

RIVER VALLEY METROPOLITAN DISTRICT

January 16, 2026

Division of Local Government
1313 Sherman Street, Room 521
Denver, CO 80203

VIA: Electronic Filing LGID # 67354

Attached is the 2026 Budget for the River Valley Metropolitan District in Garfield County, Colorado, submitted pursuant to Section 29-1-116, C.R.S. This Budget was adopted on December 11, 2025. If there are any questions about the budget, please contact Mr. Eric Weaver, telephone number 970-926-6060.

The mill levy certified to the County Commissioners of Garfield County is 65.520 mills for all general operating purposes, subject to statutory and/or TABOR limitations; 0.000 mills for G.O. bonds; 0.000 mills for refund/abatement; and (0.000) mills for Temporary Tax Credit/Mill Levy Reduction. Based on an assessed valuation of \$886,180 the total property tax revenue is \$58,062.51. A copy of the certification of mill levies sent to the County Commissioners for Garfield County is enclosed.

I hereby certify that the enclosed is a true and accurate copy of the budget and certification of tax levies to the Board of County Commissioners of Garfield County, Colorado.

Sincerely,



Eric Weaver
District Accountant

Enclosure(s)

Financial Management Provided By Marchetti & Weaver, LLC

Mountain Office
28 Second Street, Suite 213
Edwards, CO 81632
(970) 926-6060

Website & Email
www.mwcpaa.com
Admin@mwcpaa.com

Front Range Office
245 Century Circle, Suite 103
Louisville, CO 80027
(720) 210-9136

RESOLUTION
ADOPTING BUDGET, AND APPROPRIATING SUMS OF MONEY
AND CERTIFYING MILL LEVIES FOR THE CALENDAR YEAR 2026

The Board of Directors of the River Valley Metropolitan District (the “**Board**”), located in the Town of Silt, Garfield County, Colorado (the “**District**”), held a regular meeting, via teleconference on December 11, 2025, at the hour of 10:00 a.m.

Prior to the meeting, each of the directors was notified of the date, time, and place of the budget meeting and the purpose for which it was called, and a notice of the meeting was posted or published in accordance with § 29-1-106, C.R.S.

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NOTICE AS TO PROPOSED 2026 BUDGET

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Glenwood Springs Post Independent, that the same weekly newspaper printed, in whole or in part and published in the County of Garfield, State of Colorado, and has a general circulation therein; that said newspaper has been published continuously and uninterruptedly in said County of Garfield for a period of more than fifty-two consecutive weeks next prior to the first publication of the annexed legal notice or advertisement; that said newspaper has been admitted to the United States mails as a periodical under the provisions of the Act of March 3, 1879, or any amendments thereof, and that said newspaper is a weekly newspaper duly qualified for publishing legal notices and advertisements within the meaning of the laws of the State of Colorado.

That the annexed legal notice or advertisement was published in the regular and entire issue of every number of said weekly newspaper for the period of 1 insertion; and that the first publication of said notice was in the issue of said newspaper dated 5 Dec 2025 in the issue of said newspaper.

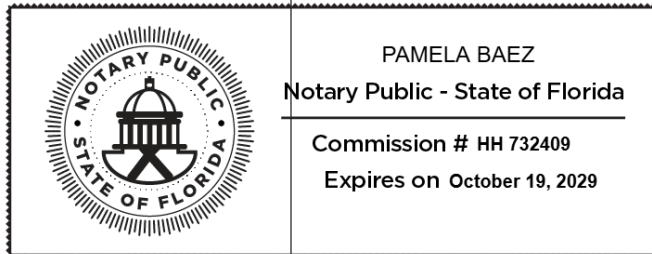
That said newspaper was regularly issued and circulated on those dates.

Total cost for publication: \$38.27**NOTICE ID:** IIT9YYy6Nmr1SS3pIMB0**NOTICE NAME:** 8CD09 Budgets**Edmar Corachia**

(Signed) _____

VERIFICATIONState of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 12/05/2025

_____
Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING ON THE
PROPOSED 2026 BUDGET**

AND

**NOTICE OF PUBLIC HEARING ON THE
AMENDED 2025 BUDGET**

The Board of Directors (the "**Board**") of the river valley METROPOLITAN DISTRICT (the "**District**"), will hold a public hearing via teleconference on December 11, 2025, at 10:00 AM, to consider adoption of the District's proposed 2026 budget (the "**Proposed Budget**"), and, if necessary, adoption of an amendment to the 2025 budget (the "**Amended Budget**"). The public hearing may be joined using the following teleconference information:

Link: <https://us06web.zoom.us/j/86775921478>
Meeting ID: 867 7592 1478
Dial-In: 720-707-2699

The Proposed Budget and Amended Budget are available for inspection by the public at the offices of Marchetti & Weaver, 245 Century Circle, Suite 103, Louisville, CO 80027.

Any interested elector of the District may file any objections to the Proposed Budget and Amended Budget at any time prior to the final adoption of the Proposed Budget or the Amended Budget by the Board.

The agenda for any meeting may be obtained at <https://www.rivervalleymetrodistrict.org/> or by calling (303) 858-1800.

BY ORDER OF THE BOARD OF DIRECTORS:

RIVER VALLEY METROPOLITAN DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado

/s/ WBA, PC
Attorneys at Law

Published in: *Glenwood Springs Post Independent*
Published on: Friday, December 5, 2025

**PUBLISHED IN THE GLENWOOD SPRINGS
POST INDEPENDENT ON FRIDAY, DECEMBER
5, 2025.**

WHEREAS, the Board has appointed its accountant to prepare and submit a proposed budget to the Board in accordance with Colorado law; and

WHEREAS, the proposed budget has been submitted to the Board for its review and consideration; and

WHEREAS, upon due and proper notice, provided in accordance with Colorado law, said proposed budget was available for inspection by the public at a designated place, a public hearing was held and interested electors of the District were provided a public comment period and given the opportunity to file any objections to the proposed budget prior to the final adoption of the budget by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

Section 1. Adoption of Budget. The budget attached hereto and incorporated herein is approved and adopted as the budget of the District for fiscal year 2026. In the event of recertification of values by the County Assessor's Office after the date of adoption hereof, staff is hereby directed to modify and/or adjust the budget and certification to reflect the recertification without the need for additional Board authorization. Any such modification to the budget or certification as contemplated by this Section 1 shall be deemed ratified by the Board.

Section 2. Levy of Property Taxes. The Board does hereby certify the levy of property taxes for collection in 2026 as more specifically set out in the budget attached hereto.

Section 3. Mill Levy Adjustment. When developing the attached budget, consideration was given to any changes in the method of calculating assessed valuation, including any changes to the assessment ratios, or any constitutionally mandated tax credit, cut, or abatement, as authorized in the District's service plan. The Board hereby determines in good faith (such determination to be binding and final), that to the extent possible, the adjustments to the mill levies made to account for changes in Colorado law described in the prior sentence, and the actual tax revenues generated by the mill levies, are neither diminished nor enhanced as a result of those changes.

Section 4. Certification to County Commissioners. The Board directs its legal counsel, manager, accountant, or other designee to certify to the Board of County Commissioners of Garfield County, Colorado the mill levies for the District as set forth herein. Such certification shall be in compliance with the requirements of Colorado law.

Section 5. Appropriations. The amounts set forth as expenditures in the budget attached hereto are hereby appropriated from the revenue of each fund for the purposes stated.

Section 6. Filing of Budget and Budget Message. The Board hereby directs its legal counsel, manager, or other designee to file a certified copy of the adopted budget resolution, the budget and budget message with the Division of Local Government by January 30 of the ensuing year.

Section 7. Budget Certification. The budget shall be certified by a member of the District, or a person appointed by the District, and made a part of the public records of the District.

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ADOPTED DECEMBER 11, 2025.

DISTRICT:

RIVER VALLEY METROPOLITAN DISTRICT,
a quasi-municipal corporation and political
subdivision of the State of Colorado

By: John Reed
John Reed (Dec 12, 2025 07:36:31 MST)

Officer of the District

ATTEST:

By: [Signature]

STATE OF COLORADO
COUNTY OF GARFIELD
RIVER VALLEY METROPOLITAN DISTRICT

I hereby certify that the foregoing resolution constitutes a true and correct copy of the record of proceedings of the Board adopted by a majority of the Board at a District meeting held via teleconference on Thursday, December 11, 2025, as recorded in the official record of the proceedings of the District.

IN WITNESS WHEREOF, I have hereunto subscribed my name this 11th day of December, 2025.

[Signature]

Signature

[Signature page to Resolution Adopting Budget, and Appropriating Sums of Money and Certifying Mill Levies for the Calendar Year 2026]

EXHIBIT A
BUDGET DOCUMENT
BUDGET MESSAGE

RIVER VALLEY METROPOLITAN DISTRICT

2026 BUDGET MESSAGE

River Valley Metropolitan District is a quasi-municipal corporation organized and operated pursuant to provisions set forth in the Colorado Special District Act. The District was established to supply the necessary services of water, sanitary sewer, storm sewer, roadway, traffic and safety and park and recreation facilities to the constituents of the District.

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

The following budget is prepared on the modified accrual basis of accounting, which is consistent with the basis of accounting used in presenting the District's financial statements.

2026 BUDGET STRATEGY

For 2026, the District levied a property tax mill levy of 65.520 mills, all of which will be dedicated to the General Fund to be used to pay operational and administrative expenses.

River Valley Metropolitan District
Statement of Net Position
October 31, 2025

	General Fund	Debt Service Fund	Capital Fund	Fixed Assets & LTD	Total
ASSETS					
CASH					
Alpine Bank Checking	34,684				34,684
Colotrust	-				-
Undeposited Funds	-				-
Pooled Cash	(26,839)	26,839	0		0
TOTAL CASH	7,845	26,839	0	-	34,684
OTHER CURRENT ASSETS					
Due From County Treasurer	-	-			-
Property Tax Receivable	0	-			0
Accounts Receivable	26,839				26,839
Prepaid Expense	2,132				2,132
TOTAL OTHER CURRENT ASSETS	28,972	-	-	-	28,972
FIXED ASSETS					
Construction in Progress				3,247,365	3,247,365
TOTAL FIXED ASSETS	-	-	-	3,247,365	3,247,365
TOTAL ASSETS	36,816	26,839	0	3,247,365	3,311,021
LIABILITIES & DEFERED INFLOWS					
CURRENT LIABILITIES					
Accounts Payable	-	-			-
TOTAL CURRENT LIABILITIES	-	-	-	-	-
DEFERRED INFLOWS					
Deferred Property Taxes	0	-			0
TOTAL DEFERRED INFLOWS	0	-	-	-	0
LONG-TERM LIABILITIES					
Developer Payable Raley Ranch - Capital				3,561,365	3,561,365
Developer Payable Vista OFO - Capital				542,143	542,143
Developer Payable Raley Ranch- Operations				-	-
Accrued Int- Developer Payable Raley - Ops				-	-
Accrued Int- Developer Payable Raley - Cap				615,641	615,641
Accrued Int- Developer Payable VOFO - Cap				27,606	27,606
TOTAL LONG-TERM LIABILITIES	-	-	-	4,746,755	4,746,755
TOTAL LIAB & DEF INFLOWS	0	-	-	4,746,755	4,746,755
NET POSITION					
Inv in Capital Assets				3,247,365	3,247,365
Amount to be Provided for Debt				(4,746,755)	(4,746,755)
Fund Balance- Non-Spendable	2,132				2,132
Fund Balance- Restricted	1,946	26,839	-		28,785
Fund Balance- Unassigned	32,738				32,738
TOTAL NET POSITION	36,816	26,839	-	(1,499,389)	(1,435,734)
	=	=	=	=	=

No assurance is provided on these financial statements;
substantially all disclosures required by GAAP omitted.

River Valley Metropolitan District
Statement of Revenues, Expenditures, & Changes In Fund Balance
Modified Accrual Basis For the Period Indicated

Print Date: 12/11/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
PROPERTY TAXES									
Assessed Valuation	725,420	810,140	-	810,140				886,180	November 2025 Final AV
Mill Levy - Operations	62.911	63.010	-	63.010			65.520	60 Mills Adjusted for 2026, 10 Mills Adj. Once Bonds Issued	
Mill Levy - Debt Service Fund	-	-	-	-			-	All Ops Until Bonds Issued, Then 50 Mills Adjusted	
Total	62.911	63.010	-	63.010			65.520	Total of 60 Mills Adjusted	
Property Tax Revenue - Operations	45,637	51,047	-	51,047			58,063	60 Mills Adjusted for 2026, 10 Mills Adj. Once Bonds Issued	
Property Tax Revenue - Debt Service Fund	-	-	-	-			-	All Ops Until Bonds Issued, Then 50 Mills Adjusted	
	45,637	51,047	-	51,047			58,063	Total of 60 Mills Adjusted	

River Valley Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/11/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
COMBINED FUNDS									
REVENUES									
Property Taxes	45,637	51,047	-	51,047	51,047	51,047	(0)	58,063	Total of 60 Mills Adjusted
State Property Tax Backfill	1,799	-	-	-	-	-	-	-	None for 2026
Specific Ownership Taxes	2,550	2,297	510	2,808	2,298	1,723	575	3,193	5.5% of Property Taxes
System Development Fees	-	-	-	-	-	-	-	-	Residential & Commercial Fees
Town Fee Rebate	11,531	73,458	1,492	74,950	74,950	73,458	1,492	-	
Interest & Other Income	26	25,020	(24,920)	100	88	12,517	(12,429)	100	
TOTAL REVENUES	61,543	151,822	(22,918)	128,905	128,383	138,744	(10,361)	61,356	
EXPENDITURES									
Administration									
Accounting	13,288	24,000	4,000	20,000	12,605	20,000	7,395	21,000	Based on 2025 forecast
Audit	-	-	-	-	-	-	-	-	Exemption Anticipated- Included in Accounting
Legal	17,941	24,000	4,500	19,500	11,569	20,000	8,431	21,000	Based on 2025 Forecast - Assume Increased Activity
Treasurer's Fees	949	1,021	(1)	1,022	1,022	1,021	(1)	1,161	2% of property taxes
Election	240	12,000	4,894	7,106	7,106	12,000	4,894	500	2027 Election Prep
Insurance, Bonds & SDA Dues	2,964	3,100	264	2,836	2,836	3,100	264	3,100	Based on 2025 forecast
Miscellaneous	1,018	3,400	500	2,900	1,856	2,833	977	3,000	Based on 2025 forecast
Contingency	-	25,000	25,000	-	-	-	-	25,000	For potential unforeseen needs
Operations									
Landscaping, Utilities, & Other	-	20,000	8,500	11,500	10,890	20,000	9,110	16,000	Roundabout and Town Right-of-way
Debt Service									
Bond Interest	-	-	-	-	-	-	-	-	
Bond Principal	-	-	-	-	-	-	-	-	
Developer Note Repayment	-	73,458	(13,023)	86,481	59,642	73,458	(133,100)	-	
Debt Issuance Expense & Trustee Fees	-	-	-	-	-	-	-	-	
Contingency	-	25,000	25,000	-	-	25,000	25,000	-	
Capital Outlay									
	584,236	612,000	202,562	409,438	409,437	612,000	202,563	-	
TOTAL EXPENDITURES	620,636	822,979	262,196	560,783	516,964	789,412	125,533	90,761	
REVENUE OVER / (UNDER) EXPENDITURES	(559,093)	(671,157)	239,279	(431,878)	(388,581)	(650,668)	(135,894)	(29,405)	
OTHER SOURCES / (USES)									
Developer Advances	569,895	651,000	(246,967)	404,033	404,033	634,000	(229,967)	24,000	Operations Shortfall and Capital Acceptances
Bond proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	569,895	651,000	(246,967)	404,033	404,033	634,000	(229,967)	24,000	
CHANGE IN FUND BALANCE	10,803	(20,157)	(7,689)	(27,845)	15,452	(16,668)	32,120	(5,405)	
BEGINNING FUND BALANCE	37,401	33,698	14,506	48,204	48,204	33,698	14,506	20,358	
ENDING FUND BALANCE	48,204	13,541	6,817	20,358	63,655	17,030	46,626	14,953	
=	=	=	=	=	=	=	=	=	
COMPONENTS OF FUND BALANCE									
Non-Spendable	-	3,255	(155)	3,100	2,132	-	-	3,255	Prepaid Insurance & SDA Dues
TABOR Emergency Reserve	1,500	3,376	(1,430)	1,946	1,946	-	-	2,723	3% of operating expenditures
Restricted For Debt Service	11,531	-	-	-	26,839	-	-	-	Per Debt Service Fund
Restricted for Capital Projects	-	-	-	-	-	-	-	-	Per Capital Fund
Unassigned	35,172	6,910	8,402	15,312	32,738	-	-	8,975	
TOTAL ENDING FUND BALANCE	48,204	13,541	6,817	20,358	63,655			14,953	
=	=	=	=	=	=	=	=	=	

No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

River Valley Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/11/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
GENERAL FUND									
System Development Fees:									
Fee Per Detached Residential Unit	1,000	1,000		1,000				1,000	Per Service Plan \$1,000 per unit
Fee Per Attached Residential Unit	500	500		500				500	Per Service Plan \$500 per unit
Fee Per Sq/Ft For Commercial Units	0.45	0.45		0.45				0.45	Per Service Plan \$0.45 per Sq. Ft
# of Detached Residential Units Collected	-	-		-				-	Not Likely for 2026 - Per Russ & Jim
# of Attached Residential Units Collected	-	-		-				-	Not Likely for 2026 - Per Russ & Jim
Commercial Sq/Ft Collected	-	-		-				-	Not Likely for 2026 - Per Russ & Jim
REVENUES									
Property Taxes- Operations	45,637	51,047	-	51,047	51,047	51,047	(0)	58,063	60 Mills Adjusted for 2026, 10 Mills Adj. Once Bonds Issued
State Property Tax Backfill	1,799	-	-	-	-	-	-	-	None for 2026
Specific Ownership Taxes	2,550	2,297	510	2,808	2,298	1,723	575	3,193	5.5% of Property Taxes
System Development Fees- Residential	-	-	-	-	-	-	-	-	Per Unit Fee X # of Units Per Above
System Development Fees- Commercial	-	-	-	-	-	-	-	-	Per Sq/Ft Fee X # of Sq/Ft Per Above
Interest Income	26	20	80	100	88	17	71	100	Funds in Colotrust
TOTAL REVENUES	50,012	53,364	590	53,955	53,433	52,786	646	61,356	
EXPENDITURES									
Administration									
Accounting	13,288	24,000	4,000	20,000	12,605	20,000	7,395	21,000	Based on 2025 forecast
Audit	-	-	-	-	-	-	-	-	Exemption Anticipated- Included in Accounting
Legal	17,941	24,000	4,500	19,500	11,569	20,000	8,431	21,000	Based on 2025 Forecast - Assume Increased Activity
Office Supplies, Bill.com Fees, Other	1,018	1,400	-	1,400	896	1,167	270	1,500	Based on 2025 forecast
Treasurer's Fees	949	1,021	(1)	1,022	1,022	1,021	(1)	1,161	2% of property taxes
Election	240	12,000	4,894	7,106	7,106	12,000	4,894	500	2027 Election Prep
Insurance, Bonds & SDA Dues	2,964	3,100	264	2,836	2,836	3,100	264	3,100	Based on 2025 forecast
Website Maintenance	-	2,000	500	1,500	960	1,667	707	1,500	Additional ADA Requirements
Operations									
Landscaping	-	16,000	4,500	11,500	10,890	16,000	5,110	16,000	Roundabout and Town Right-of-way
Water- Irrigation	-	4,000	4,000	-	-	4,000	4,000	-	Town of Silt to Provide
Utilities	-	-	-	-	-	-	-	-	Town of Silt to Provide
Miscellaneous	-	-	-	-	-	-	-	-	
Debt Service									
Developer Repayment- Principal	-	-	-	-	-	-	-	-	
Developer Repayment- Interest	-	-	-	-	-	-	-	-	
Contingency									
		25,000	25,000					25,000	For potential unforeseen needs
TOTAL EXPENDITURES	36,400	112,521	47,657	64,864	47,884	78,954	31,070	90,761	
REVENUE OVER / (UNDER) EXPENDITURES	13,612	(59,157)	48,247	(10,909)	5,548	(26,168)	31,716	(29,405)	
OTHER SOURCES / (USES)									
Transfers In/(Out)	(14,341)	-	(5,405)	(5,405)	(5,405)	-	(5,405)	-	
Developer Advances	-	39,000	(39,000)	-	-	22,000	(22,000)	24,000	To Cover Shortfall & Maintain Operating Reserve
TOTAL OTHER SOURCES / (USES)	(14,341)	39,000	(44,405)	(5,405)	(5,405)	22,000	(27,405)	24,000	
CHANGE IN FUND BALANCE	(728)	(20,157)	3,842	(16,314)	144	(4,168)	4,311	(5,405)	
BEGINNING FUND BALANCE	37,401	33,698	2,975	36,673	36,673	33,698	2,975	20,358	
ENDING FUND BALANCE	36,673	13,541	6,817	20,358	36,816	29,530	7,286	14,953	

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No assurance is provided on these financial statements;
 substantially all disclosures required by GAAP omitted.

River Valley Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/11/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
DEBT SERVICE FUND									
REVENUES									
Property Taxes	-	-	-	-	-	-	-	-	All Ops Until Bonds Issued, Then 50 Mills Adjusted 5.5% of Property Taxes None Anticipated
Specific Ownership Taxes	-	-	-	-	-	-	-		
Town Fee Rebate	11,531	73,458	1,492	74,950	74,950	73,458	1,492		
Interest Income	-	25,000	(25,000)	-	-	12,500	(12,500)		
TOTAL REVENUES	11,531	98,458	(23,508)	74,950	74,950	85,958	(11,008)	-	
EXPENDITURES									
Treasurer's Fees	-	-	-	-	-	-	-	-	Equal to Revenues Received
Bond Interest	-	-	-	-	-	-	-		
Bond Principal	-	-	-	-	-	-	-		
Developer Repayment- Principal	-	73,458	(13,023)	86,481	59,642	73,458	13,816		
Paying Agent / Trustee Fees	-	-	-	-	-	-	-		
Debt Issuance Expense Contingency	-	25,000	25,000	-	-	25,000	25,000		
TOTAL EXPENDITURES	-	98,458	11,977	86,481	59,642	98,458	38,816	-	
REVENUE OVER / (UNDER) EXPENDITURES	11,531	-	(11,531)	(11,531)	15,308	(12,500)	27,808	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	-	-	-	-	-	-	-	-	
Developer Advance	-	-	-	-	-	-	-	-	
Bond Proceeds	-	-	-	-	-	-	-	-	
TOTAL OTHER SOURCES / (USES)	-	-	-	-	-	-	-	-	
CHANGE IN FUND BALANCE	11,531	-	(11,531)	(11,531)	15,308	(12,500)	27,808	-	
BEGINNING FUND BALANCE	-	-	11,531	11,531	11,531	-	11,531	-	
ENDING FUND BALANCE	11,531	-	-	-	26,839	(12,500)	39,339	-	
	=	=	=	=	=	=	=	=	

River Valley Metropolitan District
 Statement of Revenues, Expenditures, & Changes In Fund Balance
 Modified Accrual Basis For the Period Indicated

Print Date: 12/11/25

	2024 Unaudited Actual	2025 Adopted Budget	Variance Positive (Negative)	2025 Forecast	YTD Thru 10/31/25 Actual	YTD Thru 10/31/25 Budget	Variance Positive (Negative)	2026 Adopted Budget	Budget Notes/Assumptions
CAPITAL FUND									
REVENUES									
Interest Income	-	-	-	-	-	-	-	-	
TOTAL REVENUES	-	-	-	-	-	-	-	-	
EXPENDITURES									
Legal	10,403	-	(3,372)	3,372	3,372	-	(3,372)	-	None Anticipated
Accounting	1,663	-	(720)	720	720	-	(720)	-	None Anticipated
Engineering	2,275	-	(1,313)	1,313	1,313	-	(1,313)	-	None Anticipated
Capital- Roundabout	-	112,000	112,000	-	-	112,000	112,000	-	None Anticipated
Capital- Right In Right Out Dirt work	569,895	-	-	-	-	-	-	-	None Anticipated
Capital- Village Area	-	-	-	-	-	-	-	-	None Anticipated
Capital- Soft & Indirect Costs	-	-	-	-	-	-	-	-	None Anticipated
Capital - Water & Sewer	-	-	(404,033)	404,033	404,033	-	(404,033)	-	None Anticipated
Organizational Costs	-	-	-	-	-	-	-	-	None Anticipated
Contingency	-	500,000	500,000	-	-	500,000	500,000	-	None Anticipated
TOTAL EXPENDITURES	584,236	612,000	202,562	409,438	409,437	612,000	202,563	-	
REVENUE OVER / (UNDER) EXPENDITURES	(584,236)	(612,000)	202,562	(409,438)	(409,437)	(612,000)	202,563	-	
OTHER SOURCES / (USES)									
Transfers In/(Out)	14,341	-	5,405	5,405	5,405	-	5,405	-	
Developer Advances	569,895	612,000	(207,967)	404,033	404,033	612,000	(207,967)	-	
TOTAL OTHER SOURCES / (USES)	584,236	612,000	(202,562)	409,438	409,437	612,000	(202,563)	-	
CHANGE IN FUND BALANCE	-	-	-	-	-	-	-	-	
BEGINNING FUND BALANCE	-	-	-	-	-	-	-	-	
ENDING FUND BALANCE	-	-	-	-	-	-	-	-	
	=	=	=	=	=	=	=	=	

CERTIFICATION OF TAX LEVIES for NON-SCHOOL Governments

TO: County Commissioners¹ of Garfield County, Colorado.

On behalf of the River Valley Metropolitan District

(taxing entity)^A

the Board of Directors

(governing body)^B

of the River Valley Metropolitan District

(local government)^C

Hereby officially certifies the following mills to be levied against the taxing entity's GROSS assessed valuation of:

\$ 886,180

(Gross^D assessed valuation, Line 2 of the Certification of Valuation Form DLG 57^E)

Note: If the assessor certified a NET assessed valuation (AV) different than the GROSS AV due to a Tax Increment Financing (TIF) Area^F the tax levies must be calculated using the NET AV. The taxing entity's total property tax revenue will be derived from the mill levy multiplied against the NET assessed valuation of:

\$ 886,180

(NET^G assessed valuation, Line 4 of the Certification of Valuation Form DLG 57)

USE VALUE FROM FINAL CERTIFICATION OF VALUATION PROVIDED BY ASSESSOR NO LATER THAN DECEMBER 10

Submitted: 12/11/2025
(not later than Dec 15) (mm/dd/yyyy)

for budget/fiscal year 2026.
(yyyy)

PURPOSE (see end notes for definitions and examples)	LEVY²	REVENUE²
1. General Operating Expenses ^H	<u>65.520</u> mills	<u>\$ 58,062.51</u>
2. <Minus> Temporary General Property Tax Credit/ Temporary Mill Levy Rate Reduction ^I	<u>0.000</u> mills	<u>\$ -</u>
SUBTOTAL FOR GENERAL OPERATING:	<u>65.520</u> mills	<u>\$ 58,062.51</u>
3. General Obligation Bonds and Interest ^J	<u>0.000</u> mills	<u>\$ -</u>
4. Contractual Obligations ^K	<u>0.000</u> mills	<u>\$ -</u>
5. Capital Expenditures ^L	<u>0.000</u> mills	<u>\$ -</u>
6. Refunds/Abatements ^M	<u>0.000</u> mills	<u>\$ -</u>
7. Other ^N (specify): _____	<u>0.000</u> mills	<u>\$ -</u>
	<u>0.000</u> mills	<u>\$ -</u>
TOTAL: [Sum of General Operating Subtotal and Lines 3 to 7]	<u>65.520</u> mills	<u>\$ 58,062.51</u>

Contact person: Eric Weaver Daytime phone: (970) 926-6060 x6
 Signed:  Title: District Accountant

Include one copy of this tax entity's completed form when filing the local government's budget by January 31st, per 29-1-113 C.R.S. with the Division of Local Government (DLG), Room 521, 1313 Sherman Street, Denver, Colorado 80203. Questions? Call DLG (303) 864-7720.

¹ If the taxing entity's boundaries include more than one county, you must certify the levies to each county. Use a separate form for each county and certify the same levies uniformly to each county per Article X, Section 3 of the Colorado Constitution.

² Levies must be rounded to three decimal places and revenue must be calculated from the total NET assessed valuation (Line 4 of Form DLG57 on the County Assessor's FINAL certification of valuation).