sales and Services	\$ -	\$ -	\$ -	Charges for Sales and Services	\$ -	\$ -
2-17	Rental Income	\$ -	\$ -	\$ -	Rental Income	\$ -	\$ -
2-18	Fines and Forfeits	\$ -	\$ -	\$ -	Fines and Forfeits	\$ -	\$ -
2-19	Interest/Investment Income	\$ 3,944	\$ 5,331	\$ -	Interest/Investment Income	\$ -	\$ -
2-20	Tap Fees	\$ -	\$ -	\$ -	Tap Fees	\$ -	\$ -
2-21	Proceeds from Sale of Capital Assets	\$ -	\$ -	\$ -	Proceeds from Sale of Capital Assets	\$ -	\$ -
2-22	All Other [specify...] Miscellaneous	\$ -	\$ -	\$ -	All Other [specify...]	\$ -	\$ -
2-23		\$ -	\$ -	\$ -		\$ -	\$ -
2-24	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ 63,205	\$ 316,428	\$ -	Add lines 2-9 through 2-23 TOTAL REVENUES	\$ -	\$ -
Other Financing Sources					Other Financing Sources		
2-25	Debt Proceeds	\$ -	\$ -	\$ -	Debt Proceeds	\$ -	\$ -
2-26	Lease Proceeds	\$ -	\$ -	\$ -	Lease Proceeds	\$ -	\$ -
2-27	Developer Advances	\$ -	\$ -	\$ -	Developer Advances	\$ -	\$ -
2-28	Other [specify...]	\$ -	\$ -	\$ -	Other [specify...]	\$ -	\$ -
2-29	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -	\$ -	Add lines 2-25 through 2-28 TOTAL OTHER FINANCING SOURCES	\$ -	\$ -
2-30	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ 63,205	\$ 316,428	\$ -	Add lines 2-24 and 2-29 TOTAL REVENUES AND OTHER FINANCING SOURCES	\$ -	\$ -
2-31					GRAND TOTALS (ALL FUNDS)	\$	379,633

IF GRAND TOTAL REVENUES AND OTHER FINANCING SOURCES FOR ALL FUNDS (LINE 2-31) ARE GREATER THAN \$750,000 STOP.
 You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 3 - FINANCIAL STATEMENTS - OPERATING STATEMENT - EXPENDITURES/EXPENSES

Line #	Description	Governmental Funds			Description	Proprietary/Fiduciary Funds	
		General Fund	Debt Fund	Fund*		Fund*	Fund*
	Expenditures				Expenses		
3-1	General Government	\$ 31,178	\$ -	\$ -	General Operating & Administrative	\$ -	\$ -
3-2	Judicial	\$ -	\$ -	\$ -	Salaries	\$ -	\$ -
3-3	Law Enforcement	\$ -	\$ -	\$ -	Payroll Taxes	\$ -	\$ -
3-4	Fire	\$ -	\$ -	\$ -	Contract Services	\$ -	\$ -
3-5	Highways & Streets	\$ -	\$ -	\$ -	Employee Benefits	\$ -	\$ -
3-6	Solid Waste	\$ -	\$ -	\$ -	Insurance	\$ -	\$ -
3-7	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -	\$ -	Accounting and Legal Fees	\$ -	\$ -
3-8	Health	\$ -	\$ -	\$ -	Repair and Maintenance	\$ -	\$ -
3-9	Culture and Recreation	\$ -	\$ -	\$ -	Supplies	\$ -	\$ -
3-10	Transfers to other districts	\$ -	\$ -	\$ -	Utilities	\$ -	\$ -
3-11	Other [specify...] Website	\$ -	\$ -	\$ -	Contributions to Fire & Police Pension Assoc.	\$ -	\$ -
3-12	Treasurer Fees	\$ 848	\$ 4,453	\$ -	Other [specify...]	\$ -	\$ -
3-13	Miscellaneous	\$ -	\$ -	\$ -		\$ -	\$ -
3-14	Capital Outlay	\$ -	\$ -	\$ -	Capital Outlay	\$ -	\$ -
	Debt Service				Debt Service		
3-15	Principal (should match amount in 4-4)	\$ -	\$ 100,000	\$ -	Principal (should match amount in 4-4)	\$ -	\$ -
3-16	Interest	\$ -	\$ 170,967	\$ -	Interest	\$ -	\$ -
3-17	Bond Issuance Costs	\$ -	\$ -	\$ -	Bond Issuance Costs	\$ -	\$ -
3-18	Developer Principal Repayments	\$ -	\$ -	\$ -	Developer Principal Repayments	\$ -	\$ -
3-19	Developer Interest Repayments	\$ -	\$ -	\$ -	Developer Interest Repayments	\$ -	\$ -
3-20	All Other [specify...] Trustee Fees	\$ -	\$ 4,000	\$ -	All Other [specify...]	\$ -	\$ -
3-21		\$ -	\$ -	\$ -		\$ -	\$ -
3-22		\$ -	\$ -	\$ -		\$ -	\$ -
3-23		\$ -	\$ -	\$ -		\$ -	\$ -
3-24	Add lines 3-1 through 3-23 TOTAL EXPENDITURES	\$ 32,026	\$ 279,420	\$ -	Add lines 3-1 through 3-23 TOTAL EXPENSES	\$ -	\$ -
3-25					GRAND TOTAL (ALL FUNDS)	\$	311,446
3-26	Interfund Transfers (In)	\$ -	\$ -	\$ -	Net Interfund Transfers (In) Out	\$ -	\$ -
3-27	Interfund Transfers Out	\$ -	\$ -	\$ -	Other [specify...][enter negative for expense]	\$ -	\$ -
3-28	Other Expenditures (Revenues)	\$ -	\$ -	\$ -	Depreciation/Amortization	\$ -	\$ -
3-29		\$ -	\$ -	\$ -	Other Financing Sources (from line 2-28)	\$ -	\$ -
3-30		\$ -	\$ -	\$ -	Capital Outlay (from line 3-14)	\$ -	\$ -
3-31		\$ -	\$ -	\$ -	Debt Principal (from line 3-15, 3-18)	\$ -	\$ -
3-32	(Add lines 3-26 through 3-31) TOTAL TRANSFERS AND OTHER EXPENDITURES	\$ -	\$ -	\$ -	(Add lines 3-27, 3-30, and 3-31, subtract lines 3-28 and 3-29) TOTAL GAAP RECONCILING ITEMS	\$ -	\$ -
3-33	Excess (Deficiency) of Revenues and Other Financing Sources Over (Under) Expenditures Line 2-30, less line 3-24, less line 3-32	\$ 31,179	\$ 37,008	\$ -	Net Increase (Decrease) in Net Position Line 2-30, less line 3-24, plus line 3-32, less line 3-26	\$ -	\$ -
3-34	Fund Balance, January 1 from December 31 prior year report	\$ 87,683	\$ 173,078	\$ -	Net Position, January 1 from December 31 prior year report	\$ -	\$ -
3-35	Prior Period Adjustment (MUST explain) Fund Balance, December 31	\$ -	\$ -	\$ -	Prior Period Adjustment (MUST explain) Net Position, December 31	\$ -	\$ -
3-36	Sum of Lines 3-33, 3-34, and 3-35 This total should be the same as line 1-37.	\$ 118,862	\$ 210,086	\$ -	Sum of Lines 3-33, 3-34, and 3-35 This total should be the same as line 1-37.	\$ -	\$ -

IF GRAND TOTAL EXPENDITURES FOR ALL FUNDS (Line 3-25) ARE THAN \$750,000 - STOP.
 You may not use this form. An audit may be required. See Section 29-1-604, C.R.S., or contact the OSA Local Government Division at (303) 869-3000 for assistance.

Please use this space to provide explanation of any item on this page

PART 4 - DEBT OUTSTANDING, ISSUED, AND RETIRED

Please answer the following questions by marking the appropriate boxes.		Yes	No	Please use this space to provide any explanations or comments	
4-1	Does the entity have outstanding debt? <i>(If 'No' is checked, skip to question 4-5)</i> <i>(If 'Yes' is checked, please attach a copy of the entity's debt repayment schedule)</i>	<input type="checkbox"/>	<input type="checkbox"/>		
4-2	Is the debt repayment schedule attached? If no, MUST explain: <div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-3	Is the entity current in its debt service payments? If no, MUST explain: <div style="border: 1px solid black; height: 15px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>		
4-4	Please complete the following debt schedule, if applicable: <small>(please only include principal amounts) (enter all amounts as positive numbers)</small>				
	Outstanding at end of prior year*	Issued during year	Retired during year	Outstanding at year-end	
	General obligation bonds	\$ 3,980,828	\$ -	\$ 100,000	\$ 3,880,828
	Revenue bonds	\$ -	\$ -	\$ -	-
	Notes/Loans	\$ -	\$ -	\$ -	-
	Lease & SBITA** Liabilities (GASB 87 & 96)	\$ -	\$ -	\$ -	-
	Developer Advances	\$ 68,788	\$ -	\$ -	68,788
	Other (specify):	\$ -	\$ -	\$ -	-
	TOTAL	\$ 4,049,616	\$ -	\$ 100,000	\$ 3,949,616

**Subscription-Based Information Technology Arrangements

*Must agree to prior year-end balance

Please answer the following questions by marking the appropriate boxes.		Yes	No
4-5	Does the entity have any authorized but unissued debt as of its fiscal year-end [Section 29-1-605(2) C.R.S.]?	<input type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date the debt was authorized:	<input type="checkbox"/>	<input type="checkbox"/>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ 44,000,000</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">5/30/2018</div>		
NEW 4-6	Is the authorized but unissued debt further limited by the entity's most recent Service Plan?	<input type="checkbox"/>	<input type="checkbox"/>
If yes:	How much? Date of the most recent Service Plan:	<input type="checkbox"/>	<input type="checkbox"/>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ 4,000,000</div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">9/12/2017</div>		
4-7	Does the entity intend to issue debt within the next calendar year?	<input type="checkbox"/>	<input type="checkbox"/>
If yes:	How much?	<input type="checkbox"/>	<input type="checkbox"/>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ -</div>		
4-8	Does the entity have debt that has been refinanced that it is still responsible for?	<input type="checkbox"/>	<input type="checkbox"/>
If yes:	What is the amount outstanding?	<input type="checkbox"/>	<input type="checkbox"/>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ -</div>		
4-9	Does the entity have any lease agreements?	<input type="checkbox"/>	<input type="checkbox"/>
If yes:	What is being leased? What is the original date of the lease? Number of years of lease? Is the lease subject to annual appropriation? What are the annual lease payments?	<input type="checkbox"/>	<input type="checkbox"/>
	<div style="border: 1px solid black; height: 20px; width: 100%; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100%; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100%; margin-bottom: 5px;"></div> <div style="border: 1px solid black; height: 20px; width: 100%; margin-bottom: 5px;"></div> <div style="border: 1px solid black; padding: 2px; display: inline-block;">\$ -</div>		

PART 5 - CASH AND INVESTMENTS

Please provide the entity's cash deposit and investment balances.		Amount	Total	Please use this space to provide any explanations or comments
5-1	YEAR-END Total of ALL Checking and Savings accounts	\$ 26,138		
5-2	Certificates of deposit	\$ -		
TOTAL CASH DEPOSITS			\$ 26,138	
5-3	Investments <small>(if investment is a mutual fund, please list underlying investments):</small>			
	Colostrust	\$ 302,468		
		\$ -		
		\$ -		
		\$ -		
TOTAL INVESTMENTS			\$ 302,468	
TOTAL CASH AND INVESTMENTS			\$ 328,606	
Please answer the following questions by marking in the appropriate box.		Yes	No	N/A
5-4	Are the entity's investments legal in accordance with Section 24-75-601, et. seq., C.R.S.?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5-5	Are the entity's deposits in an eligible (Public Deposit Protection Act) public depository (Section 11-10.5-101, et seq. C.R.S.)? If no, MUST explain: <div style="border: 1px solid black; height: 20px; width: 100%; margin-top: 5px;"></div>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PART 6 - CAPITAL AND RIGHT-TO-USE ASSETS

Please answer the following questions by marking in the appropriate box. Yes No

- 6-1 Does the entity have capitalized assets?
(If 'No' is checked, skip the rest of Part 6) Yes No
- 6-2 Has the entity performed an annual inventory of capital assets in accordance with Section 29-1-506, C.R.S.? If no, **MUST** explain: Yes No

Please use this space to provide any explanations or comments

Complete the following Capital & Right-To-Use Assets table for GOVERNMENTAL FUNDS:	Balance - beginning of the year	Additions [^]	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ 3,940,438	\$ -	\$ -	\$ 3,940,438
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 3,940,438	\$ -	\$ -	\$ 3,940,438

Complete the following Capital & Right-To-Use Assets table for PROPRIETARY FUNDS:	Balance - beginning of the year	Additions [^]	Deletions	Year-End Balance
Land	\$ -	\$ -	\$ -	\$ -
Buildings	\$ -	\$ -	\$ -	\$ -
Machinery and equipment	\$ -	\$ -	\$ -	\$ -
Furniture and fixtures	\$ -	\$ -	\$ -	\$ -
Infrastructure	\$ -	\$ -	\$ -	\$ -
Construction In Progress (CIP)	\$ -	\$ -	\$ -	\$ -
Leased & SBITA Right-to-Use Assets	\$ -	\$ -	\$ -	\$ -
Intangible Assets	\$ -	\$ -	\$ -	\$ -
Other (explain):	\$ -	\$ -	\$ -	\$ -
Accumulated Amortization Right to Use Assets (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
Accumulated Depreciation (Enter a negative, or credit, balance)	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ -	\$ -	\$ -	\$ -

[^] Must agree to prior year-end balance
[^] Generally capital asset additions should be reported as capital outlay on line 3-14 and capitalized in accordance with the government's capitalization policy. Please explain any discrepancy

PART 7 - PENSION INFORMATION

Please answer the following questions by marking in the appropriate box. Yes No

- 7-1 Does the entity have an "old hire" firefighters' pension plan? Yes No
- 7-2 Does the entity have a volunteer firefighters' pension plan? Yes No

Please use this space to provide any explanations or comments

If yes: Who administers the plan?

Indicate the contributions from:

Tax (property, SO, sales, etc.):	\$	-
State contribution amount:	\$	-
Other (gifts, donations, etc.):	\$	-
TOTAL	\$	-
What is the monthly benefit paid for 20 years of service per retiree as of Jan 1?	\$	-

PART 8 - BUDGET INFORMATION

Please answer the following question by marking in the appropriate box.				
		Yes	No	N/A
8-1	Did the entity file a current year budget with the Department of Local Affairs, in accordance with Section 29-1-113 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8-2	Did the entity pass an appropriations resolution in accordance with Section 29-1-108 C.R.S.? If no, MUST explain:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes: Please indicate the amount appropriated for each fund separately for the year reported (Please make sure each individual fund's appropriation agrees to how the budget was adopted. Do not combine funds)				
Governmental/Proprietary Fund Name		Total Appropriations By Fund		
General Fund		\$	143,997	
Debt Fund		\$	280,486	
		\$	-	
		\$	-	
		\$	-	

Please use this space to provide any explanations or comments

PART 9 - TAX PAYER'S BILL OF RIGHTS (TABOR)

Please answer the following question by marking in the appropriate box.				
		Yes	No	
9-1	Is the entity in compliance with all the provisions of TABOR [State Constitution, Article X, Section 20(5)]? <small>Note: An election to exempt the entity from the spending limitations of TABOR does not exempt the entity from the 3 percent emergency reserve requirement. All entities should determine if they meet this requirement of TABOR.</small>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please use this space to provide any explanations or comments

PART 10 - GENERAL INFORMATION

Please answer the following questions by marking in the appropriate box.				
		Yes	No	
10-1	Is this application for a newly formed governmental entity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	Date of formation: <input style="width: 100%;" type="text"/>			
10-2	Has the entity changed its name in the past or current year?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	Please list the NEW name: <input style="width: 100%;" type="text"/> Please list the PRIOR name: <input style="width: 100%;" type="text"/>			
10-3	Is the entity a metropolitan district?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10-4	Please indicate what services the entity provides: <input style="width: 100%; height: 20px;" type="text"/> Water, sewer, parks and recreation, traffic control, streets, transportation, television relay and translation system improvements			
10-5	Does the entity have an agreement with another government to provide services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	List the name of the other governmental entity and the services provided: <input style="width: 100%; height: 20px;" type="text"/>			
10-6	Has the district filed a Title 32, Article 1 Special District Notice of Inactive Status during the year? [Applicable to Title 32 special districts only, pursuant to Sections 32-1-103 (9.3) and 32-1-104 (3), C.R.S.]			
If yes:	Date filed: <input style="width: 100%;" type="text"/>			
10-7	Does the entity have a certified mill levy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes:	Please provide the number of <u>mills</u> levied for the year reported (do not report \$ amounts):			
		Bond redemption mills		46.66
		General/other mills		8.89
		Total mills		55.55
		Yes	No	N/A
10-8	If the entity is a Title 32 Special District formed after 7/1/2000, has the entity filed its preceding year annual report with the State Auditor as required under SB 21-262 [Section 32-1-207 C.R.S.]? If NO , please explain.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please use this space to provide any explanations or comments

Please use this space to provide any additional explanations or comments not previously included

OSA USE ONLY

Entity Wide:		General Fund		Governmental Funds				
Unrestricted Cash & Investments	\$	328,606	Unrestricted Fund Balance	\$	115,426	Total Tax Revenue	\$	370,358
Current Liabilities	\$	3,031	Total Fund Balance	\$	118,862	Revenue Paying Debt Service	\$	316,428
Deferred Inflow	\$	346,052	PY Fund Balance	\$	87,683	Total Revenue	\$	379,633
			Total Revenue	\$	63,205	Total Debt Service Principal	\$	100,000
			Total Expenditures	\$	32,026	Total Debt Service Interest	\$	170,967
						Total Assets	\$	678,031
			Interfund In	\$	-	Total Liabilities	\$	3,031
			Interfund Out	\$	-			
Governmental			Proprietary			Enterprise Funds		
Total Cash & Investments	\$	328,606	- Current Assets	\$	-	- Net Position	\$	-
Transfers In	\$	-	- Deferred Outflow	\$	-	- PY Net Position	\$	-
Transfers Out	\$	-	Current Liabilities	\$	-	Government-Wide		
Property Tax	\$	353,074	Deferred Inflow	\$	-	- Total Outstanding Debt	\$	3,949,616
Debt Service Principal	\$	100,000	Cash & Investments	\$	-	- Authorized but Unissued	\$	44,000,000
Total Expenditures	\$	311,446	- Principal Expense	\$	-	- Year Authorized		5/30/2018
Total Developer Advances	\$	-	- Total Expenses	\$	-			
Total Developer Repayments	\$	-						

PART 11 - GOVERNING BODY APPROVAL

Please answer the following question by marking in the appropriate box.

Yes No

11-1 If you plan to submit this form electronically, have you read the Electronic Signature Policy?

Office of the State Auditor — Local Government Division - Exemption Form Electronic Signature Policy and Procedures

Policy - Requirements

The Office of the State Auditor Local Government Audit Division may accept an electronic submission of an application for exemption from audit that includes governing board signatures obtained through a program such as DocuSign or Echosign.



Required elements and safeguards are as follows:

- The preparer of the application is responsible for obtaining board signatures that comply with the requirement in Section 29-1-604 (3), C.R.S., that states the application shall be personally reviewed, approved, and signed by a majority of the members of the governing body.
- The application must be accompanied by the signature history document created by the electronic signature software. The signature history document must show when the document was created and when the document was emailed to the various parties, and include the dates the individual board members signed the document. The signature history must also show the individuals' email addresses and IP address.
- Office of the State Auditor staff will not coordinate obtaining signatures.

The application for exemption from audit form created by our office includes a section for governing body approval. Local governing boards note their approval and submit the application through one of the following two methods:

- 1) Submit the application in hard copy via the US Mail including original signatures.
- 2) Submit the application electronically via email and either,
 - a. Include a copy of an adopted resolution that documents formal approval by the Board, or
 - b. Include electronic signatures obtained through a software program such as DocuSign or Echosign in accordance with the requirements noted above.

Below is the certification and approval of the governing body. By signing, each individual member is certifying they are a duly elected or appointed officer of the local government. Governing members may be verified. Also by signing, the individual member certifies that this Application for Exemption from Audit has been prepared consistent with Section 29-1-604, C.R.S., which states that a governmental agency with revenues and expenditures of more than \$100,000 but not more than \$750,000 must have an application prepared by an independent accountant with knowledge of governmental accounting; completed to the best of their knowledge and is accurate and true. Use additional pages if needed.

Board Member's Name:		Signature
Board Member 1	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: ___ May 2027 _____	Lindsey Rasmussen  Signature <u>Lindsey Rasmussen (Mar 26, 2025 12:36 MDT)</u> Date <u>26/03/25</u>
Board Member 2	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: ___ May 2025 _____	Christopher Swanson Signature _____ Date _____
Board Member 3	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: ___ May 2025 _____	Megan Swanson  Signature <u>Megan Swanson (Mar 25, 2025 13:51 MDT)</u> Date <u>25/03/25</u>
Board Member 4	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	Vacant Signature _____ Date _____
Board Member 5	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	Vacant Signature _____ Date _____
Board Member 6	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	_____ Signature _____ Date _____
Board Member 7	I attest that I am a duly elected or appointed board member, and that I have personally reviewed and approved this application for exemption from audit. My term expires: _____	_____ Signature _____ Date _____

**Print or type the names of ALL members of the governing body below.
A MAJORITY of the members of the governing body must sign below.**

River Valley Village 2024

Interim Agreement Report










2025-03-29


Created:	2025-03-24
By:	Daisey Rivas Garcia (daisey@simmonswheeler.com)
Status:	Out for Signature
Transaction ID:	CBJCHBCAABAAhrixhJvXmUCNCaDS4pwo5LWme24Uelq

Agreement History


Agreement history is the list of the events that have impacted the status of the agreement prior to the final signature. A final audit report will be generated when the agreement is complete.

"River Valley Village 2024" History

-  Document created by Daisey Rivas Garcia (daisey@simmonswheeler.com)
2025-03-24 - 3:57:43 PM GMT
-  Document emailed to Diane Wheeler (diane@simmonswheeler.com) for signature
2025-03-24 - 3:57:48 PM GMT
-  Document emailed to Megan Swanson (meswanson4@gmail.com) for signature
2025-03-24 - 3:57:49 PM GMT
-  Document emailed to Christopher Swanson (cswan006@yahoo.com) for signature
2025-03-24 - 3:57:49 PM GMT
-  Document emailed to Lindsey Rasmussen (lindsey.e.rasmussen1994@gmail.com) for signature
2025-03-24 - 3:57:49 PM GMT
-  Email viewed by Diane Wheeler (diane@simmonswheeler.com)
2025-03-24 - 3:59:45 PM GMT
-  Document e-signed by Diane Wheeler (diane@simmonswheeler.com)
Signature Date: 2025-03-24 - 4:00:06 PM GMT - Time Source: server
-  Email viewed by Megan Swanson (meswanson4@gmail.com)
2025-03-25 - 7:50:45 PM GMT
-  Document e-signed by Megan Swanson (meswanson4@gmail.com)
Signature Date: 2025-03-25 - 7:51:33 PM GMT - Time Source: server

 Email viewed by Lindsey Rasmussen (lindsey.e.rasmussen1994@gmail.com)

2025-03-26 - 0:09:31 AM GMT

 Document e-signed by Lindsey Rasmussen (lindsey.e.rasmussen1994@gmail.com)

Signature Date: 2025-03-26 - 6:36:29 PM GMT - Time Source: server

**River Valley Village Metropolitan District
2019 Convertible Capital Appreciation Bonds, 2054 Final Maturity
\$4.000M Par amount - assumes full draw**

Date	Amount at Issue	Accreted Amount	Total Value At Maturity	Interest after Conversion Date		Debt Service	Conversion Date	Annual Debt Service
	<u>Calculation Date</u>	<u>Table Value</u>		<u>Accreted bond</u>		<u>Interest</u>		
	7/19/2019	4,724.25	2,551,095.00				540.00	
	12/1/2019	4,791.70	2,587,518.00	2,587,518.00		36,423.00	540.00	
	6/1/2020	4,894.75	2,643,165.00	2,643,165.00		92,070.00	540.00	
	12/1/2020	5,000	2,643,165.00	2,700,000.00		148,905.00	528.63	112,482.00
06/01/2021				58,050.00	2,700,000.00	90,945.00		
12/01/2021				58,050.00	2,700,000.00	90,945.00		181,890.00
06/01/2022				58,050.00	2,700,000.00	90,945.00		
12/01/2022	94,485.00	5,515.00	65,000.00	58,050.00	2,635,000.00	190,945.00	4.300%	281,890.00
06/01/2023				56,652.50	2,635,000.00	88,795.00		
12/01/2023	94,485.00	5,515.00	65,000.00	56,652.50	2,570,000.00	188,795.00	4.300%	277,590.00
06/01/2024				55,255.00	2,570,000.00	86,645.00		
12/01/2024	94,485.00	5,515.00	65,000.00	55,255.00	2,505,000.00	186,645.00	4.300%	273,290.00
06/01/2025				53,857.50	2,505,000.00	84,495.00		
12/01/2025	99,209.25	5,790.75	65,000.00	53,857.50	2,440,000.00	189,495.00	4.300%	273,990.00
06/01/2026				52,460.00	2,440,000.00	82,237.50		
12/01/2026	94,485.00	5,515.00	65,000.00	52,460.00	2,375,000.00	182,237.50	4.300%	264,475.00
06/01/2027				51,062.50	2,375,000.00	80,087.50		
12/01/2027	99,209.25	5,790.75	65,000.00	51,062.50	2,310,000.00	185,087.50	4.300%	265,175.00
06/01/2028				49,665.00	2,310,000.00	77,830.00		
12/01/2028	99,209.25	5,790.75	65,000.00	49,665.00	2,245,000.00	182,830.00	4.300%	260,660.00
06/01/2029				48,267.50	2,245,000.00	75,572.50		
12/01/2029	103,933.50	6,066.50	70,000.00	48,267.50	2,175,000.00	185,572.50	4.300%	261,145.00
06/01/2030				46,762.50	2,175,000.00	73,207.50		
12/01/2030	99,209.25	5,790.75	65,000.00	46,762.50	2,110,000.00	178,207.50	4.300%	251,415.00
06/01/2031				45,365.00	2,110,000.00	70,950.00		
12/01/2031	103,933.50	6,066.50	70,000.00	45,365.00	2,040,000.00	180,950.00	4.300%	251,900.00
06/01/2032				43,860.00	2,040,000.00	68,585.00		
12/01/2032	103,933.50	6,066.50	70,000.00	43,860.00	1,970,000.00	178,585.00	4.300%	247,170.00
06/01/2033				42,355.00	1,970,000.00	66,220.00		
12/01/2033	108,657.75	6,342.25	75,000.00	42,355.00	1,895,000.00	181,220.00	4.300%	247,440.00
06/01/2034				40,742.50	1,895,000.00	63,747.50		
12/01/2034	108,657.75	6,342.25	75,000.00	40,742.50	1,820,000.00	178,747.50	4.300%	242,495.00
06/01/2035				39,130.00	1,820,000.00	61,275.00		
12/01/2035	108,657.75	6,342.25	75,000.00	39,130.00	1,745,000.00	176,275.00	4.300%	237,550.00
06/01/2036				37,517.50	1,745,000.00	58,802.50		
12/01/2036	108,657.75	6,342.25	75,000.00	37,517.50	1,670,000.00	173,802.50	4.300%	232,605.00
06/01/2037				35,905.00	1,670,000.00	56,330.00		
12/01/2037	113,382.00	6,618.00	75,000.00	35,905.00	1,595,000.00	176,330.00	4.300%	232,660.00
06/01/2038				34,292.50	1,595,000.00	53,750.00		
12/01/2038	113,382.00	6,618.00	75,000.00	34,292.50	1,520,000.00	173,750.00	4.300%	227,500.00
06/01/2039				32,680.00	1,520,000.00	51,170.00		
12/01/2039	118,106.25	6,893.75	80,000.00	32,680.00	1,440,000.00	176,170.00	4.300%	227,340.00
06/01/2040				30,960.00	1,440,000.00	48,482.50		
12/01/2040	118,106.25	6,893.75	80,000.00	30,960.00	1,360,000.00	173,482.50	4.300%	221,965.00
06/01/2041				29,240.00	1,360,000.00	45,795.00		
12/01/2041	122,830.50	7,169.50	85,000.00	29,240.00	1,275,000.00	175,795.00	4.300%	221,590.00
06/01/2042				27,412.50	1,275,000.00	43,000.00		
12/01/2042	122,830.50	7,169.50	85,000.00	27,412.50	1,190,000.00	173,000.00	4.300%	216,000.00
06/01/2043				25,585.00	1,190,000.00	40,205.00		
12/01/2043	127,554.75	7,445.25	85,000.00	25,585.00	1,105,000.00	175,205.00	4.300%	215,410.00
06/01/2044				23,757.50	1,105,000.00	37,302.50		
12/01/2044	127,554.75	7,445.25	85,000.00	23,757.50	1,020,000.00	172,302.50	4.300%	209,605.00
06/01/2045				21,930.00	1,020,000.00	34,400.00		
12/01/2045	137,003.25	7,996.75	95,000.00	21,930.00	925,000.00	179,400.00	4.300%	213,800.00
06/01/2046				19,887.50	925,000.00	31,282.50		
12/01/2046	137,003.25	7,996.75	95,000.00	19,887.50	830,000.00	176,282.50	4.300%	207,565.00
06/01/2047				17,845.00	830,000.00	28,165.00		
12/01/2047	141,727.50	8,272.50	95,000.00	17,845.00	735,000.00	178,165.00	4.300%	206,330.00
06/01/2048				15,802.50	735,000.00	24,940.00		
12/01/2048	141,727.50	8,272.50	95,000.00	15,802.50	640,000.00	174,940.00	4.300%	199,880.00
06/01/2049				13,760.00	640,000.00	21,715.00		

River Valley Village Metropolitan District
2019 Convertible Capital Appreciation Bonds, 2054 Final Maturity
\$4.000M Par amount - assumes full draw

Date	Amount at Issue	Accreted Amount	Total Value At Maturity	Interest after Conversion Date		Debt Service	Conversion Date	Annual Debt Service
12/01/2049	151,176.00	8,824.00	100,000.00	13,760.00	540,000.00	181,715.00	4.300%	203,430.00
06/01/2050				11,610.00	540,000.00	18,275.00		
12/01/2050	151,176.00	8,824.00	100,000.00	11,610.00	440,000.00	178,275.00	4.300%	196,550.00
06/01/2051				9,460.00	440,000.00	14,835.00		
12/01/2051	155,900.25	9,099.75	105,000.00	9,460.00	335,000.00	179,835.00	4.300%	194,670.00
06/01/2052				7,202.50	335,000.00	11,287.50		
12/01/2052	160,624.50	9,375.50	110,000.00	7,202.50	225,000.00	181,287.50	4.300%	192,575.00
06/01/2053				4,837.50	225,000.00	7,632.50		
12/01/2053	165,348.75	9,651.25	110,000.00	4,837.50	115,000.00	182,632.50	4.300%	190,265.00
06/01/2054				2,472.50	115,000.00	3,870.00		
12/01/2054	170,073.00	9,927.00	115,000.00	2,472.50	0.00	183,870.00	4.300%	187,740.00
	<u>3,996,715.50</u>	<u>233,284.50</u>	<u>2,700,000.00</u>	<u>2,287,385.00</u>		<u>7,815,555.00</u>		<u>7,815,555.00</u>