

**ALLISON VALLEY METROPOLITAN
DISTRICT NO. 1
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2021

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INDEPENDENT AUDITORS' REPORT

Board of Directors
Allison Valley Metropolitan District No. 1
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. 1 (the District), as of and for the year ended December 31, 2021, 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, 2021, 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 opinions on the financial statements that collectively comprise the District's basic financial statements. The supplemental schedules on page 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

August 24, 2022

BASIC FINANCIAL STATEMENTS

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
STATEMENT OF NET POSITION
DECEMBER 31, 2021

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments - Restricted	\$ 1,127,163
Receivable - County Treasurer	3,428
Property Taxes Receivable	512,834
Prepaid Expenses	3,291
Capital Assets, Net	4,937,966
Total Assets	<u>6,584,682</u>
LIABILITIES	
Accounts Payable	8,130
Accrued Interest Payable	14,785
Noncurrent Liabilities:	
Due in More Than One Year	<u>17,811,416</u>
Total Liabilities	<u>17,834,331</u>
DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax Revenue	<u>512,834</u>
Total Deferred Inflows of Resources	<u>512,834</u>
NET POSITION	
Net Investment in Capital Assets	273,412
Restricted for:	
Emergency Reserves	3,110
Debt Service	51,788
Unrestricted	<u>(12,090,793)</u>
Total Net Position	<u><u>\$ (11,762,483)</u></u>

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2021**

		Program Revenues			Net Revenues (Expenses) and Change in Net Position
FUNCTIONS/PROGRAMS	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary Government:					
Governmental Activities:					
General Government	\$ 354,716	\$ -	\$ -	\$ -	\$ (354,716)
Interest and Related Costs on Long-Term Debt	708,628	-	-	-	(708,628)
Total Governmental Activities	\$ 1,063,344	\$ -	\$ -	\$ -	(1,063,344)
 GENERAL REVENUES					
Property Taxes					369,840
Specific Ownership Taxes					43,432
Net Investment Income					448
Total General Revenues					413,720
 CHANGE IN NET POSITION					
					(649,624)
Net Position - Beginning of Year					(11,112,859)
 NET POSITION - END OF YEAR					
					\$ (11,762,483)

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
BALANCE SHEET –
GOVERNMENTAL FUNDS
DECEMBER 31, 2021**

	General	Debt Service	Capital Projects	Total Governmental Funds
ASSETS				
Cash and Investments - Restricted	\$ 62	\$ 1,127,087	\$ 14	\$ 1,127,163
Receivable - County Treasurer	857	2,571	-	3,428
Property Taxes Receivable	128,206	384,628	-	512,834
Prepaid Expenses	3,291	-	-	3,291
	<u>\$ 132,416</u>	<u>\$ 1,514,286</u>	<u>\$ 14</u>	<u>\$ 1,646,716</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 8,130	\$ -	\$ -	\$ 8,130
Total Liabilities	8,130	-	-	8,130
DEFERRED INFLOWS OF RESOURCES				
Property Tax Revenue	128,206	384,628	-	512,834
Total Deferred Inflows of Resources	128,206	384,628	-	512,834
FUND BALANCES				
Nonspendable:				
Prepaid Expenses	3,291	-	-	3,291
Restricted For:				
Emergencies (TABOR)	3,110	-	-	3,110
Debt Service	-	1,129,658	-	1,129,658
Capital Projects	-	-	14	14
Unassigned	(10,321)	-	-	(10,321)
Total Fund Balances	<u>(3,920)</u>	<u>1,129,658</u>	<u>14</u>	<u>1,125,752</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 132,416</u>	<u>\$ 1,514,286</u>	<u>\$ 14</u>	

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.

Capital Assets, Net 4,937,966

Long-term liabilities are not due and payable in the current period and, therefore, are not in the funds:

Accrued Interest on Developer Advance (2,053,712)
Developer Advances Payable (5,757,704)
Bond Payable (10,000,000)
Accrued Interest Payable (14,785)

Net Position of Governmental Activities \$ (11,762,483)

See accompanying Notes to Basic Financial Statements.

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICIT) –
GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2021

	General	Debt Service	Capital Projects	Total Governmental Funds
REVENUES				
Property Taxes	\$ 92,462	\$ 277,378	\$ -	\$ 369,840
Specific Ownership Taxes	10,858	32,574	-	43,432
Net Investment Income	47	398	3	448
Total Revenues	<u>103,367</u>	<u>310,350</u>	<u>3</u>	<u>413,720</u>
EXPENDITURES				
Current:				
Accounting	20,761	-	-	20,761
Audit	8,300	-	-	8,300
County Treasurer's Fees	1,388	4,163	-	5,551
District Management	39,000	-	-	39,000
Dues and Membership	377	-	-	377
Insurance and Bonds	2,047	-	-	2,047
Legal	3,582	-	-	3,582
Landscaping	76,062	-	-	76,062
Miscellaneous	72	3	-	75
Debt Service:				
Bond Interest - Series 2020	-	469,444	-	469,444
Total Expenditures	<u>151,589</u>	<u>473,610</u>	<u>-</u>	<u>625,199</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(48,222)	(163,260)	3	(211,479)
OTHER FINANCING SOURCES (USES)				
Developer Advance	43,090	-	-	43,090
Repay Developer Advance	-	-	(1,893)	(1,893)
Transfers In (Out)	-	(1,890)	1,890	-
Total Other Financing Sources (Uses)	<u>43,090</u>	<u>(1,890)</u>	<u>(3)</u>	<u>41,197</u>
NET CHANGE IN FUND BALANCES	(5,132)	(165,150)	-	(170,282)
Fund Balances - Beginning of Year	<u>1,212</u>	<u>1,294,808</u>	<u>14</u>	<u>1,296,034</u>
FUND BALANCES (DEFICIT) - END OF YEAR	<u>\$ (3,920)</u>	<u>\$ 1,129,658</u>	<u>\$ 14</u>	<u>\$ 1,125,752</u>

See accompanying Notes to Basic Financial Statements.

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
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, 2021**

Net Change in Fund Balances - Governmental Funds \$ (170,282)

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.

Depreciation (203,124)

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

Developer Advances (43,090)

Repayment of Developer Advances 1,893

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 on Loan - Change in Liability (904)

Accrued interest on Developer Advances - Change in Liability (234,117)

Change in Net Position of Governmental Activities \$ (649,624)

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
GENERAL FUND –
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE (DEFICIT) –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Property Taxes	\$ 92,462	\$ 92,462	\$ 92,462	\$ -
Specific Ownership Tax	9,246	9,246	10,858	1,612
Net Investment Income	-	-	47	47
Total Revenues	<u>101,708</u>	<u>101,708</u>	<u>103,367</u>	<u>1,659</u>
EXPENDITURES				
Current:				
Accounting	28,000	28,000	20,761	7,239
Audit	8,200	8,200	8,300	(100)
County Treasurer's Fee	1,387	1,387	1,388	(1)
District Management	50,000	50,000	39,000	11,000
Dues and Membership	450	450	377	73
Insurance and Bonds	2,250	2,250	2,047	203
Legal	15,000	15,000	3,582	11,418
Landscaping	15,000	77,000	76,062	938
Miscellaneous	1,500	1,500	72	1,428
Contingency	10,000	10,000	-	10,000
Total Expenditures	<u>131,787</u>	<u>193,787</u>	<u>151,589</u>	<u>42,198</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(30,079)	(92,079)	(48,222)	43,857
OTHER FINANCING SOURCES (USES)				
Developer Advance	33,000	95,000	43,090	(51,910)
Total Other Financing Sources (Uses)	<u>33,000</u>	<u>95,000</u>	<u>43,090</u>	<u>(51,910)</u>
NET CHANGE IN FUND BALANCE	2,921	2,921	(5,132)	(8,053)
Fund Balance - Beginning of Year	<u>2,725</u>	<u>2,725</u>	<u>1,212</u>	<u>(1,513)</u>
FUND BALANCE (DEFICIT) - END OF YEAR	<u>\$ 5,646</u>	<u>\$ 5,646</u>	<u>\$ (3,920)</u>	<u>\$ (9,566)</u>

See accompanying Notes to Basic Financial Statements.

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 1 DEFINITION OF REPORTING ENTITY

Allison Valley Metropolitan District No. 1 (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 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. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

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.

The Capital Projects Fund is used to account for financial resources to be used for the acquisition and construction of capital equipment and facilities.

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

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, 2021.

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. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

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 \$14,364,866 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. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

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, 2021. The deficit will be eliminated with the receipt of funds advanced by the Developer in 2022.

NOTE 3 CASH AND INVESTMENTS

Cash and investments as of December 31, 2021, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments - Restricted	\$ 1,127,163
Total Cash and Investments	<u>\$ 1,127,163</u>

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

Cash and investments as of December 31, 2021, consist of the following:

Deposits with Financial Institutions	\$ 1,916
Investments	<u>1,125,247</u>
Total Cash and Investments	<u><u>\$ 1,127,163</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, 2021, the District's cash deposits had a bank balance of \$4,758 and a carrying balance of \$1,916.

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. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 3 CASH AND 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

Cash and investments as of December 31, 2021, consist of the following:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Morgan Stanley Liquid Government	Weighted-Average	
Money Market Fund	Under 60 Days	<u>\$ 1,125,247</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. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 4 CAPITAL ASSETS

An analysis of the changes in capital assets for the year ended December 31, 2021 follows:

	Balance at December 31, 2020	Increases	Decreases	Balance at December 31, 2021
Capital Assets, Being				
Depreciated:				
Drainage	\$ 3,462,854	-	-	\$ 3,462,854
Park and Recreation	2,192,640	-	-	2,192,640
Total Capital Assets, Being				
Depreciated	5,655,494	-	-	5,655,494
Less Accumulated Depreciation				
For:				
Drainage	(284,176)	(115,428)	-	(399,604)
Park and Recreation	(230,228)	(87,696)	-	(317,924)
Total Accumulated				
Depreciation	(514,404)	(203,124)	-	(717,528)
Total Capital Assets, Being				
Depreciated, Net	5,141,090	(203,124)	-	4,937,966
Governmental Activities				
Capital Assets, Net	\$ 5,141,090	\$ (203,124)	\$ -	\$ 4,937,966

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, 2021:

	Balance - December 31, 2020	Additions	Retirements	Balance - December 31, 2021	Due Within One Year
Bonds Payable					
Series 2020 G.O. Limited Tax Refunding Bonds	\$ 10,000,000	\$ -	\$ -	\$ 10,000,000	\$ -
Notes/Loans From Direct Borrowing or Placement					
Developer Advances:					
Operating	267,968	43,090	-	311,058	-
Capital	5,448,539	-	1,893	5,446,646	-
Interest on Developer Advances:					
Operating	26,969	12,946	-	39,915	-
Capital	1,792,626	221,171	-	2,013,797	-
Total Long-Term Obligations	\$ 17,536,102	\$ 277,207	\$ 1,893	\$ 17,811,416	\$ -

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Series 2020 – \$10,000,000 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 \$10,000,000 which bears an interest at a rate of 5.00%, 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, 2025. The Series 2020 Bonds mature on December 1, 2047. The 2020 Bonds were issued for the purpose of refunding the Series 2017B 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.

December 1, 2025 through November 30, 2026 – 103%
December 1, 2026 through November 30, 2027 – 102%
December 1, 2027 through November 30, 2028 – 101%
December 1, 2028 and thereafter – 100%

The annual requirements to amortize the remaining Series 2020 Bonds are as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ -	\$ 500,000	\$ 500,000
2023	-	500,000	500,000
2024	-	500,000	500,000
2025	135,000	500,000	635,000
2026	185,000	493,250	678,250
2027-2031	1,500,000	2,277,500	3,777,500
2032-2036	1,910,000	1,863,250	3,773,250
2037-2041	2,435,000	1,335,750	3,770,750
2042-2046	3,115,000	662,500	3,777,500
2047	720,000	36,000	756,000
Total	<u>\$ 10,000,000</u>	<u>\$ 8,668,250</u>	<u>\$ 18,668,250</u>

Remedies on Occurrence of Event of Default for the Series 2020 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. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Remedies on Occurrence of Event of Default for the Series 2020 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 3, 2015, the District held an election to authorize issuance of indebtedness in an amount not to exceed \$30,000,000 for each category of infrastructure improvements at an interest rate not to exceed 18% and subject to a maximum of \$30,000,000, in aggregate, for refunding the District's debt or other obligations. The ballot issues were approved and the District intends to use the funds for streets and storm drainage, water improvements, sanitary sewer improvements, parks and recreation, traffic safety controls, mosquito control, public transportation, TV relay and translation and refunding of debt as allowed by the election, the service plan, IGA with the City, and IGA with Allison Valley 2.

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

	Authorized November 3, 2015	Authorization Used 2017A/B Loan	Authorization Used 2020 Bonds	Remaining at December 31, 2021
Streets and Storm Drainage	\$ 30,000,000	\$ 6,255,806	\$ 3,788,985	\$ 19,955,209
Water Improvements	30,000,000	379,193	239,044	29,381,763
Sanitary Sewer Improvements	30,000,000	540,897	1,008,288	28,450,815
Parks and Recreation	30,000,000	485,622	314,323	29,200,055
Traffic Safety Controls	30,000,000	10,529	-	29,989,471
Mosquito Control	30,000,000	-	-	30,000,000
Public Transportation	30,000,000	-	-	30,000,000
TV Relay and Translation	30,000,000	-	-	30,000,000
Refunding of Debt	30,000,000	-	4,649,360	25,350,640
Total	<u>\$ 270,000,000</u>	<u>\$ 7,672,047</u>	<u>\$ 10,000,000</u>	<u>\$ 252,327,953</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. As of December 31, 2021, the calculated adjusted debt service mill levy was 32.134 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, 2021, outstanding Developer advances for operations totaled \$311,058 with accrued interest of \$39,915 and outstanding advances for capital improvements totaled \$5,446,646 with accrued interest of \$2,013,797.

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

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, 2021, 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)	\$ 4,937,966
Noncurrent Portion of Long-Term Obligations	(4,363,478)
Unspent Loan Proceeds	<u>(301,076)</u>
Net Investment in Capital Assets	<u>\$ 273,412</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, 2021, as follows:

Restricted Net Position:	
Emergencies	\$ 3,110
Debt Service Reserve	<u>51,788</u>
Total Restricted Net Position	<u>\$ 54,898</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 infrastructure 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.

NOTE 7 RELATED PARTIES

The Developer of the property which constitutes the District is Allison Valley Development Company, LLC. The 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.

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

NOTE 8 INTERGOVERNMENTAL AGREEMENTS

On December 6, 2007, the District entered into an Intergovernmental Agreement (IGA) with Allison Valley 2. 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.

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.

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2021

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, 2021, the District had provided but did not fund an Emergency Reserve, which may be in 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 Constitutions (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. 1
DEBT SERVICE FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget <u>Original and Final</u>	Actual <u>Amounts</u>	Variance with Final Budget Positive (Negative)
REVENUES			
Property Taxes	\$ 277,378	\$ 277,378	\$ -
Specific Ownership Tax	27,738	32,574	4,836
Net Investment Income	1,250	398	(852)
Total Revenues	<u>306,366</u>	<u>310,350</u>	<u>3,984</u>
EXPENDITURES			
County Treasurer's Fees	4,161	4,163	(2)
Bond Interest - Series 2020	469,444	469,444	-
Miscellaneous	1,000	3	997
Paying Agent Fee	3,000	-	3,000
Total Expenditures	<u>477,605</u>	<u>473,610</u>	<u>3,995</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(171,239)	(163,260)	7,979
OTHER FINANCING SOURCES (USES)			
Transfers from Other Funds	-	3	3
Transfer to Other Funds	-	(1,893)	(1,893)
Total Other Financing Sources (Uses)	<u>-</u>	<u>(1,890)</u>	<u>(1,890)</u>
NET CHANGE IN FUND BALANCE	(171,239)	(165,150)	6,089
Fund Balance - Beginning of Year	<u>1,396,061</u>	<u>1,294,808</u>	<u>(101,253)</u>
FUND BALANCE - END OF YEAR	<u>\$ 1,224,822</u>	<u>\$ 1,129,658</u>	<u>\$ (95,164)</u>

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
CAPITAL PROJECTS FUND –
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –
BUDGET AND ACTUAL
YEAR ENDED DECEMBER 31, 2021**

	Budget		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
REVENUES				
Net Investment Income	\$ -	\$ 3	\$ 3	\$ -
Total Revenues	-	3	3	-
EXPENDITURES				
Total Expenditures	-	-	-	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES				
	-	3	3	-
OTHER FINANCING SOURCES (USES)				
Transfers In from Other Funds	-	2,000	1,893	(107)
Repay Developer Advance	-	(2,000)	(1,893)	107
Transfers Out to Other Funds	-	(3)	(3)	-
Total Other Financing Sources (Uses)	-	(3)	(3)	-
NET CHANGE IN FUND BALANCE				
	-	-	-	-
Fund Balance - Beginning of Year	-	14	14	-
FUND BALANCE - END OF YEAR	\$ -	\$ 14	\$ 14	\$ -

**ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2021**

\$10,000,000 General Obligation Limited
Tax Refunding Bonds - Series 2020
Dated December 17, 2020
Interest Rate - 5.00%
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>
2022	\$ -	\$ 500,000	\$ 500,000
2023	-	500,000	500,000
2024	-	500,000	500,000
2025	135,000	500,000	635,000
2026	185,000	493,250	678,250
2027	270,000	484,000	754,000
2028	285,000	470,500	755,500
2029	300,000	456,250	756,250
2030	315,000	441,250	756,250
2031	330,000	425,500	755,500
2032	345,000	409,000	754,000
2033	365,000	391,750	756,750
2034	380,000	373,500	753,500
2035	400,000	354,500	754,500
2036	420,000	334,500	754,500
2037	440,000	313,500	753,500
2038	465,000	291,500	756,500
2039	485,000	268,250	753,250
2040	510,000	244,000	754,000
2041	535,000	218,500	753,500
2042	565,000	191,750	756,750
2043	590,000	163,500	753,500
2044	620,000	134,000	754,000
2045	655,000	103,000	758,000
2046	685,000	70,250	755,250
2047	720,000	36,000	756,000
Total	<u>\$ 10,000,000</u>	<u>\$ 8,668,250</u>	<u>\$ 18,668,250</u>

ALLISON VALLEY METROPOLITAN DISTRICT NO. 1
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
DECEMBER 31, 2021

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy	Mills Levied	Property Taxes		Percent Collected to Levied
			Levied	Collected	
2017	\$ 193,140	40.000	\$ 7,725	\$ 7,725	100.00 %
2018	939,350	40.000	37,574	37,574	100.00
2019	1,158,260	40.000	46,330	46,330	100.00
2020	6,370,730	43.936	279,904	279,904	100.00
2021	8,491,330	43.555	369,840	369,840	100.00
Estimated for the Year Ending December 31, 2022	\$ 11,969,510	42.845	\$ 512,834		