

**RIVER OAKS METROPOLITAN DISTRICT  
ANNUAL REPORT  
TO  
THE CITY OF COMMERCE CITY**

**FISCAL YEAR ENDING DECEMBER 31, 2023**

Pursuant to the River Oaks Metropolitan District Service Plan, and requirements of § 32-1-207(3)(c), C.R.S., the District is required to provide an annual report to the City of Commerce City within one hundred twenty (120) days after conclusion of the District's fiscal year beginning December 31, 2005. Such annual report shall include information concerning the following matters:

- A. Boundary changes made or proposed.
- B. Intergovernmental Agreement entered into or proposed.
- C. Changes or proposed changes in the District's policies.
- D. Changes or proposed changes in the District's operations.
- E. Any significant changes in the financial status of the District, including revenue projection, or operating costs.
- F. A summary of any litigation which involves the District.
- G. Proposed plans for the year immediately following the year summarized in the annual report.
- H. Status of construction of public improvements.
- I. Submission of current assessed valuation in the District.
- J. Submission of audited financial statements or application for exemption from audit.
- K. Uncured defaults of the District.
- L. Inability of District to pay obligations.

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

**A. Boundary changes made or proposed.**

No boundary changes were made during 2023.

**B. Intergovernmental Agreements entered into or proposed.**

The District did not enter into any intergovernmental agreements during 2023.

**C. Changes or proposed changes in the District's policies.**

There have been no changes in the District's policies.

**D. Changes or proposed changes in the District's operations.**

There have been no changes in the District's operations.

**E. Any changes in the financial status of the District including revenue projections or operating costs.**

The current financial status of the District is reflected in the 2024 budget attached as Exhibit A.

**F. Summary of any litigation which involves the District.**

There is no litigation of which we are aware currently pending involving the District.

**G. Proposed plans for the year 2024.**

The District does not have plans to construct or acquire any public improvements in 2024.

**H. Status of District's public improvement construction schedule.**

The District did not construct or acquire any new public improvements in 2023.

**I. Summary of the current assessed valuation in the District.**

The District has received a certification of valuation from the Adams County Assessor that reports a taxable assessed valuation for the District for 2023 of \$12,514,140, for collection in 2024. The District has certified a mill levy of 52.000 mills to be assessed against the properties within the District.

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

The 2023 audit is in process and an amended annual report will be forwarded/filed when available.

**K. Notice of any uncured defaults existing for more than ninety days under any debt instrument of the district.**

None.

**L. Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.**

The District is able to pay its obligations as they come due.

**EXHIBIT A**  
**2024 BUDGET ATTACHED**

**RIVER OAKS METRO DISTRICT**

**ANNUAL BUDGET**

**FOR THE YEAR ENDING DECEMBER 31, 2024**

**RIVER OAKS METRO DISTRICT  
SUMMARY  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2 2024
BEGINNING FUND BALANCES	\$ 1,541,722	\$ 1,864,751	\$ 2,213,369
REVENUES			
Property taxes	565,244	547,392	650,735
Specific ownership taxes	41,335	38,318	45,552
Interest income	33,956	90,000	95,000
Total revenues	<u>640,535</u>	<u>675,710</u>	<u>791,287</u>
Total funds available	<u>2,182,257</u>	<u>2,540,461</u>	<u>3,004,656</u>
EXPENDITURES			
General Fund	33,645	43,915	65,000
Debt Service Fund	283,861	283,177	292,000
Total expenditures	<u>317,506</u>	<u>327,092</u>	<u>357,000</u>
Total expenditures and transfers out requiring appropriation	<u>317,506</u>	<u>327,092</u>	<u>357,000</u>
ENDING FUND BALANCES	<u>\$ 1,864,751</u>	<u>\$ 2,213,369</u>	<u>\$ 2,647,656</u>
EMERGENCY RESERVE	\$ 6,600	\$ 7,400	\$ 8,700
AVAILABLE FOR OPERATIONS	1,216,570	1,418,337	1,639,669
TOTAL RESERVE	<u>\$ 1,223,170</u>	<u>\$ 1,425,737</u>	<u>\$ 1,648,369</u>

**RIVER OAKS METRO DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/24

ACTUAL	ESTIMATED	BUDGET 2
2022	2023	2024

**ASSESSED VALUATION**

Residential	\$ 10,634,380	\$ 10,337,060	\$ 12,331,670
State assessed	5,890	5,060	4,370
Vacant land	10	10	280
Personal property	214,400	184,650	177,820
Certified Assessed Value	\$ 10,854,680	\$ 10,526,780	\$ 12,514,140

**MILL LEVY**

General	17.000	17.000	17.000
Debt Service	35.000	35.000	35.000
Total mill levy	52.000	52.000	52.000

**PROPERTY TAXES**

General	\$ 184,530	\$ 178,955	\$ 212,740
Debt Service	379,914	368,437	437,995
Levied property taxes	564,444	547,392	650,735
Adjustments to actual/rounding	800	-	-
Budgeted property taxes	\$ 565,244	\$ 547,392	\$ 650,735

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 184,791</b>	<b>\$ 178,955</b>	<b>\$ 212,740</b>
<b>Debt Service</b>	<b>380,453</b>	<b>368,437</b>	<b>437,995</b>
	<b>\$ 565,244</b>	<b>\$ 547,392</b>	<b>\$ 650,735</b>

**RIVER OAKS METRO DISTRICT  
GENERAL FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2 2024
BEGINNING FUND BALANCES	\$ 1,037,903	\$ 1,223,170	\$ 1,425,737
REVENUES			
Property taxes	184,791	178,955	212,740
Specific ownership taxes	13,513	12,527	14,892
Interest income	20,608	55,000	60,000
Total revenues	<u>218,912</u>	<u>246,482</u>	<u>287,632</u>
Total funds available	<u>1,256,815</u>	<u>1,469,652</u>	<u>1,713,369</u>
EXPENDITURES			
General and administrative			
Accounting	15,128	20,000	23,000
Auditing	4,500	4,700	5,500
County Treasurer's fee	2,774	2,684	3,191
Dues and membership	313	510	1,000
Insurance	2,479	2,521	4,000
Legal	6,471	10,000	15,000
Miscellaneous	-	500	1,000
Election	1,980	3,000	-
Contingency	-	-	12,309
Total expenditures	<u>33,645</u>	<u>43,915</u>	<u>65,000</u>
Total expenditures and transfers out requiring appropriation	<u>33,645</u>	<u>43,915</u>	<u>65,000</u>
ENDING FUND BALANCES	<u>\$ 1,223,170</u>	<u>\$ 1,425,737</u>	<u>\$ 1,648,369</u>
EMERGENCY RESERVE	\$ 6,600	\$ 7,400	\$ 8,700
AVAILABLE FOR OPERATIONS	<u>1,216,570</u>	<u>1,418,337</u>	<u>1,639,669</u>
TOTAL RESERVE	<u>\$ 1,223,170</u>	<u>\$ 1,425,737</u>	<u>\$ 1,648,369</u>

No assurance provided. See summary of significant assumptions.



**RIVER OAKS METRO DISTRICT  
DEBT SERVICE FUND  
2024 BUDGET  
WITH 2022 ACTUAL AND 2023 ESTIMATED  
For the Years Ended and Ending December 31,**

1/17/24

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2 2024
BEGINNING FUND BALANCES	\$ 503,819	\$ 641,581	\$ 787,632
REVENUES			
Property taxes	380,453	368,437	437,995
Specific ownership taxes	27,822	25,791	30,660
Interest income	13,348	35,000	35,000
Total revenues	<u>421,623</u>	<u>429,228</u>	<u>503,655</u>
Total funds available	<u>925,442</u>	<u>1,070,809</u>	<u>1,291,287</u>
EXPENDITURES			
General and administrative			
County Treasurer's fee	5,711	5,527	6,570
Paying agent fees	2,500	3,000	3,000
Contingency	-	-	3,980
Debt Service			
Bond interest	125,650	119,650	113,450
Bond principal	150,000	155,000	165,000
Total expenditures	<u>283,861</u>	<u>283,177</u>	<u>292,000</u>
Total expenditures and transfers out requiring appropriation	<u>283,861</u>	<u>283,177</u>	<u>292,000</u>
ENDING FUND BALANCES	<u>\$ 641,581</u>	<u>\$ 787,632</u>	<u>\$ 999,287</u>

**RIVER OAKS METRO DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Services Provided**

The District was organized by Order and Decree of the District Court of Adams County, Colorado on November 21, 2003, to provide financing for design, acquisition, construction and installation of essential public-purpose facilities such as water, streets, traffic and safety controls, parks, open space and recreation, and sewer and drainage facilities, and the operation and maintenance of the District. The District's service area is located entirely within the boundaries of the City of Commerce City in Adams County, Colorado.

The budget is in accordance with the TABOR Amendment limitations, which were modified by the voters in an election held on November 4, 2003. Additionally, the election allows the District to collect, spend, and retain all revenues, other than ad valorem taxes, without regard to the limitations contained in Article X, Section 20 of the Colorado constitution. On November 7, 2006, District voters approved authorization to increase property taxes up to \$750,000 annually to pay for the operations and maintenance expenditures of the District. Emergency reserves required under TABOR have been provided.

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

The District prepares its budget on the modified accrual basis of accounting in accordance with the requirements of Colorado Revised Statutes C.R.S. 29-1-105 using its best estimates as of the date of the budget hearing. These estimates are based on expected conditions and its expected course of actions. The assumptions disclosed herein are those that the District believes are significant to the budget. There will usually be differences between the budget and actual results, because events and circumstances frequently do not occur as expected, and those differences may be material.

**Revenues**

**Property Taxes**

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April 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.

The calculation of the taxes levied is displayed on the Property Tax Summary page of the budget using the adopted mill levy imposed by the District.

Pursuant to the Service Plan, the District is allowed to impose a maximum Required Mill Levy for debt service of 50.000 mills.

**RIVER OAKS METRO DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Revenues - Continued**

**Property Taxes (continued)**

Senate Bill 21-293 among other things, designates multi-family residential real property (defined generally, as property that is a multi-structure of four or more units) as a new subclass of residential real property. For tax collection year 2023, the assessment rate for single family residential property decreases to 6.95% from 7.15%. The rate for multifamily residential property, the newly created subclass, decreases to 6.80% from 7.15%. Agricultural and renewable energy production property decreases to 26.4% from 29.0%. Producing oil and gas remains at 87.5%. All other nonresidential property stays at 29%.

For property tax collection year 2024, SB22-238 and SB23B-001 set the assessment rates and actual value reductions as follows:

<b>Category</b>	<b>Rate</b>		<b>Category</b>	<b>Rate</b>	<b>Actual Value Reduction</b>	<b>Amount</b>
Single-Family Residential	6.70%		Agricultural Land	26.40%	Single-Family Residential	\$55,000
Multi-Family Residential	6.70%		Renewable Energy Land	26.40%	Multi-Family Residential	\$55,000
Commercial	27.90%		Vacant Land	27.90%	Commercial	\$30,000
Industrial	27.90%		Personal Property	27.90%	Industrial	\$30,000
Lodging	27.90%		State Assessed	27.90%	Lodging	\$30,000
			Oil & Gas Production	87.50%		

**Specific Ownership Taxes**

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 7% of the property taxes collected.

**Net Investment Income**

Interest earned on the District's available funds has been estimated based on average historical earnings.

**RIVER OAKS METRO DISTRICT  
2024 BUDGET  
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

**Expenditures**

**Administrative and Operating Expenditures**

Administrative and operating expenditures include the estimated services necessary to maintain the District's administrative viability such as legal, accounting, insurance, banking, and meeting costs.

**Debt Service**

Amounts budgeted for debt service are based on the amortization schedule for the 2016 Bonds which is attached.

**Debt and Leases**

On November 4, 2016, the District issued \$3,715,000 in General Obligation Refunding Bonds (Unlimited Tax) to refund its Series 2006 Bonds and Series 2010 Subordinate Bonds. The Bonds are due December 1, 2035, with an interest rate of 4.00% - 4.25%, paid semiannually on June 1 and December 1. The bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$5,000, on December 1, 2026, and on any date thereafter, upon payment of par and accrued interest, without redemption premium. The bonds are subject to mandatory sinking fund redemption on December 1, 2016, and on each December 1 thereafter in increasing amounts annually through maturity. The bonds are payable from the District's covenant to levy a mill levy on all taxable property within the District in an amount sufficient to pay for debt service payments as well as a portion of specific ownership taxes collected by the District as a result of the imposition of the mill levy.

Concurrently with the issuance of the Bonds, Assured Guaranty Municipal Corp. ("AGM") issued its Municipal Bond Insurance Policy for the Bonds (the "Policy"). The Policy guarantees the scheduled payment of principal of and interest on the Bonds when due as set forth in the form of the Policy.

The District has no operating or capital leases.

**Reserve Funds**

The District has provided for an Emergency Reserve equal to at least 3% of the fiscal year spending as defined under TABOR.

**This information is an integral part of the accompanying budget.**

**RIVER OAKS METROPOLITAN DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

<b>\$3,715,000</b>				
<b>General Obligation Bonds</b>				
<b>Series 2016</b>				
<b>Dated November 4, 2016</b>				
<b>Principal Due December 1</b>				
<b>Interest Rate 4.00% - 4.25% Payable</b>				
<b>June 1 and December 1</b>				
<u><b>Year Ended December 31,</b></u>	<u><b>Principal</b></u>	<u><b>Interest</b></u>	<u><b>Total</b></u>	
2024	\$ 165,000	\$ 113,450	\$	278,450
2025	170,000	106,850		276,850
2026	185,000	100,050		285,050
2027	190,000	92,650		282,650
2028	205,000	84,575		289,575
2029	215,000	75,863		290,863
2030	230,000	66,723		296,723
2031	240,000	56,950		296,950
2032	255,000	46,750		301,750
2033	265,000	35,913		300,913
2034	285,000	24,650		309,650
2035	295,000	12,538		307,538
	<u>\$ 2,700,000</u>	<u>\$ 816,962</u>	<u>\$</u>	<u>3,516,962</u>

The Series 2016 Bonds are subject to redemption prior to maturity, at the option of the District, beginning December 1, 2026, with no redemption premium.

No assurance provided. See summary of significant assumptions.