

**ALLISON VALLEY METROPOLITAN  
DISTRICT NO. 2  
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
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## **INDEPENDENT AUDITORS' REPORT**

Board of Directors  
Allison Valley Metropolitan District No. 2  
Colorado Springs, Colorado

### **Opinion**

We have audited the accompanying financial statements of the governmental activities and each major fund of Allison Valley Metropolitan District No. 2 (the District), as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2023, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinion**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

### **Responsibilities of Management 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, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

## **Auditors' Responsibility for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### **Other Matters**

#### *Required Supplemental Information*

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.

*Other Supplemental Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The supplemental schedules on pages 22 through 25 are presented for purposes of additional analysis and are not a required part of the basic financial statements. The supplemental schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the basic financial statements as a whole.

*Stockman Kast Ryan + Co. LLP*

September 18, 2024

## **BASIC FINANCIAL STATEMENTS**

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2023**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash and Investments - Restricted	1,517,920
Prepaid Expenses	23,540
Receivable from County Treasurer	7,433
Property Tax Receivable	1,309,153
Capital Assets:	
Capital Assets Net of Depreciation	<u>4,796,509</u>
Total Assets	<u>7,654,555</u>
<b>LIABILITIES</b>	
Accounts Payable	22,741
Accrued Interest	52,875
Noncurrent Liabilities:	
Due Within One Year	85,000
Due in More Than One Year	<u>22,619,421</u>
Total Liabilities	<u>22,780,037</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	<u>1,309,153</u>
Total Deferred Inflows of Resources	<u>1,309,153</u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	(1,735,022)
Restricted for:	
Emergency Reserve	7,700
Debt Service	413,042
Unrestricted	<u>(15,120,355)</u>
Total Net Position	<u><u>\$ (16,434,635)</u></u>

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

FUNCTIONS/PROGRAMS	Program Revenues			Net Revenues (Expenses) and Changes in Net Position
Primary Government: Governmental Activities:	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
General Government Interest on Long-Term Debt and Related Costs	Expenses	-	-	-
	\$ 697,326	\$ -	\$ -	\$ (697,326)
	985,817	-	-	(985,817)
Total Governmental Activities	\$ 1,683,143	\$ -	\$ -	(1,683,143)
<b>GENERAL REVENUES</b>				
Property Taxes				924,105
Specific Ownership Taxes				96,753
Interest Income				74,237
Total General Revenues and Transfers				1,095,095
<b>CHANGES IN NET POSITION</b>				
Net Position - Beginning of Year				(588,048)
<b>NET POSITION - END OF YEAR</b>				\$ (16,434,635)

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments - Restricted	5,278	1,512,642	1,517,920
Receivable from County Treasurer	1,858	5,575	7,433
Prepaid Expenses	20,540	3,000	23,540
Property Tax Receivable	327,275	981,878	1,309,153
Total Assets	\$ 354,951	\$ 2,503,095	\$ 2,858,046
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	\$ 22,741	\$ -	\$ 22,741
Total Liabilities	22,741	-	22,741
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Tax	327,275	981,878	1,309,153
Total Deferred Inflows of Resources	327,275	981,878	1,309,153
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expense	20,540	3,000	23,540
Restricted for:			
Emergency Reserves	7,700	-	7,700
Debt Service	-	1,518,217	1,518,217
Unassigned	(23,305)	-	(23,305)
Total Fund Balances	4,935	1,521,217	1,526,152
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 354,951	\$ 2,503,095	

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 funds.

4,796,509

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.

Accrued Interest

(52,875)

Bonds Payable

(13,500,000)

Developer Advance Payable

(9,204,421)

Net Position of Governmental Activities

\$ (16,434,635)

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICIT)**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 231,026	\$ 693,079	\$ 924,105
Specific Ownership Taxes	24,188	72,565	96,753
Interest Income	139	74,098	74,237
Total Revenues	255,353	839,742	1,095,095
<b>EXPENDITURES</b>			
Current:			
Accounting	31,206	-	31,206
Auditing	9,200	-	9,200
County Treasurer's Fee	3,468	10,402	13,870
District Management	39,000	-	39,000
Dues And Membership	2,657	-	2,657
Election	2,206	-	2,206
Insurance	19,886	-	19,886
Landscaping	68,773	-	68,773
Legal	31,280	-	31,280
Miscellaneous	2,128	-	2,128
Repairs And Maintenance	65,154	-	65,154
Snow Removal	56,582	-	56,582
Utilities	131,894	-	131,894
Debt Service:			
Bond Interest	-	634,500	634,500
Paying Agent Fees	-	3,000	3,000
Total Expenditures	463,434	647,902	1,111,336
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(208,081)	191,840	(16,241)
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	230,876	-	230,876
Total Other Financing Sources	230,876	-	230,876
<b>NET CHANGE IN FUND BALANCES</b>	22,795	191,840	214,635
Fund Balances (Deficit) - Beginning of Year	(17,860)	1,329,377	1,311,517
<b>FUND BALANCES - END OF YEAR</b>	\$ 4,935	\$ 1,521,217	\$ 1,526,152

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES  
IN FUND BALANCES OF THE GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Net Change in Fund Balances - Total Governmental Funds \$ 214,635

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

Governmental funds report capital outlays as expenditures. In the statement of activities capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Therefore, this is the amount of capital outlay, depreciation and dedication of capital assets to other governments, in the current period.

Depreciation Expense (233,892)

The issuance of long-term debt (e.g. bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of government funds. Neither transaction, however, has any effect on net position.

Developer Advance (230,876)

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest Payable Developer Advance - Change in Liability (337,915)

Changes in Net Position of Governmental Activities \$ (588,048)

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>				
Property Taxes	\$ 230,977	\$ 230,977	\$ 231,026	\$ 49
Specific Ownership Taxes	23,098	23,098	24,188	1,090
Interest Income	250	150	139	(11)
Total Revenues	<u>254,325</u>	<u>254,225</u>	<u>255,353</u>	<u>1,128</u>
<b>EXPENDITURES</b>				
Accounting	35,000	35,000	31,206	3,794
Auditing	8,750	8,750	9,200	(450)
Contingency	2,835	20,085	-	20,085
County Treasurer's Fee	3,465	3,465	3,468	(3)
District Management	50,000	50,000	39,000	11,000
Dues And Membership	1,200	1,200	2,657	(1,457)
Election	5,000	5,000	2,206	2,794
Insurance	12,000	20,000	19,886	114
Landscaping	90,000	90,000	68,773	21,227
Legal	10,000	33,000	31,280	1,720
Miscellaneous	1,500	1,500	2,128	(628)
Repairs And Maintenance	8,250	22,000	65,154	(43,154)
Snow Removal	25,000	50,000	56,582	(6,582)
Utilities	115,000	130,000	131,894	(1,894)
Total Expenditures	<u>368,000</u>	<u>470,000</u>	<u>463,434</u>	<u>6,566</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(113,675)	(215,775)	(208,081)	7,694
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advance	130,000	200,000	230,876	30,876
Total Other Financing Sources	<u>130,000</u>	<u>200,000</u>	<u>230,876</u>	<u>30,876</u>
<b>NET CHANGE IN FUND BALANCE</b>	16,325	(15,775)	22,795	38,570
Fund Balance (Deficit) - Beginning of Year	<u>25,421</u>	<u>25,421</u>	<u>(17,860)</u>	<u>(43,281)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 41,746</u>	<u>\$ 9,646</u>	<u>\$ 4,935</u>	<u>\$ (4,711)</u>

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Allison Valley Metropolitan District No. 2 (the District), a quasi-municipal corporation and political subdivision of the state of Colorado, was organized by order and decree of the District Court of El Paso County on December 5, 2006 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The Consolidated Service Plan, dated July 12, 2006, formed the Allison Valley Metropolitan District Nos. 1 and 2 (the Districts). The District operates under the Amended and Restated Service Plan approved by the City of Colorado Springs (the City) on September 8, 2015. The District's service area is located entirely within the City in El Paso County, Colorado. The Districts were established to provide the following services: streets and drainage, water, sanitary sewer, parks and recreation, traffic safety protection, mosquito control, public transportation, and television relay and translation. Both Districts are residential districts. Allison Valley Metropolitan District No. 1 (Allison Valley 1) also includes commercial properties within its boundaries. See Note 8 regarding intergovernmental agreements between the Districts.

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

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

**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. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes and intergovernmental revenues.

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

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

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

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 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**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.

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 District 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. All other revenue items are considered to be measurable and available only when cash is received by the District. The District has determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation due.

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term general obligation debt of the governmental funds.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors 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 and other financing uses level and lapses at year-end. The District's Board of Directors 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.

The District amended its annual budget for the year ended December 31, 2023.

**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.

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflow of resources in the year they are levied and measurable. The property tax revenues are recorded as revenue in the year they are available or collected.

**Capital Assets**

Capital assets which include property, plant, equipment, and infrastructure assets (e.g., roads, sidewalks, and similar items) are reported in the applicable governmental activities column in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress and are not included in the calculation of net investment in capital assets.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**Capital Assets (Continued)**

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Depreciation expense has been computed using the straight-line method over the estimated economic useful lives:

Infrastructure	30 to 50 Years
Park and Recreation	15 to 35 Years

It is the policy of the City to accept maintenance responsibility for all capital improvements within the City after a minimum two-year warranty period, except for certain landscaping, park and recreation, and storm drainage improvements specified in the District's Service Plan, upon the District's completion and conveyance of such improvements provided they meet the City's specifications.

The District has conveyed assets in the amount of \$10,256,257 to the City and has a warranty and maintenance obligation to the City for a period of two years following the City's preliminary acceptance.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority, the board of directors. The constraint may be removed or changed only through formal action of the board of directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government's intent to be used for specific purposes but is neither restricted nor committed. Intent is expressed by the board of directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District's practice to use the most restrictive classification first.

**Deficits**

The General Fund reported a deficit in the fund financial statements as of December 31, 2023. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2024.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2023, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments - Restricted	\$ 1,517,920
Total Cash and Investments	<u>\$ 1,517,920</u>

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

Cash and investments as of December 31, 2023, consist of the following:

Deposits with Financial Institutions	\$ 7,461
Investments	<u>1,510,459</u>
Total Cash and Investments	<u><u>\$ 1,517,920</u></u>

**Deposits with Financial Institutions**

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 market value of the collateral must be at least 102% of 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.

At December 31, 2023, the District's cash deposits had a bank balance of \$28,001 and a carrying balance of \$7,461.

**Investments**

The District has not adopted a formal investment policy; however, the District follows state statutes regarding investments.

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk, and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the board of directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

**Investments (Continued)**

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

As of December 31, 2023, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government Liquid Asset Trust (COLOTRUST)	Weighted-Average Under 60 Days	\$ 1,510,459
		<u>\$ 1,510,459</u>

**Morgan Stanley Liquid Government Money Market Fund**

The debt service money that is included in the trust accounts at Morgan Stanley is invested in the Federated Treasury Obligations Fund. This portfolio is a money market mutual fund which invests in U.S. treasury obligations, which are fully guaranteed as to principal and interest by the United States, with maturities of 13 months or less and repurchase agreements collateralized by U.S. treasury obligations. The Federated Treasury Obligation Fund is rated AAAM by Standard & Poor's.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2023 follows:

	Balance at December 31, 2022	Increases	Decreases	Balance at December 31, 2023
<b>Governmental Activities:</b>				
Capital Assets, Being Depreciated:				
Parks and Recreation	3,345,223	-	-	3,345,223
Drainage and Detention	2,857,391	-	-	2,857,391
Total Capital Assets, Being Depreciated	6,202,614	-	-	6,202,614
Less Accumulated Depreciation for:				
Accumulated Depreciation - Parks and Rec	(745,122)	(138,624)	-	(883,746)
Accumulated Depreciation - Drainage & Detention	(427,091)	(95,268)	-	(522,359)
Total Accumulated Depreciation	(1,172,213)	(233,892)	-	(1,406,105)
 Total Capital Assets, Being Depreciated, Net	 5,030,401	 (233,892)	 -	 4,796,509
 Governmental Activities Capital Assets, Net	 <u>\$ 5,030,401</u>	 <u>\$ (233,892)</u>	 <u>\$ -</u>	 <u>\$ 4,796,509</u>

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of changes in the District's long-term obligations for the year ended December 31, 2023:

	Balance at December 31, 2022	Additions	Reductions	Balance at December 31, 2023	Due Within One Year
<b>Bonds Payable:</b>					
General Obligation Bonds					
Series 2020	\$ 13,500,000	\$ -	\$ -	\$ 13,500,000	\$ 85,000
Subtotal Bonds Payable	13,500,000	-	-	13,500,000	85,000
<b>Other Debts:</b>					
Developer Advance - Operating	1,429,115	230,876	-	1,659,991	-
Developer Advance - Capital	4,886,965	-	-	4,886,965	-
Developer Advance - Capital	39,609	-	-	39,609	-
Accrued Interest on:					
Developer Advance - Operating	289,978	140,606	-	430,584	-
Developer Advance - Capital	1,963,794	195,723	-	2,159,517	-
Developer Advance - Capital	26,169	1,586	-	27,755	-
Subtotal Other Debts	8,635,630	568,791	-	9,204,421	-
 Total Long-Term Obligations	 <u>\$ 22,135,630</u>	 <u>\$ 568,791</u>	 <u>\$ -</u>	 <u>\$ 22,704,421</u>	 <u>\$ 85,000</u>

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

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

The details of the District's long-term obligations are as follows:

**Series 2020 – \$13,500,000 General Obligation Limited Tax Refunding Bonds**

On December 23, 2020, the District issued General Obligation Limited Tax Refunding Bonds, Series 2020, in the amount of \$13,500,000 which bears an interest at rate of 4.70%, payable semi-annually on June 1 and December 1, beginning on June 1, 2021. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2024. The Series 2020 Bonds mature on December 1, 2047. The 2020 Bonds were issued for the purpose of refunding the Series 2015 Loan.

The 2020 Bonds are subject to redemption prior to maturity, at the option of the District, on December 1, 2025, and on any date thereafter as set forth in the table below.

<u>Date of Redemption</u>	<u>Redemption Premium</u>
December 1, 2025 to November 30, 2026	103%
December 1, 2026 to November 30, 2027	102
December 1, 2027 to November 30, 2028	101
December 1, 2028 and Thereafter	100

The District's long-term obligations will mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 85,000	\$ 634,500	\$ 719,500
2025	155,000	630,505	785,505
2026	210,000	623,220	833,220
2027	220,000	613,350	833,350
2028	280,000	603,010	883,010
2029-2033	1,945,000	2,787,570	4,732,570
2034-2038	3,035,000	2,220,280	5,255,280
2039-2043	3,815,000	1,436,555	5,251,555
2044-2047	3,755,000	451,435	4,206,435
Total	<u>\$ 13,500,000</u>	<u>\$ 10,000,425</u>	<u>\$ 23,500,425</u>

**Remedies on Occurrence of Event of Default for the 2020 Series Bonds**

Upon the occurrence and continuance of an Event of Default, the Trustee shall have the following rights and remedies which may be pursued:

- a) Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the Trustee and of the Owners, the Trustee shall be entitled as a matter of right to the appointment of a receiver or receivers of the Trust Estate, and of the revenues, income, product, and profits thereof pending such proceedings, subject however, to constitutional limitations inherent in the sovereignty of the District; but notwithstanding the appointment of any receiver or other custodian, the Trustee shall be entitled to the possession and control of any cash, securities, or other instruments at the time held by, or payable or deliverable under the provisions of this Indenture to, the Trustee.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**Remedies on Occurrence of Event of Default for the 2020 Series Bonds (Continued)**

- b) The Trustee may proceed to protect and enforce its rights and the rights of the Owners under the Act, the Bonds, the Bond Resolution, this Indenture, and any provision of law by such suit, action, or special proceedings as the Trustee, being advised by Counsel, shall deem appropriate.
- c) The Trustee may proceed by mandamus or any other suit, action, or proceeding at law or in equity, to enforce all rights of the Owners.
- d) No recovery of any judgment by the Trustee shall in any manner or to any extent affect the lien of this Indenture or any rights, powers, or remedies of the Trustee hereunder, or any lien, rights, powers, and remedies of the Owners of the Bonds, but such lien, rights, powers, and remedies of the Trustee and of the Owners shall continue unimpaired as before.
- e) If requested by the Owners of 25% in aggregate principal amount of the Bonds then Outstanding, the Trustee shall be obligated to exercise such one or more of the rights and powers conferred by this Section as the Trustee, being advised by Counsel, shall deem most expedient in the interests of the Owners; provided that the Trustee at its option shall be indemnified.
- f) Acceleration of the Bonds shall not be an available remedy for an Event of Default, nor shall the District be subject to punitive or consequential damages, nor shall any provisions herein act as or be deemed to be a waiver by the District of the Colorado Governmental Immunity Act, Title 24, Article 10, C.R.S., as now or hereafter amended.

**Authorized Debt**

On November 7, 2006, the District's electorate authorized the issuance of indebtedness in an amount not to exceed \$30,000,000 for infrastructure improvements at an interest rate not to exceed 16% and \$30,000,000 for refunding the District's debt or other obligations.

On November 3, 2015, the District held an election to authorize issuance of indebtedness. The District Board determined, upon advice of legal counsel, that the authorizations approved in the November 7, 2006 election were valid and would not be modified as proposed in the 2015 ballot issues.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**Authorized Debt (Continued)**

	Amount Authorized November 3, 2015	Authorization Used 2015A/B Loan	Authorization Used 2020 Bonds	Remaining at December 31, 2023
Streets and Storm Drainage	\$ 47,000,000	\$ 4,714,117	\$ 4,821,471	\$ 37,464,412
Water Improvements	31,000,000	1,106,139	356,693	29,537,168
Sanitary Sewer Improvements	32,000,000	472,769	950,768	30,576,463
Parks and Recreation	37,000,000	392,205	955,706	35,652,089
Traffic Safety Controls	31,000,000	45,881	-	30,954,119
Mosquito Control	31,000,000	-	-	31,000,000
Public Transportation	30,500,000	-	-	30,500,000
TV Relay and Translation	30,500,000	-	-	30,500,000
Refunding of Debt	60,000,000	-	6,415,362	53,584,638
Total	<u>\$ 330,000,000</u>	<u>\$ 6,731,111</u>	<u>\$ 13,500,000</u>	<u>\$ 309,768,889</u>

Pursuant to the Service Plan as amended on September 8, 2015, the District can issue bond indebtedness of up to \$30,000,000. In addition, the maximum debt service mill levy for the District is 30.000 mills, as adjusted for changes in the ratio of actual value to assessed value property within the District. The calculated adjusted debt service mill levy collected in 2023 was 33.584 mills.

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 within the limitations of the District's Service Plan.

**Developer Advances**

The District has entered into Reimbursement Agreements, which were amended effective January 1, 2017, with Allison Valley Development Company, LLC (the Developer) to repay advances made by the Developer for operation and maintenance and capital improvement costs. For operations and maintenance, the District agrees to repay the Developer along with accrued interest rate of the greater of 4.25% or prime rate published by Kirkpatrick Bank plus 1%. For capital improvements, the District agrees to repay the Developer along with accrued interest at the rate set forth on the initial debt offering, from the day of each advance. The District's repayment obligations pursuant to these agreements are subject to annual appropriation. Pursuant to the First Amendment to the Reimbursement Agreement, payments to the Developer shall be applied first to principal then to interest. As of December 31, 2023, outstanding Developer Advances for operations and debt totaled \$1,659,991 with accrued interest of \$430,584 and outstanding advances for capital improvements totaled \$4,886,965 accrued interest of \$2,159,517.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

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

**Reimbursement Agreement**

On November 14, 2013, the District entered into a Reimbursement Agreement to repay advances made by Elite Properties of America, Inc. (Elite) and Ginger I, LLC (Ginger) for organization, and operations and maintenance (O&M) costs. The District agreed to repay Elite and Ginger for such advances plus accrued interest at the rate set forth on the initial bond offering, which is 4.005%. This Agreement does not constitute a debt of the District and any reimbursements shall be made subject to annual appropriations at the District's discretion. As of December 31, 2023, outstanding advances under the agreement for Elite totaled \$39,609 and accrued interest totaled \$27,755. The Ginger outstanding advances were paid off in August of 2020.

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted, and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2023, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net (Excluding Assets Anticipated to Be Conveyed to Other Governmental Entities)	\$ 4,796,509
Noncurrent Portion of Long-Term Obligations	(6,929,227)
Unspent Loan Proceeds	397,696
Net Investment in Capital Assets	<u>\$ (1,735,022)</u>

The restricted component of net position consists of assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2023, as follows:

Restricted Net Position:	
Emergencies	\$ 7,700
Debt Service Reserve	413,042
Total Restricted Net Position	<u>\$ 420,742</u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements which were conveyed to other governmental entities and which costs were removed from the Districts financial records and for the repayment of Developer Advances for operations, maintenance, and infrastructure costs.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 7 RELATED PARTIES**

The Developer of the property which constitutes the District is Allison Valley Development Company, LLC. Certain members of the Board of Directors are officers, employees, or associated with the Developer and may have conflicts of interest in dealing with the District. See Note 5 concerning advances made by the Developer.

**NOTE 8 INTERGOVERNMENTAL AGREEMENTS**

On December 6, 2007, the District entered into an Intergovernmental Agreement (IGA) with Allison Valley 1. The IGA was supplemented on October 20, 2016. The purpose of the IGA is to clarify specific provisions of the Amended Service Plan.

The Districts agree to share the costs of the financing, construction, operation, and maintenance of facilities as contemplated in the Consolidated Service Plan. It is anticipated that the total capital costs of the Districts will not exceed \$30,000,000, which the Districts will share. The Districts will share the capital costs 55% to Allison Valley 1 and 45% to Allison Valley 2. The percentages correspond to the approximate relative amount of assessed value of each district to the total projected at build-out for the total project.

The Districts agree to allocate the \$30,000,000 debt capacity authorized by the Consolidated Service Plan using the same percentage as the capital costs (55% for Allison Valley 1 and 45% for Allison Valley 2). In dollar terms the allocation of the debt capacity is \$16,500,000 for Allison Valley 1 and \$13,500,000 for Allison Valley 2. The Districts are allowed, but are not required to, allocate the voter-approved debt capacity that is available for each category of improvements using the 55/45 ratio.

**NOTE 9 ECONOMIC DEPENDENCY**

The District has not yet established a revenue base sufficient to pay operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

**NOTE 10 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.

The District is a member of the Colorado Special Districts Property and Liability Pool (the Pool). 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 in any of the past three fiscal years.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**NOTES TO BASIC FINANCIAL STATEMENTS**  
**DECEMBER 31, 2023**

**NOTE 10 RISK MANAGEMENT (CONTINUED)**

The District pays annual premiums to the Pool for liability, property, 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 11 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known 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. As of December 31, 2023, the District had provided for but did not fund the Emergency Reserves, which may be a violation of the Constitutional Amendment.

On November 7, 2006, the District's voters authorized the District to increase property taxes \$750,000 annually, without limitation of rate and without regard to any spending, revenue raising, or other limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR) or Section 29-1-301, C.R.S., to pay the District's operations, maintenance, and other expenses. Additionally, the District's electors authorized the District to collect, spend or retain all 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.

## **SUPPLEMENTARY INFORMATION**

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2023**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 692,974	\$ 693,079	\$ 105
Specific Ownership Taxes	69,297	72,565	3,268
Interest Income	2,000	74,098	72,098
Total Revenues	<u>764,271</u>	<u>839,742</u>	<u>75,471</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	10,395	10,402	(7)
Paying Agent Fees	5,000	3,000	2,000
Bond Interest	634,500	634,500	-
Miscellaneous	-	-	-
Total Expenditures	<u>649,895</u>	<u>647,902</u>	<u>1,993</u>
<b>NET CHANGE IN FUND BALANCE</b>	114,376	191,840	77,464
Fund Balance - Beginning of Year	<u>1,312,171</u>	<u>1,329,377</u>	<u>17,206</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 1,426,547</u></u>	<u><u>\$ 1,521,217</u></u>	<u><u>\$ 94,670</u></u>

## OTHER INFORMATION

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**  
**DECEMBER 31, 2023**

\$13,500,000 General Obligation Limited  
Tax Refunding Bonds - Series 2020  
Dated December 20, 2020  
Interest Rate - 4.70%  
Interest Reset - December 1, 2020  
Principal Due December 1  
Interest Payable June 1 and December 1

<u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 85,000	\$ 634,500	\$ 719,500
2025	155,000	630,505	785,505
2026	210,000	623,220	833,220
2027	220,000	613,350	833,350
2028	280,000	603,010	883,010
2029	290,000	589,850	879,850
2030	360,000	576,220	936,220
2031	375,000	559,300	934,300
2032	450,000	541,675	991,675
2033	470,000	520,525	990,525
2034	550,000	498,435	1,048,435
2035	580,000	472,585	1,052,585
2036	605,000	445,325	1,050,325
2037	635,000	416,890	1,051,890
2038	665,000	387,045	1,052,045
2039	695,000	355,790	1,050,790
2040	730,000	323,125	1,053,125
2041	760,000	288,815	1,048,815
2042	795,000	253,095	1,048,095
2043	835,000	215,730	1,050,730
2044	875,000	176,485	1,051,485
2045	915,000	135,360	1,050,360
2046	960,000	92,355	1,052,355
2047	1,005,000	47,235	1,052,235
Total	<u>\$ 13,500,000</u>	<u>\$ 10,000,425</u>	<u>\$ 23,500,425</u>

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 2**  
**SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED**  
**DECEMBER 31, 2023**

Year Ended December 31,	Assessed Valuation	Total Mills Levied	Total Property Taxes		Percent Collected to Levied
		Total	Levied	Collected	
2018/2019	\$ 6,102,770	42.855	\$ 261,534	\$ 261,534	100.00 %
2019/2020	10,130,170	43.214	437,765	437,765	100.00 %
2020/2021	13,129,500	43.253	567,890	567,765	99.98 %
2021/2022	17,724,580	43.469	770,470	770,590	100.02 %
2022/2023	20,634,040	44.778	923,951	924,105	100.02 %
Estimated for Year Ending December 31, 2024	\$ 25,863,390	50.618	1,309,153		

Note:

Property taxes collected in any one year include collection of delinquent property taxes levied in prior years. Information received from the Treasurer does not permit identification of specific year of levy.

Source: El Paso Assessor and Treasurer.