

**2023 ANNUAL REPORT
MANAGER OF FINANCE AND MANAGER OF PUBLIC WORKS
SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2**

As required by Section 32-1-207(3)(c), C.R.S., and Section XI of the Service Plan for the South Sloan's Lake Metropolitan District No. 2 ("**District**"), approved by the City and County of Denver, Colorado on August 5, 2013, we present the following report of the District's activities from January 1, 2023 to December 31, 2023.

i. **Annual Budget of the District:**

A copy of the District's 2024 Budget is attached hereto as **Exhibit A**.

ii. **Annual construction schedules for the current year and reconciliation of the capital improvement program for completion of the Eligible Improvements in the following two (2) years:**

The District did not construct any improvements during 2023.

iii. **Annual audited financial statements (or any exemption filing made to the State Auditor) of the District:**

A copy of the District's 2023 Audit is attached hereto as **Exhibit B**.

iv. **Total debt authorized, total debt issued, and remaining debt authorized and intended to be issued by the District:**

A memorandum regarding the District's authorized, issued and remaining debt is attached hereto as **Exhibit C**.

v. **Names and terms of the members of the Board of Directors and officers of the District during 2023:**

Beth Ellertson, President, Term Expires May 2025
Carl Koelbel, Treasurer, Term Expires May 2025
Sarah Lavery, Assistant Secretary, Term Expires May 2027
James Bettis, Assistant Secretary, Term Expires May 2027
Joseph Iannuzzi, Assistant Secretary, Term Expires May 2027

vi. **Any bylaws, rules and regulations of the District regarding bidding, conflict of interest, contracting and other governance matters:**

The District has not adopted any bylaws or rules and regulations, but complies with State statutes regarding bidding, potential conflicts of interest and other governance matters. In the event the District adopts any rules and regulations in the future, they may be accessed at the offices of Public Alliance, LLC (see below for contact information) or on the District's website at: <https://southsloanslakemetro.org/>.

vii. **Current intergovernmental agreements and amendments among the District:**

A list of the District's current intergovernmental agreements is attached hereto as **Exhibit D**. The District did not enter into or terminate any intergovernmental agreements during 2023.

viii. **A summary of all current contracts for services or construction of the District:**

A list of all current contracts for services or construction is attached hereto as **Exhibit E**.

ix. **Current documentation of credit enhancements:**

There are no credit enhancements.

x. **Official statements of current outstanding bonded indebtedness of the District, if not already received by the City:**

The District issued its Limited Tax General Obligation Refunding and Improvement Bonds on December 10, 2019, and copies of required documents were provided to the City at the time of issuance.

xi. **Current approved Service Plans of the District and amendments thereto:**

The District's Service Plan (approved August 5, 2013) is on file at the City Clerk's office.

xii. **Coordinating District office contact information:**

South Sloan's Lake Metropolitan District No. 2
c/o Public Alliance LLC
405 Urban Street, Suite 310
Lakewood, Colorado 80228
720-213-6621 – phone
Ann Finn, District Manager
ann@publicalliancellc.com

xiii. **Any change in proposed development assumptions that impacts the financial projections:**

To our knowledge, there are no changes in the proposed development assumptions that impact the financial projections of the District.

Additional Information required pursuant to Section 32-1-207(3)(c), C.R.S.

xiv. **Boundary changes made:**

No boundary changes were made or proposed during 2023.

xv. **Status of litigation involving the District’s public improvements:**

To our knowledge, there is no litigation involving the District’s public improvements.

xvi. **Conveyances or dedications of facilities or improvements, constructed by the District, to the City:**

The District did not convey or dedicate any facilities or improvements to the City in 2023.

xvii. **Final assessed valuation of the District for the report year:**

The District’s final net assessed valuation for the report year was \$1,475,359.

xviii. **Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any debt instrument:**

To our knowledge, there are no uncured events of default by the District which continue beyond a ninety (90) day period.

xix. **Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continues beyond a ninety (90) day period:**

To our knowledge, the District has been able to pay its obligations as they come due.

EXHIBIT A

2024 Budget

RESOLUTION NO. 2023-11-02
A RESOLUTION OF THE BOARD OF DIRECTORS
OF THE SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
TO ADOPT THE 2024 BUDGET AND APPROPRIATE SUMS OF MONEY

WHEREAS, the Board of Directors of the South Sloan's Lake Metropolitan District No. 2 ("District") has appointed the District Accountant to prepare and submit a proposed 2024 budget to the Board at the proper time; and

WHEREAS, the District Accountant has submitted a proposed budget to this Board on or before October 15, 2023, for its consideration; and

WHEREAS, upon due and proper notice, published or posted in accordance with the law, said proposed budget was open for inspection by the public at a designated place, a public hearing was held on November 17, 2023, and interested electors were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, the budget has been prepared to comply with all terms, limitations and exemptions, including, but not limited to, reserve transfers and expenditure exemptions, under Article X, Section 20 of the Colorado Constitution ("TABOR") and other laws or obligations which are applicable to or binding upon the District; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

WHEREAS, the Board of Directors of the District has made provisions therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law, but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, as more fully set forth in the budget, including any interfund transfers listed therein, so as not to impair the operations of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Sloan's Lake Metropolitan District No. 2:

1. That the budget as submitted, amended, and summarized by fund, hereby is approved and adopted as the budget of the South Sloan's Lake Metropolitan District No. 2 for the 2024 fiscal year.

2. That the budget, as hereby approved and adopted, shall be certified by the Secretary of the District to all appropriate agencies and is made a part of the public records of the District.

3. That the sums set forth as the total expenditures of each fund in the budget attached hereto as **EXHIBIT A** and incorporated herein by reference are hereby appropriated from the revenues of each fund, within each fund, for the purposes stated.

ADOPTED this 17th day of November, 2023.

DocuSigned by:

Ann Finn

D8A7B76654324CB...

Secretary

EXHIBIT A
(Budget)

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
ANNUAL BUDGET
FOR THE YEAR ENDING DECEMBER 31, 2024

**SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2
SUMMARY
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,**

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 556,288	\$ 602,218	\$ 732,140
REVENUES			
Property taxes	50,108	50,444	56,719
Specific ownership taxes	77,928	67,290	96,083
Interest income	15,019	31,104	40,000
Other revenue	-	568	500
TIF revenue	1,607,750	1,618,076	1,846,305
Total revenues	<u>1,750,805</u>	<u>1,767,482</u>	<u>2,039,607</u>
Total funds available	<u>2,307,093</u>	<u>2,369,700</u>	<u>2,771,747</u>
EXPENDITURES			
General Fund	554,809	483,503	614,000
Debt Service Fund	1,150,066	1,154,057	1,205,000
Total expenditures	<u>1,704,875</u>	<u>1,637,560</u>	<u>1,819,000</u>
Total expenditures and transfers out requiring appropriation	<u>1,704,875</u>	<u>1,637,560</u>	<u>1,819,000</u>
ENDING FUND BALANCES	<u>\$ 602,218</u>	<u>\$ 732,140</u>	<u>\$ 952,747</u>
EMERGENCY RESERVE	\$ 14,100	\$ 17,700	\$ 21,900
STREETSCAPE/PLAZA/PLD RESERVE	30,887	130,540	337,938
TOTAL RESERVE	<u>\$ 44,987</u>	<u>\$ 148,240</u>	<u>\$ 262,747</u>

No assurance provided. See summary of significant accounts.

SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2
PROPERTY TAX SUMMARY INFORMATION
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
ASSESSED VALUATION			
Residential	\$ 32,975,290	\$ 35,181,160	\$ 38,653,450
Commercial	11,375,060	8,164,200	9,068,460
State assessed	501,600	261,900	948,980
Vacant land	6,790	6,790	-
Personal property	594,550	1,206,210	1,315,400
	<u>45,453,290</u>	<u>44,820,260</u>	<u>49,986,290</u>
Adjustments	(44,114,115)	(43,481,227)	(48,510,931)
Certified Assessed Value	<u>\$ 1,339,175</u>	<u>\$ 1,339,033</u>	<u>\$ 1,475,359</u>
MILL LEVY			
General	10.000	13.000	14.000
Debt Service	27.054	24.672	24.444
Total mill levy	<u>37.054</u>	<u>37.672</u>	<u>38.444</u>
PROPERTY TAXES			
General	\$ 13,392	\$ 17,407	\$ 20,655
Debt Service	36,230	33,037	36,064
Levied property taxes	<u>49,622</u>	<u>50,444</u>	<u>56,719</u>
Adjustments to actual/rounding	486	-	-
Budgeted property taxes	<u>\$ 50,108</u>	<u>\$ 50,444</u>	<u>\$ 56,719</u>
BUDGETED PROPERTY TAXES			
General	\$ 13,523	\$ 17,407	\$ 20,655
Debt Service	36,585	33,037	36,064
	<u>\$ 50,108</u>	<u>\$ 50,444</u>	<u>\$ 56,719</u>

No assurance provided. See summary of significant accounts.

SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2
GENERAL FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 131,336	\$ 44,987	\$ 148,240
REVENUES			
Property taxes	13,523	17,407	20,655
Specific ownership taxes	21,031	12,000	34,990
TIF revenue	433,894	556,777	672,362
Interest income	12	4	-
Other revenue	-	568	500
Total revenues	468,460	586,756	728,507
Total funds available	599,796	631,743	876,747
EXPENDITURES			
General and administrative			
Accounting	36,798	45,000	50,000
Auditing	3,900	-	5,000
County Treasurer's fee	135	174	207
Dues and membership	771	652	800
Insurance	5,325	7,945	9,100
District management	42,739	50,000	60,000
Legal	26,044	30,000	32,000
Miscellaneous	1,142	2,000	1,000
Election	4,170	2,232	-
Contingency	-	-	7,493
Operations and maintenance			
Repairs and maintenance	12,212	5,000	5,500
Engineering	9,092	10,000	11,000
Landscaping	104,730	94,000	150,000
Streetscape/Plaza/PDL Maintenance	194,613	195,500	215,100
Snow removal	95,602	15,000	35,000
Irrigation	13,373	7,000	7,700
Electricity	1,163	1,000	1,100
Denver Special District Fee	3,000	3,000	3,000
CDS vault maintenance	-	15,000	20,000
Total expenditures	554,809	483,503	614,000
Total expenditures and transfers out requiring appropriation	554,809	483,503	614,000
ENDING FUND BALANCES	\$ 44,987	\$ 148,240	\$ 262,747
EMERGENCY RESERVE	\$ 14,100	\$ 17,700	\$ 21,900
STREETSCAPE/PLAZA/PLD RESERVE	30,887	130,540	337,938
TOTAL RESERVE	\$ 44,987	\$ 148,240	\$ 262,747

No assurance provided. See summary of significant accounts.

SOUTH SLOANS LAKE METROPOLITAN DISTRICT NO. 2
DEBT SERVICE FUND
2024 BUDGET
WITH 2022 ACTUAL AND 2023 ESTIMATED
For the Years Ended and Ending December 31,

	ACTUAL 2022	ESTIMATED 2023	BUDGET 2024
BEGINNING FUND BALANCES	\$ 424,952	\$ 557,231	\$ 583,900
REVENUES			
Property taxes	36,585	33,037	36,064
Specific ownership taxes	56,897	55,290	61,093
TIF revenue	1,173,856	1,061,299	1,173,943
Interest income	15,007	31,100	40,000
Total revenues	1,282,345	1,180,726	1,311,100
Total funds available	1,707,297	1,737,957	1,895,000
EXPENDITURES			
General and administrative			
County Treasurer's fee	366	357	361
Paying agent fees	-	3,000	3,000
Contingency	-	-	5,689
Debt Service			
Bond interest	869,700	855,700	840,950
Bond Principal	280,000	295,000	355,000
Total expenditures	1,150,066	1,154,057	1,205,000
Total expenditures and transfers out requiring appropriation	1,150,066	1,154,057	1,205,000
ENDING FUND BALANCES	\$ 557,231	\$ 583,900	\$ 690,000

No assurance provided. See summary of significant accounts.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Services Provided

The District, a quasi-municipal corporation and a political subdivision of the State of Colorado, was organized by order and decree of the District Court for the City and County of Denver, Colorado on January 16, 2014, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City and County of Denver on August 5, 2013. The District's service area is located entirely within the City and County of Denver, Colorado.

On November 5, 2013, the District's voters authorized total indebtedness of \$50,000,000 for each of the following listed facilities; street improvements, water, storm or sanitary sewer, parks and recreation, traffic and safety control, mosquito control, public transportation, and operations and maintenance. Voters also authorized indebtedness of \$50,000,000 for refunding of debt and \$50,000,000 for intergovernmental contracts. Pursuant to the Service Plan, each District shall not issue debt in an aggregate amount in excess of \$50,000,000. Additionally, the maximum debt mill levy is 50.000 mills as adjusted. The election also approved an annual increase in ad valorem property taxes of \$50,000,000 and an increase in fees of \$50,000,000 to pay the District's operation and maintenance costs. The electors further authorized an increase in fees of \$50,000,000 to pay expenses pursuant to intergovernmental agreements.

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

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

Revenues

Property Taxes

Property taxes are levied by the District's Board of Directors. The levy is based on assessed valuations determined by the County Assessor generally as of January 1 of each year. The levy is normally set by December 15 by certification to the County Commissioners to put the tax lien on the individual properties as of January 1 of the following year. The County Treasurer collects the determined taxes during the ensuing calendar year. The taxes are payable by April or, if in equal installments, at the taxpayer's election, in February and June. Delinquent taxpayers are notified in August and generally sales of the tax liens on delinquent properties are held in November or December. The County Treasurer remits the taxes collected monthly to the District.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Revenues (Continued)

Property Taxes (Continued)

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

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

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

Specific Ownership Taxes

Specific ownership taxes are set by the State and collected by the County Treasurer, primarily on vehicle licensing within the County as a whole. The specific ownership taxes are allocated by the County Treasurer to all taxing entities within the County. The budget assumes that the District's share will be equal to approximately 5.00% of the property taxes collected by the District and by DURA.

TIF Revenue from DURA

Pursuant to a cooperation agreement with Denver Urban Renewal Authority ("DURA"), DURA remits the portion of revenues which it receives as a result of Tax Increment Revenues attributable to the District's current mill levy to the District.

Expenditures

County Treasurer's Fees

County Treasurer's fees have been computed at 1.00% of property tax collections.

Debt Service

Principal and interest payments in 2024 are provided based on the attached debt amortization schedule of the 2019 Loan.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS

Debt and Leases

The District issued the Bonds on December 10, 2019, in the amount of \$22,815,000. Proceeds from the sale of the Bonds were used for the purposes of (a) refunding in full the District's 2016 Loan, (b) paying a portion of the costs of capital infrastructure improvements, (c) funding capitalized interest, (d) funding the Reserve Fund, and (e) paying the costs of issuing the Bonds.

The Bonds bear interest at rates ranging from 3.00% to 5.00% and are payable semiannually on June 1 and December 1, beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2021. The Bonds mature on December 1, 2049.

The Bonds are subject to redemption prior to maturity at the option of the District on any date, on and after December 1, 2029, in whole or in part, upon payment of a redemption price equal to the principal amount of Bonds to be redeemed, plus interest accrued to the redemption date.

To the extent principal of any bond is not paid when due, such principal shall remain outstanding and continue to bear interest until paid. To the extent interest on any bond is not paid when due, such interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bond. The District shall not be obligated to pay more than the amount permitted by law and the District's electoral authorization in repayment of the Bonds.

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, consisting of (a) Property Tax Revenue, (b) Specific Ownership Tax Revenue, and (c) any other legally available moneys that the District determines, in its absolute discretion, to credit to the Revenue Fund.

The District has covenanted to levy the Required Mill Levy upon all property subject to taxation by the District in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, but not in excess of 50.000 mills as adjusted for changes in the method of calculating assessed valuation after January 1, 2013. An increase or decrease to the Required Mill Levy is to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. The District certified 27.275 mills as the Required Mill Levy for 2023 (collection year 2024).

The Bonds are further secured by the Reserve Fund in the amount of the Reserve Requirement of \$1,517,000. The Reserve Fund is funded with a surety policy issued by Assured Guaranty Municipal Corp., a New York stock insurance company ("AGM").

AGM also issued its Municipal Bond Insurance Policy for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds.

The District also receives incremental property taxes from DURA which are pledged to the payment of the Bonds.

The District has no operating or capital leases.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
2024 ADOPTED BUDGET
SUMMARY OF SIGNIFICANT ASSUMPTIONS**

Reserves

Emergency Reserves

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3.00% of fiscal year spending. Since substantially all operating funds received by the District are transferred to District No. 1, which pays for all Districts' operations and maintenance costs, an emergency reserve is not reflected in the District's Budget.

This information is an integral part of the accompanying budget.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY**

Bonds and Interest Maturing in the Year Ending December 31,	Limited Tax General Obligation Bonds		
	Initial Funded Amount		
	\$22,815,000		
	Interest Rate of 3.00 - 5.00%		
	Payable June 1 and December 1		
	Principal Due December 1		
Principal	Interest	Total	
2024	\$ 355,000	\$ 840,950	\$ 1,195,950
2025	375,000	823,200	1,198,200
2026	415,000	804,450	1,219,450
2027	435,000	783,700	1,218,700
2028	485,000	761,950	1,246,950
2029	505,000	737,700	1,242,700
2030	555,000	712,450	1,267,450
2031	580,000	690,250	1,270,250
2032	630,000	667,050	1,297,050
2033	655,000	641,850	1,296,850
2034	705,000	615,650	1,320,650
2035	735,000	587,450	1,322,450
2036	790,000	558,050	1,348,050
2037	820,000	526,450	1,346,450
2038	880,000	493,650	1,373,650
2039	915,000	458,450	1,373,450
2040	980,000	421,850	1,401,850
2041	1,020,000	382,650	1,402,650
2042	1,085,000	341,850	1,426,850
2043	1,130,000	298,450	1,428,450
2044	1,205,000	253,250	1,458,250
2045	1,255,000	205,050	1,460,050
2046	1,320,000	167,400	1,487,400
2047	1,360,000	127,800	1,487,800
2048	1,430,000	87,000	1,517,000
2049	1,470,000	44,100	1,514,100
	\$ 22,090,000	\$ 13,032,650	\$ 35,122,650

No assurance provided. See summary of significant assumptions.

I, Ann Finn, hereby certify that I am the duly appointed Secretary of the South Sloan's Lake Metropolitan District No. 2, and that the foregoing is a true and correct copy of the budget for the budget year 2024, duly adopted at a meeting of the Board of Directors of the South Sloan's Lake Metropolitan District No. 2 held on November 17, 2023.

By: _____
DocuSigned by:
Ann Finn
D8A7B76654324CB...
Secretary

EXHIBIT B

2023 Audit

**SOUTH SLOAN'S LAKE
METROPOLITAN DISTRICT NO. 2
Denver County, Colorado**


**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2023**


**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
TABLE OF CONTENTS
YEAR ENDED DECEMBER 31, 2023**

INDEPENDENT AUDITOR'S REPORT	1
BASIC FINANCIAL STATEMENTS	
GOVERNMENT-WIDE FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION	1
STATEMENT OF ACTIVITIES	2
FUND FINANCIAL STATEMENTS	
BALANCE SHEET – GOVERNMENTAL FUNDS	3
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES – GOVERNMENTAL FUNDS	4
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES	5
GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	6
NOTES TO BASIC FINANCIAL STATEMENTS	7
SUPPLEMENTARY INFORMATION	
DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL	22
OTHER INFORMATION	
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY	24
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED	25
TEN LARGEST TAXPAYERS IN THE DISTRICT	26
HISTORICAL PROPERTY TAX COLLECTIONS OF THE DISTRICT	27



1221 W. Mineral Avenue, Suite 202
Littleton, CO 80120

 303-734-4800

 303-795-3356

 www.HaynieCPAs.com

Independent Auditors' Report

To the Board of Directors
South Sloan's Lake Metropolitan District No. 2

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of South Sloan's Lake 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 financial position of the governmental activities and each major fund of South Sloan's Lake Metropolitan District No. 2, 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 Opinions

We conducted our audits 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 South Sloan's Lake Metropolitan District No. 2 and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

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; this includes 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 South Sloan's Lake Metropolitan District No. 2's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities 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 South Sloan's Lake Metropolitan District No. 2'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 South Sloan's Lake Metropolitan District No. 2'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.

Required Supplementary 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.

Supplementary 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 supplementary information, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 supplementary information, as listed in the table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise South Sloan's Lake Metropolitan District No. 2's basic financial statements. The other information section, as listed in the table of contents, does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Haynie & Company

Littleton, Colorado

July 19, 2024

BASIC FINANCIAL STATEMENTS

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
STATEMENT OF NET POSITION
DECEMBER 31, 2023

	<u>Governmental Activities</u>
ASSETS	
Cash and Investments	\$ 149,347
Cash and Investments - Restricted	605,146
Property Tax Receivable	56,719
Receivable from County Treasurer	6,605
TIF Receivable	121
Prepaid Insurance	9,180
Capital Assets:	
Capital Assets Net of Depreciation	<u>2,418,359</u>
Total Assets	<u>3,245,477</u>
 DEFERRED OUTFLOWS OF RESOURCES	
Bond Insurance Costs	<u>279,573</u>
Total Deferred Outflows of Resources	<u>279,573</u>
 LIABILITIES	
Accounts Payable	31,521
Accrued Bond Interest	70,079
Noncurrent Liabilities:	
Due Within One Year	439,983
Due in More Than One Year	<u>22,967,043</u>
Total Liabilities	<u>23,508,626</u>
 DEFERRED INFLOWS OF RESOURCES	
Deferred Property Tax	<u>56,719</u>
Total Deferred Inflows of Resources	<u>56,719</u>
 NET POSITION	
Restricted for:	
Emergency Reserve	18,100
Debt Service	521,473
Net Position - Unrestricted	<u>(20,579,868)</u>
Total Net Position (Deficit)	<u><u>\$ (20,040,295)</u></u>

See accompanying Notes to Basic Financial Statements.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
STATEMENT OF ACTIVITIES
YEAR ENDED DECEMBER 31, 2023

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
FUNCTIONS/PROGRAMS					
Primary Government:					
Governmental Activities:					
General Government	\$ 565,307	\$ -	\$ 565,818	\$ -	\$ 511
Interest on Long-Term Debt and Related Costs	789,688	-	1,073,836	-	284,148
Total Governmental Activities	\$ 1,354,995	\$ -	\$ 1,639,654	\$ -	284,659
GENERAL REVENUES					
					50,977
					51,772
					47,136
					588
					150,473
CHANGE IN NET POSITION					435,132
					(20,475,427)

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
BALANCE SHEET
GOVERNMENTAL FUNDS
DECEMBER 31, 2023**

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash and Investments	\$ 149,347	\$ -	\$ 149,347
Cash and Investments - Restricted	18,100	587,046	605,146
Property Tax Receivable	20,655	36,064	56,719
TIF Receivable	42	79	121
Receivable from County Treasurer	2,279	4,326	6,605
Prepaid Insurance	9,180	-	9,180
Total Assets	\$ 199,603	\$ 627,515	\$ 827,118
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 31,521	\$ -	\$ 31,521
Total Liabilities	31,521	-	31,521
DEFERRED INFLOWS OF RESOURCES			
Deferred Property Tax	20,655	36,064	56,719
Total Deferred Inflows of Resources	20,655	36,064	56,719
FUND BALANCES			
Nonspendable:			
Prepaid Expense	9,180	-	9,180
Restricted for:			
Emergency Reserves	18,100	-	18,100
Debt Service	-	591,451	591,451
Unassigned	120,147	-	120,147
Total Fund Balances	147,427	591,451	738,878
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 199,603	\$ 627,515	

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.

2,418,359

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

Unamortized Bond Premium

(1,317,026)

Bond Insurance Costs

279,573

Bonds Payable

(22,090,000)

Accrued Bond Interest

(70,079)

Net Position of Governmental Activities

\$ (20,040,295)

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
YEAR ENDED DECEMBER 31, 2023**

	General	Debt Service	Total Governmental Funds
REVENUES			
Property Taxes	\$ 17,591	\$ 33,386	\$ 50,977
Specific Ownership Taxes	17,866	33,906	51,772
TIF Revenue	565,818	1,073,836	1,639,654
Other Revenue	587	-	587
Interest Income	10	47,126	47,136
Total Revenues	601,872	1,188,254	1,790,126
EXPENDITURES			
Current:			
Accounting	43,204	-	43,204
Auditing	5,000	-	5,000
County Treasurer's Fee	176	334	510
District Management	66,286	-	66,286
Dues and Membership	652	-	652
Election	2,232	-	2,232
Electricity	920	-	920
Engineering	3,561	-	3,561
Insurance	8,028	-	8,028
Irrigation	9,676	-	9,676
Landscaping	229,716	-	229,716
Legal	33,534	-	33,534
Miscellaneous	2,270	-	2,270
Repairs and Maintenance	8,122	-	8,122
Streetscape/Plaza/PDL Maintenance	76,423	-	76,423
Snow Removal	9,632	-	9,632
Debt Service:			
Bond Interest	-	855,700	855,700
Bond Principal	-	295,000	295,000
Paying Agent Fees	-	3,000	3,000
Total Expenditures	499,432	1,154,034	1,653,466
NET CHANGE IN FUND BALANCES	102,440	34,220	136,660
Fund Balances - Beginning of Year	44,987	557,231	602,218
FUND BALANCES - END OF YEAR	\$ 147,427	\$ 591,451	\$ 738,878

See accompanying Notes to Basic Financial Statements.

**SOUTH SLOAN'S LAKE 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 \$ 136,660

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	(153,991)
Capital Outlay	88,117

Other long-term assets are not available to pay for current period expenditures and, therefore, are not reported in the funds.

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.

Bond Principal	295,000
----------------	---------

Revenues in the statement of activities that do not provide current financial resources are not reported as revenue in the fund financial statements.

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 - Change in Liability	1,229
Amortization Expense Insurance	(18,356)
Amortization of Bond Premium	86,473
	86,473

Changes in Net Position of Governmental Activities	\$ 435,132
--	------------

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
GENERAL FUND – STATEMENT 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)
REVENUES			
Property Taxes	\$ 17,407	\$ 17,591	\$ 184
Specific Ownership Taxes	29,133	17,866	(11,267)
Interest Income	2,000	10	(1,990)
Other Revenue	-	587	587
TIF Revenue	556,777	565,818	9,041
Total Revenues	<u>605,317</u>	<u>601,872</u>	<u>(3,445)</u>
EXPENDITURES			
Accounting	45,000	43,204	1,796
Auditing	5,000	5,000	-
Contingency	8,089	-	8,089
County Treasurer's Fee	161	176	(15)
CDS Vault Maintenance	15,000	-	15,000
Denver Special District Fee	3,000	-	3,000
District Management	40,000	66,286	(26,286)
Dues and Membership	750	652	98
Election	5,000	2,232	2,768
Electricity	1,000	920	80
Engineering	10,000	3,561	6,439
Insurance	8,000	8,028	(28)
Irrigation	7,000	9,676	(2,676)
Landscaping	94,000	229,716	(135,716)
Legal	27,000	33,534	(6,534)
Miscellaneous	1,000	2,270	(1,270)
Repairs and Maintenance	5,000	8,122	(3,122)
Snow Removal	40,000	9,632	30,368
Streetscape/Plaza/PDL Maintenance	195,500	76,423	119,077
Total Expenditures	<u>510,500</u>	<u>499,432</u>	<u>11,068</u>
NET CHANGE IN FUND BALANCE	94,817	102,440	7,623
Fund Balance - Beginning of Year	<u>27,049</u>	<u>44,987</u>	<u>17,938</u>
FUND BALANCE - END OF YEAR	<u><u>\$ 121,866</u></u>	<u><u>\$ 147,427</u></u>	<u><u>\$ 25,561</u></u>

See accompanying Notes to Basic Financial Statements.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 1 DEFINITION OF REPORTING ENTITY

South Sloan's Lake 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 for the City and County of Denver recorded on January 16, 2014, and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District operates under a Service Plan approved by the City and County of Denver on August 5, 2013. The District's service area is located entirely within the City and County of Denver, Colorado.

The District was established to provide financing for the acquisition, construction, completion, and operation and maintenance of public improvements, including all streets, traffic and safety, water, sanitation, storm drainage, transportation, mosquito control, and park and recreation facilities.

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

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

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 taxes and intergovernmental revenues.

The statement of net position reports all financial and capital resources of the District. The difference between the sum of assets and deferred outflows and the sum of liabilities and deferred inflows is reported as net position.

SOUTH SLOAN'S LAKE 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 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 government 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 and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District 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 is 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 debt of the governmental funds.

SOUTH SLOAN'S LAKE 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.

Pooled Cash and Investments

The District follows the practice of pooling cash and investments of all funds to maximize investment earnings. Except when required by trust or other agreements, all cash is deposited to and disbursed from a single bank account. Cash in excess of immediate operating requirements is pooled for deposit and investment flexibility. Investment earnings are allocated periodically to the participating funds based upon each fund's average equity balance in total cash.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental columns 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.

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 following estimated economic useful lives:

Infrastructure	30 Years
Parks & Recreation	20 Years
Streetscape Equipment	10 to 15 Years

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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, sale 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 unearned property tax revenues are recorded as revenue in the year they are available or collected.

Amortization

Original Issue Discount/Premium

In the government-wide financial statements, bond premiums, discounts, and bond insurance are deferred and amortized over the life of the bonds using the effective interest method.

In the fund financial statements, governmental fund types recognize bond premiums, discounts, and bond insurance, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances and bond insurance are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as expenditures.

Deferred Inflows/Outflows of Resources

In addition to assets, the statement of net position reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The District has one item that qualifies for reporting in this category. Accordingly, *bond insurance* is deferred and recognized as an outflow of resources in the period that the amount is incurred.

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.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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:

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.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

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	\$ 149,347
Cash and Investments - Restricted	<u>605,146</u>
Total Cash and Investments	<u><u>\$ 754,493</u></u>

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

Deposits with Financial Institutions	\$ 15,315
Investments	<u>739,178</u>
Total Cash and Investments	<u><u>\$ 754,493</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 102.00% 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 and a carrying balance of \$15,315.

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.

**SOUTH SLOAN'S LAKE 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 and certain reverse repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- * Local government investment pools

Fair Value Measurement and Application

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, and Level 3 inputs are significant unobservable inputs. Investments not measured at fair value and not categorized include governmental money market funds (PFM Funds Governmental Select series), money market funds (generally held by Bank Trust Departments in their role as paying agent or trustee), CSAFE (which are recorded at amortized cost), and COLOTRUST (which are recorded at net asset value).

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

Investment	Maturity	Amount
Colorado Local Government Liquid Asset Trust (CSAFE)	Weighted-Average Under 60 Days	\$ 739,178

CSAFE

The District invested in the Colorado Surplus Asset Fund Trust (CSAFE) (the Trust), which is an investment vehicle established by state statute for local government entities to pool surplus assets. The State Securities Commissioner administers and enforces all State statutes governing the Trust. The Trust currently offers two portfolios – CSAFE CASH FUND and CSAFE CORE.

CSAFE CASH FUND operations similar to a money market fund, with each share valued at \$1.00. CSAFE may invest in U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain money market funds and highest rated commercial paper, any security allowed under CRS 24-75-601.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 3 CASH AND INVESTMENTS (CONTINUED)

CSAFE (Continued)

CSAFE CORE, a variable Net Asset Value (NAV) Local Government Investment Pool, offers weekly liquidity and is managed to approximate a \$2.00 transactional share price. CSAFE CORE may invest in securities authorized by CRS 24-75-601, including U.S. Treasury securities, repurchase agreements collateralized by U.S. Treasury securities, certain obligations of U.S. government agencies, highest rated commercial paper, and any security allowed under CRS 24-75-601.

A designated custodial bank serves as custodian for CSAFE's portfolio pursuant to a custodian agreement. The custodian acts as safekeeping agent for CSAFE's investment portfolio and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by CSAFE. CSAFE CASH FUND is rated AAmmf and CSAFE CORE is rated AAaf/S1 by Fitch Ratings. CSAFE records its investments at amortized cost and the District records its investments in CSAFE using the amortized cost method. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

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
Governmental Activities:				
Capital Assets, Being Depreciated:				
Infrastructure	\$ 441,825	\$ -	\$ -	\$ 441,825
Parks & Recreation	1,995,879	-	-	1,995,879
Streetscape Equipment	<u>574,473</u>	<u>88,117</u>	<u>-</u>	<u>662,590</u>
Total Capital Assets, Being Depreciated	3,012,177	88,117	-	3,100,294
Less Accumulated Depreciation for:				
Infrastructure	36,820	14,728	-	51,548
Parks & Recreation	341,024	99,794	-	440,818
Streetscape Equipment	<u>150,100</u>	<u>39,469</u>	<u>-</u>	<u>189,569</u>
Total Accumulated Depreciation	<u>527,944</u>	<u>153,991</u>	<u>-</u>	<u>681,935</u>
 Total Capital Assets, Being Depreciated, Net	 <u>2,484,233</u>	 <u>(65,874)</u>	 <u>-</u>	 <u>2,418,359</u>
 Governmental Activities Capital Assets, Net	 <u>\$ 2,484,233</u>	 <u>\$ (65,874)</u>	 <u>\$ -</u>	 <u>\$ 2,418,359</u>

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS

The following is an analysis of the 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
General Obligation Bonds Payable:					
Series 2019	\$ 22,385,000	\$ -	\$ 295,000	\$ 22,090,000	\$ 355,000
Subtotal Bonds Payable	22,385,000	-	295,000	22,090,000	355,000
Unamortized Bond Premium	1,403,499	-	86,473	1,317,026	84,983
Total Long-Term Obligations	<u>\$ 23,788,499</u>	<u>\$ -</u>	<u>\$ 381,473</u>	<u>\$ 23,407,026</u>	<u>\$ 439,983</u>

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

Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019 (the Bonds)

The District issued the Bonds on December 10, 2019, in the amount of \$22,815,000. Proceeds from the sale of the Bonds were used for the purposes of (a) refunding in full the District's 2016 Loan, (b) paying a portion of the costs of capital infrastructure improvements, (c) funding capitalized interest, (d) funding the Reserve Fund, and (e) paying the costs of issuing the Bonds.

The Bonds bear interest at rates ranging from 3.00% to 5.00% and are payable semiannually on June 1 and December 1, beginning on June 1, 2020. Annual mandatory sinking fund principal payments are due on December 1, beginning on December 1, 2021. The Bonds mature on December 1, 2049.

The Bonds are subject to redemption prior to maturity at the option of the District on any date, on and after December 1, 2029, in whole or in part, upon payment of a redemption price equal to the principal amount of Bonds to be redeemed, plus interest accrued to the redemption date.

To the extent principal of any bond is not paid when due, such principal shall remain outstanding and continue to bear interest until paid. To the extent interest on any bond is not paid when due, such interest shall compound semiannually on each June 1 and December 1 at the rate borne by the Bond. The District shall not be obligated to pay more than the amount permitted by law and the District's electoral authorization in repayment of the Bonds.

The Bonds are secured by and payable solely from and to the extent of Pledged Revenue, consisting of (a) Property Tax Revenue, (b) Specific Ownership Tax Revenue, and (c) any other legally available moneys that the District determines, in its absolute discretion, to credit to the Revenue Fund.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019 (the Bonds) (Continued)

The Series 2019 Bond does not have any unused lines of credit. No assets have been pledged as collateral. The Series 2019 Bond is not subject to early termination and is not subject to acceleration.

Events of Default

Events of default occur if the District fails to impose the Required Mill Levy, or to apply the Pledged Revenues as required by the Indenture and does not comply with other customary terms and conditions consistent with normal municipal financing as described in the Indenture.

The District has covenanted to levy the Required Mill Levy upon all property subject to taxation by the District in an amount sufficient to pay the principal of, premium if any, and interest on the Bonds as the same become due and payable, but not in excess of 50.000 mills as adjusted for changes in the method of calculating assessed valuation after January 1, 2013. An increase or decrease to the Required Mill Levy is to be determined by the Board in good faith so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation. The District certified 24.444 mills as the Required Mill Levy for 2023 (collection year 2024).

The Bonds are further secured by the Reserve Fund in the amount of the Reserve Requirement of \$1,517,000. The Reserve Fund is funded with a surety policy issued by Assured Guaranty Municipal Corp., a New York stock insurance company (AGM).

AGM also issued its Municipal Bond Insurance Policy for the Bonds. The Policy guarantees the scheduled payment of principal of and interest on the Bonds.

The District also receives incremental property taxes from DURA which are pledged to the payment of the Bonds.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019 (the Bonds) (Continued)

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

<u>Year Ending December 31,</u>	Bonded Debt		
	Principal	Interest	Total
2024	\$ 355,000	\$ 840,950	\$ 1,195,950
2025	375,000	823,200	1,198,200
2026	415,000	804,450	1,219,450
2027	435,000	783,700	1,218,700
2028	485,000	761,950	1,246,950
2029-2033	2,925,000	3,449,300	6,374,300
2034-2038	3,930,000	2,781,250	6,711,250
2039-2043	5,130,000	1,903,250	7,033,250
2044-2048	6,570,000	840,500	7,410,500
2049	1,470,000	44,100	1,514,100
Total	<u>\$ 22,090,000</u>	<u>\$ 13,032,650</u>	<u>\$ 35,122,650</u>

Authorized Debt

On November 5, 2013, a majority of the qualified electors of the District authorized the issuance of indebtedness of \$50,000,000 for each of the facilities listed in the table below, \$50,000,000 for operations and maintenance, \$50,000,000 for refunding of debt and \$50,000,000 for intergovernmental contracts, at an interest rate not to exceed 18.00% per annum.

At December 31 2023, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Debt Authorized	Authorization Used February 17, 2016	Authorization Used December 10, 2019	Authorized But Unissued
Streets	\$ 50,000,000	\$ 11,369,499	\$ 5,031,809	\$ 33,598,692
Water	50,000,000	863,224	396,815	48,739,961
Storm or Sanitary Sewer	50,000,000	2,867,181	1,672,571	45,460,248
Parks and Recreation	50,000,000	199,328	105,539	49,695,133
Traffic and Safety	50,000,000	200,768	108,266	49,690,966
Mosquito Control	50,000,000	-	-	50,000,000
Public Transportation	50,000,000	-	-	50,000,000
Operations and Maintenance	50,000,000	-	-	50,000,000
Refunding of Debt	50,000,000	-	-	50,000,000
Intergovernmental Contracts	50,000,000	-	-	50,000,000
Total	<u>\$ 500,000,000</u>	<u>\$ 15,500,000</u>	<u>\$ 7,315,000</u>	<u>\$ 477,185,000</u>

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023**

NOTE 5 LONG-TERM OBLIGATIONS (CONTINUED)

Authorized Debt (Continued)

Pursuant to the Service Plan, each District shall not issue debt in an aggregate amount in excess of \$50,000,000. Additionally, the maximum debt mill levy is 50.000 mills as adjusted.

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.

NOTE 6 NET POSITION

The District has net position consisting of two components – restricted and unrestricted.

Restricted net position includes 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:

	Governmental Activities
Restricted Net Position:	
Emergencies	\$ 18,100
Debt Service Reserve	521,473
Total Restricted Net Position	\$ 539,573

The District has a deficit in unrestricted net position. The deficit is a result of the District being responsible for the repayment of bonds issued for public improvements constructed.

NOTE 7 RELATED PARTY

The Developer of the property which constitutes the District is EFG-South Sloan's Lake I, LLC (the Developer). One of the members of the Board of Directors is an employee, owner, or otherwise associated with the Developer, and may have conflicts of interest in dealing with the District. One member of the Board of Directors is associated with the developer of multi-family residential property in the District, and one member of the Board of Directors is a District resident.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 8 DISTRICT AGREEMENT

Cooperation Agreement

The District is located within the boundaries of an urban redevelopment area designated in an urban renewal plan adopted by the City and County of Denver and known as the "St. Anthony's Urban Redevelopment Plan" (the Urban Renewal Plan). In accordance with Section 31-25-101, et. seq., Colorado Revised Statutes, as amended (the Urban Renewal Act) and the Urban Renewal Plan, Denver Urban Renewal Authority (DURA) is authorized to undertake certain projects within the area designated in the Urban Renewal Plan and to finance such projects by utilizing certain incremental increases in the property taxes, including property taxes imposed by the District.

The District and DURA entered into a Cooperation Agreement, pursuant to which DURA agreed to segregate incremental property taxes and specific ownership taxes attributable to the District's mill levies from the aggregate incremental property taxes DURA receives in connection with the Urban Renewal Plan and remit those incremental property taxes and specific ownership taxes to the District.

NOTE 9 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 (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, public officials, crime, and workers' compensation 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 10 TAX, SPENDING, AND DEBT LIMITATIONS

Article X, Section 20 of the Colorado Constitution, referred to 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.

SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
NOTES TO BASIC FINANCIAL STATEMENTS
DECEMBER 31, 2023

NOTE 10 TAX, SPENDING, AND DEBT LIMITATIONS (CONTINUED)

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.

On November 5, 2013, the District's voters passed an election question to increase property taxes \$50,000,000 annually and an increase in fees \$50,000,000 annually to pay the District's operation and maintenance costs. The electors further authorized an increase in fees of \$50,000,000 to pay expenses pursuant to intergovernmental agreements. Additionally, a majority of the District's electors authorized the District to collect, retain, and spend all revenue annually without regard to any limitations under TABOR.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3.00% 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.

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

**SOUTH SLOAN'S LAKE 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)
REVENUES			
Property Taxes	\$ 33,037	\$ 33,386	\$ 349
Specific Ownership Taxes	55,290	33,906	(21,384)
TIF Revenue	1,056,677	1,073,836	17,159
Interest Income	12,000	47,126	35,126
Total Revenues	<u>1,157,004</u>	<u>1,188,254</u>	<u>31,250</u>
EXPENDITURES			
County Treasurer's Fee	357	334	23
Paying Agent Fees	3,000	3,000	-
Bond Interest	855,700	855,700	-
Bond Principal	295,000	295,000	-
Contingency	5,926	-	5,926
Total Expenditures	<u>1,159,983</u>	<u>1,154,034</u>	<u>5,949</u>
NET CHANGE IN FUND BALANCE	(2,979)	34,220	37,199
Fund Balance - Beginning of Year	<u>554,534</u>	<u>557,231</u>	<u>2,697</u>
FUND BALANCE - END OF YEAR	<u>\$ 551,555</u>	<u>\$ 591,451</u>	<u>\$ 39,896</u>

OTHER INFORMATION

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY
DECEMBER 31, 2023**

Bonds and Interest Maturing in the Year Ending <u>December 31.</u>	Limited Tax General Obligation Refunding and Improvement Bonds, Series 2019 \$22,815,000 Interest Rate of 3.00 - 5.00% Payable June 1 and December 1 Principal Due December 1		
	Principal	Interest	Total
2024	\$ 355,000	\$ 840,950	\$ 1,195,950
2025	375,000	823,200	1,198,200
2026	415,000	804,450	1,219,450
2027	435,000	783,700	1,218,700
2028	485,000	761,950	1,246,950
2029	505,000	737,700	1,242,700
2030	555,000	712,450	1,267,450
2031	580,000	690,250	1,270,250
2032	630,000	667,050	1,297,050
2033	655,000	641,850	1,296,850
2034	705,000	615,650	1,320,650
2035	735,000	587,450	1,322,450
2036	790,000	558,050	1,348,050
2037	820,000	526,450	1,346,450
2038	880,000	493,650	1,373,650
2039	915,000	458,450	1,373,450
2040	980,000	421,850	1,401,850
2041	1,020,000	382,650	1,402,650
2042	1,085,000	341,850	1,426,850
2043	1,130,000	298,450	1,428,450
2044	1,205,000	253,250	1,458,250
2045	1,255,000	205,050	1,460,050
2046	1,320,000	167,400	1,487,400
2047	1,360,000	127,800	1,487,800
2048	1,430,000	87,000	1,517,000
2049	1,470,000	44,100	1,514,100
Total	\$ 22,090,000	\$ 13,032,650	\$ 35,122,650

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
 SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED
 DECEMBER 31, 2023**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Property Tax Levy		Mills Levied	Property Taxes		Percent Collected to Levied
	Gross	Net		Levied	Collected	
2019	\$ 19,848,360	\$ 977,461	41.378	\$ 40,445	\$ 39,242	97.03 %
2020	26,498,200	1,053,243	36.917	38,882	38,874	99.98
2021	35,115,030	1,052,011	37.039	38,965	38,935	99.92
2022	45,453,290	1,339,175	37.054	49,622	50,108	100.98
2023	44,820,260	1,339,033	37.672	50,444	50,977	101.06
Estimated for Year Ending December 31, 2024	\$ 49,986,290	\$ 1,475,359	38.444	\$ 56,719		

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

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
TEN LARGEST TAXPAYERS IN THE DISTRICT
DECEMBER 31, 2023**

<u>Taxpayer Name</u>	<u>Assessed Valuation</u>	<u>Percent of Assessed Valuation</u>
CL SLOAN'S LAKE LP	\$ 13,079,600	26.17%
HM RESIDENCES AT SLOANS LAKE LLC	10,529,500	21.06
SLOANS LAKE-FCA LLC	3,687,350	7.38
AEI CPP SLOANS LLC	2,802,160	5.61
NAVA LAKEHOUSE LIMITED PARTNERSHIP	835,010	1.67
SLOANS BLOCK RETAIL LLC	779,690	1.56
ALAMO SLOANS BUYER, LLC	376,780	0.75
SLOANS BLOCK 3 RETAIL LLC	291,000	0.58
PUBLIC SERVICE CO OF COLORADO	255,430	0.51
KELTNER 2005 FAMILY TRUST	239,540	0.48
All Other Assessed	17,110,230	0.34
Total	<u>\$ 49,986,290</u>	<u>100.00%</u>

**SOUTH SLOAN'S LAKE METROPOLITAN DISTRICT NO. 2
 HISTORICAL PROPERTY TAX COLLECTIONS OF THE DISTRICT
 DECEMBER 31, 2023**

<u>Levy/Collection Year</u>	<u>Taxes Levied</u>	<u>Tax Collections</u>	<u>Percent Collected</u>
2018/2019	\$ 813,477	\$ 789,322	97.03 %
2019/2020	968,885	968,701	99.98
2020/2021	1,300,626	1,290,242	99.20
2021/2022	1,684,226	1,657,858	98.43
2022/2023	1,663,898	1,690,632	101.61