

# **MOUNTAIN WEST METROPOLITAN DISTRICT**

## **2024 ANNUAL REPORT TO JEFFERSON COUNTY, COLORADO**

Pursuant to §32-1-207(3)(c), C.R.S., and Section VIII. of the Service Plan for Mountain West Metropolitan District (the “**District**”), the District is required to provide an annual report to the Jefferson County Manager’s Office with regard to the following matters:

For the year ending December 31, 2024, the District makes the following report:

### **§32-1-207(3), C.R.S. Statutory Requirements**

**1. Boundary changes made.**

*There were no boundary changes made to the boundaries in 2024.*

**2. Intergovernmental agreements entered into or terminated with other governmental entities.**

*The District did not enter into or terminate any intergovernmental agreements with other governmental entities in 2024.*

**3. Access information to obtain a copy of rules and regulations adopted by the board.**

*As of December 31, 2024, the District had not adopted any rules and regulations.*

**4. A summary of litigation involving public improvements owned by the District.**

*To our actual knowledge, based on review of the court records in Jefferson County, Colorado and the Public Access to Court Electronic Records (PACER), there is no litigation involving the District’s public improvements as of December 31, 2024.*

**5. The status of the construction of public improvements by the District.**

*The District did not construct any public improvements in 2024. Construction of public improvements was previously completed with the District assisting in the financing of the costs thereof.*

**6. A list of facilities or improvements constructed by the District that were conveyed or dedicated to the county or municipality.**

*Construction of the public improvements was undertaken in prior years by the Developer subject to reimbursement by the District. Water and sewer improvements were dedicated to the local Water and Sewer District. Other public improvements that were required by*

*Jefferson County, as part of the platting process, were previously conveyed to the County via the plat and the warranty period thereon has passed.*

**7. The final assessed valuation of the District as of December 31<sup>st</sup> of the reporting year.**

*The 2024 final assessed valuation of the District as certified by the Jefferson County Assessor is \$15,449,816.*

**8. A copy of the current year's budget.**

*A copy of the 2025 Budget is attached hereto as **Exhibit A**.*

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

*A copy of the 2024 draft Audit is attached hereto as **Exhibit B**.*

**10. Notice of any uncured defaults existing for more than ninety (90) days under any debt instrument of the District.**

*There were no uncured events of default that continued beyond a ninety (90) day period, under any Debt instrument.*

**11. Any inability of the District to pay its obligations as they come due under any obligation which continues beyond a ninety (90) day period.**

*The District did not experience any inability to pay its obligations as they came due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.*

**Service Plan Requirements**

**12. Name, address and telephone numbers of District board members, chief administrative staff and general counsel, together with the date, time and place of regular board meetings.**

<i>W. Simeon Walker</i>	<i>President</i>	<i>5690 Webster Street, 2<sup>nd</sup> Floor, Arvada, Colorado</i>
<i>Allan Ojala</i>	<i>Treasurer</i>	<i>5690 Webster Street, 2<sup>nd</sup> Floor, Arvada, Colorado</i>
<i>Margaret Schultz</i>	<i>Secretary</i>	<i>5690 Webster Street, 2<sup>nd</sup> Floor, Arvada, Colorado</i>
<i>Vacant</i>		
<i>Vacant</i>		

*Regular meetings are scheduled for the 3<sup>rd</sup> Thursday of November, 11:00 a.m., at 5690 Webster Street, 2<sup>nd</sup> Floor, Arvada, Colorado*

*Chief Administrative Officer - None*

*General Legal Counsel – WBA PC, 2154 E. Commons Ave., # 2000, CO 80122; 303-858-1800*

**13. Report year budget and a summary of all fees, charges, assessments and mill levies.**

*A copy of the 2025 Budget is attached hereto as **Exhibit A**. A mill levy of 10.000 mills for general operating expenses and 35.000 mills for general obligation bonds and interest was imposed in 2024 for collection in fiscal year 2025.*

**14. A description of the outstanding amount, type, maturity date and interest rate on any Debt outstanding.**

*The General Obligation Limited Tax Bonds, Series 2012 were outstanding in the amount of \$2,983,000.*

*The bonds have an interest rate of 6.500% and a maturity date of October 1, 2041.*

**15. A narrative summary of the District's progress in implementing the Service Plan for the report year.**

*The District issued its Series 2012 Bonds to pay for costs associated with public infrastructure that has been constructed for the Mountain West project. As commercial lots are sold and constructed, public improvements are being installed by the developer subject to District reimbursement.*

**EXHIBIT A**  
**2025 Budget**

**MOUNTAIN WEST METROPOLITAN DISTRICT  
PROPERTY TAX SUMMARY INFORMATION  
2025 BUDGET  
WITH 2023 ACTUAL AND 2024 ESTIMATED  
For the Years Ended and Ending December 31,**

ACTUAL	ESTIMATED	BUDGET
2023	2024	2025

**ASSESSED VALUATION**

Commercial	\$ 1,550,279	\$ 3,705,075	\$ 3,471,864
Industrial	5,452,000	6,099,275	6,099,275
State assessed	209	215	181
Vacant land	562,884	516,127	516,127
Personal property	3,408,480	5,928,117	5,362,369
Certified Assessed Value	<u>\$ 10,973,852</u>	<u>\$ 16,248,809</u>	<u>\$ 15,449,816</u>

**MILL LEVY**

General	10.000	10.000	10.000
Debt Service	35.000	35.000	35.000
Total mill levy	<u>45.000</u>	<u>45.000</u>	<u>45.000</u>

**PROPERTY TAXES**

General	\$ 109,739	\$ 162,488	\$ 154,498
Debt Service	384,085	568,708	540,744
Levied property taxes	<u>493,824</u>	<u>731,196</u>	<u>695,242</u>
Refunds and abatements	-	(2,669)	-
Budgeted property taxes	<u>\$ 493,824</u>	<u>\$ 728,527</u>	<u>\$ 695,242</u>

**BUDGETED PROPERTY TAXES**

<b>General</b>	<b>\$ 109,739</b>	<b>\$ 161,895</b>	<b>\$ 154,498</b>
<b>Debt Service</b>	<b>384,085</b>	<b>566,632</b>	<b>540,744</b>
	<u><b>\$ 493,824</b></u>	<u><b>\$ 728,527</b></u>	<u><b>\$ 695,242</b></u>

**EXHIBIT B**  
**2024 Audit**

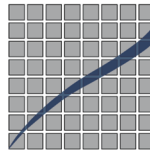
**MOUNTAIN WEST METROPOLITAN DISTRICT**  
**Jefferson County, Colorado**

**FINANCIAL STATEMENTS AND**  
**SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2024**

**MOUNTAIN WEST METROPOLITAN DISTRICT  
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**BiggsKofford**

CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITOR'S REPORT

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Board of Directors

**Mountain West Metropolitan District**

Jefferson County, Colorado

### Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Mountain West Metropolitan District ("District"), as of and for the year ended December 31, 2024, 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, 2024, 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 audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of the 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 opinions.

### Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the 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 for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

### Auditor's 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 auditor's report that includes our opinions. 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 auditing standards generally accepted in the United States of America 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 auditing standards generally accepted in the United States of America, 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 Supplementary Information*

Management has omitted 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 which 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 opinions on the basic financial statements are 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 identified in the table of contents, is presented for purposes of additional analysis and is 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. 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 supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

#### *Other Information*

Management is responsible for the other information, as identified in the table of contents. The other information 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 provide any 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.

*BiggsKofford, P.C.*

Colorado Springs, Colorado  
April 16, 2025

## **BASIC FINANCIAL STATEMENTS**

**MOUNTAIN WEST METROPOLITAN DISTRICT**  
**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 69,998
Cash and Investments - Restricted	16,941
Prepaid Expenses	2,076
Receivable from County Treasurer	4,070
Property Tax Receivable	695,242
Capital Assets:	
Land Easements	720,659
Total Assets	<u>1,508,986</u>
<b>LIABILITIES</b>	
Accounts Payable	7,575
Noncurrent Liabilities:	
Due in More Than One Year	3,030,584
Total Liabilities	<u>3,038,159</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	695,242
Total Deferred Inflows of Resources	<u>695,242</u>
<b>NET POSITION</b>	
Net Investment in Capital Assets	110,808
Restricted for:	
Emergency Reserve	5,300
Debt Service	14,806
Unrestricted	<u>(2,355,329)</u>
Total Net Position	<u><u>\$ (2,224,415)</u></u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2024**

		Program Revenues			Net Revenues (Expenses) and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Governmental Activities:					
General Government	\$ 36,931	\$ -	\$ -	\$ -	\$ (36,931)
Interest on Long-Term Debt and Related Costs	222,628	-	-	-	(222,628)
Total Governmental Activities	<u>\$ 259,559</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	(259,559)
<b>GENERAL REVENUES</b>					
Property Taxes					724,922
Specific Ownership Taxes					47,409
Net Investment Income					10,900
Total General Revenues and Transfers					<u>783,231</u>
<b>CHANGES IN NET POSITION</b>					523,672
Net Position - Beginning of Year					<u>(2,748,087)</u>
<b>NET POSITION - END OF YEAR</b>					<u>\$ (2,224,415)</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2024**

	General	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash and Investments	\$ 69,998	\$ -	\$ 69,998
Cash and Investments - Restricted	5,300	11,641	16,941
Receivable from County Treasurer	905	3,165	4,070
Prepaid Expenses	2,076	-	2,076
Property Tax Receivable	<u>154,498</u>	<u>540,744</u>	<u>695,242</u>
Total Assets	<u>\$ 232,777</u>	<u>\$ 555,550</u>	<u>\$ 788,327</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts Payable	<u>\$ 7,575</u>	<u>\$ -</u>	<u>\$ 7,575</u>
Total Liabilities	7,575	-	7,575
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Property Tax	<u>154,498</u>	<u>540,744</u>	<u>695,242</u>
Total Deferred Inflows of Resources	154,498	540,744	695,242
<b>FUND BALANCES</b>			
Nonspendable:			
Prepaid Expenses	2,076	-	2,076
Restricted for:			
Emergency Reserves	5,300	-	5,300
Debt Service	-	14,806	14,806
Assigned to:			
Subsequent Year's Expenditures	24,000	-	24,000
Unassigned	<u>39,328</u>	<u>-</u>	<u>39,328</u>
Total Fund Balances	<u>70,704</u>	<u>14,806</u>	<u>85,510</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 232,777</u>	<u>\$ 555,550</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.			720,659
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.			
Accrued Bond Interest			(47,584)
Bonds Payable			<u>(2,983,000)</u>
Net Position of Governmental Activities			<u>\$ (2,224,415)</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN WEST METROPOLITAN DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2024**

	General	Debt Service	Total Governmental Funds
<b>REVENUES</b>			
Property Taxes	\$ 161,094	\$ 563,828	\$ 724,922
Specific Ownership Taxes	10,535	36,874	47,409
Net Investment Income	2,422	8,478	10,900
Total Revenues	<u>174,051</u>	<u>609,180</u>	<u>783,231</u>
<b>EXPENDITURES</b>			
Current:			
Accounting	19,385	-	19,385
County Treasurer's Fee	2,417	8,457	10,874
Dues And Membership	304	-	304
Insurance	2,331	-	2,331
Legal	12,494	-	12,494
Debt Service:			
Bond Interest	-	220,244	220,244
Bond Principal	-	475,000	475,000
Total Expenditures	<u>36,931</u>	<u>703,701</u>	<u>740,632</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	137,120	(94,521)	42,599
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers In (Out)	(100,000)	100,000	-
Total Other Financing Sources (Uses)	<u>(100,000)</u>	<u>100,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCES</b>	37,120	5,479	42,599
Fund Balances - Beginning of Year	<u>33,584</u>	<u>9,327</u>	<u>42,911</u>
<b>FUND BALANCES - END OF YEAR</b>	<u><u>\$ 70,704</u></u>	<u><u>\$ 14,806</u></u>	<u><u>\$ 85,510</u></u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
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, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$	42,599
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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 Payment		475,000
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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		6,073
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Changes in Net Position of Governmental Activities	\$	<u>523,672</u>
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**MOUNTAIN WEST METROPOLITAN DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 162,488	\$ 161,094	\$ (1,394)
Specific Ownership Taxes	11,374	10,535	(839)
Net Investment Income	2,594	2,422	(172)
Total Revenues	<u>176,456</u>	<u>174,051</u>	<u>(2,405)</u>
<b>EXPENDITURES</b>			
Accounting	19,500	19,385	115
Contingency	20,213	-	20,213
County Treasurer's Fee	2,437	2,417	20
Dues And Membership	550	304	246
Insurance	2,300	2,331	(31)
Legal	9,000	12,494	(3,494)
Total Expenditures	<u>54,000</u>	<u>36,931</u>	<u>17,069</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	122,456	137,120	14,664
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers To Other Fund	(100,000)	(100,000)	-
Total Other Financing Uses	<u>(100,000)</u>	<u>(100,000)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	22,456	37,120	14,664
Fund Balance - Beginning of Year	<u>34,544</u>	<u>33,584</u>	<u>(960)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 57,000</u>	<u>\$ 70,704</u>	<u>\$ 13,704</u>

See accompanying Notes to Basic Financial Statements.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 1    DEFINITION OF REPORTING ENTITY**

Mountain West Metropolitan District (the District), a quasi-municipal corporation and political subdivision of the State of Colorado, was organized by order and decree of the District Court on January 14, 2009 and is governed pursuant to provisions of the Colorado Special District Act (Title 32, Article 1, Colorado Revised Statutes). The District's service area is located in Jefferson County, Colorado. The District operates under a Service Plan approved by Jefferson County on September 16, 2008. The District was established to acquire, construct, complete or relocate the following facilities: streets, parking, traffic and safety signage, water system, sanitary sewer system, storm water system, common area and open space landscaping.

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's 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.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**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.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**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 the total cash and investments.

**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 infrastructure (e.g., storm drainage, streets, 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.

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.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**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:

*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.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*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.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2024, are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 69,998
Cash and Investments - Restricted	16,941
Total Cash and Investments	<u>\$ 86,939</u>

Cash and investments as of December 31, 2024, consist of the following:

Deposits with Financial Institutions	\$ 1,365
Investments	85,574
Total Cash and Investments	<u>\$ 86,939</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.

On December 31, 2024, the District's cash deposits had a bank balance of \$1,365 and a carrying balance of \$1,365.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**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.

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

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

As of December 31, 2024, the District had the following investments:

Investment	Maturity	Amount
Colorado Surplus Asset Fund (CSAFE)	Weighted-Average Under 60 Days	<u>\$ 85,574</u>
		<u>\$ 85,574</u>

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**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.

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, 2024, follows:

	Balance at December 31, 2023	Increases	Decreases	Balance at December 31, 2024
<b>Governmental Activities:</b>				
Capital Assets, Not Being Depreciated:				
Interest in Land Easement Drainage and Trails	\$ 720,659	\$ -	\$ -	\$ 720,659
Governmental Activities Capital Assets, Net	<u>\$ 720,659</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 720,659</u>

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**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, 2024:

	Balance at December 31, 2023	Additions	Reductions	Balance at December 31, 2024	Due Within One Year
Bonds Payable:					
GO Limited Tax Bonds					
Series 2012	\$ 3,458,000	\$ -	\$ 475,000	\$ 2,983,000	\$ -
Accrued Interest on:					
GO Limited Tax Bonds					
Series 2012	53,657	214,171	220,244	47,584	-
Total Long-Term Obligations	<u>\$ 3,511,657</u>	<u>\$ 214,171</u>	<u>\$ 695,244</u>	<u>\$ 3,030,584</u>	<u>\$ -</u>

**\$3,525,000 General Obligation Limited Tax Bonds, Series 2012, dated February 7, 2012**

On February 7, 2012, the District issued \$3,525,000 in Series 2012 Limited Tax General Obligation Bonds (the Bonds), with the purpose of financing the acquisition of easements and certain public improvements located within the boundaries of Jefferson County, Colorado. The Bonds were delivered to the Developer, MWBC LLLP. The Bonds are structured as cash flow bonds and are limited obligations of the District payable solely from and to the extent of the pledged revenue derived from the debt service required mill levy. The District promises to pay interest on such principal amount at a simple interest rate of 6.5% (computed on the basis of a 360-day year of twelve 30-day months) which is payable semiannually on April 1 and October 1 of each year, commencing on April 1, 2013, until the principal amount and interest due is paid at maturity or upon prior redemption. The Bonds mature on October 1, 2041.

The Bonds are secured by and payable from the Pledged Revenue consisting of monies derived by the District from the following sources, net of any collection costs: 1) the Debt Service Required Mill Levy, 2) any other legally available amounts designated by the District at its discretion. Debt Service Mill Levy means (a) for levy years 2012-2016, a mill levy imposed to pay the principal and interest costs with respect to the Bonds which shall be equal to 35 mills, adjusted to account for any changes in the rate of which real property is assessed occurring after the date the Bonds are issued so that to the extent possible the actual tax revenues generated by the mill levy are not diminished or increased as a result of the change. The Debt Service Mill levy can be reduced below 35 mills by unanimous vote of the Board of Directors of the District, but in no event shall it be less than 10 mills, and (2) for all levy years thereafter the mill levy is to be equal to 35 mills adjusted for the rate in assessments, but in no event to exceed 49 mills.

Pursuant to an amendment to the Bond Resolution, the District has the ability to levy 0.000 mills for debt service until 2017 at which time the required mill levy will be 35.000 mills.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**\$3,525,000 General Obligation Limited Tax Bonds, Series 2012, dated February 7, 2012  
(Continued)**

**Events of Default**

Events of default occur if the District (1) defaults in the performance of any covenants as described in the Bond Resolution and if such default continues for 60 days after written notice specifying such default and requiring the same to be remedied is given to the District by the Beneficial Owners of 25% in aggregate principal amount of the Bonds then outstanding, and (2) the District files a petition under the federal bankruptcy laws to other applicable bankruptcy laws seeking to adjust the debt represented by the Bonds.

**Remedies for Events of Default**

Upon the occurrence and continuance of an Event of Default, the Owner of any Bond may proceed to protect and enforce the rights of any Owner under the Bond Resolution by mandamus or such other suit, action or special proceedings in equity or at law, in any court of competent jurisdiction. All such proceedings shall be instituted, had, and maintained for the equal benefit of all Owners of the Bonds then outstanding.

**Optional Redemption**

The Bonds are subject to redemption prior to maturity, at the option of the District, as a whole or in integral multiples of \$1,000, in any order of maturity and in whole or partial maturities, on any date upon payment of par and accrued interest, with no redemption premium.

**Mandatory Sinking Fund Redemption**

The bonds are subject to mandatory redemption in any order of maturity and in whole or in partial maturities, on October 1 of each year to the extent of monies on deposit, if any, in the Bond account, after payment of accrued and unpaid interest to such date, at a redemption price equal to the principal amount of such redemption payment with no redemption premium, such that the principal amount be reduced dollar for dollar to the extent of such payment in amount integral multiples of \$1,000. Remaining unpaid principal and interest will be paid upon the maturity date.

**Authorized Debt**

On November 4, 2008, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$49,500,000 at an interest rate not to exceed 12.00% per annum. Pursuant to the Service Plan, the District is permitted to issue bond indebtedness of up to \$6,500,000 with the maximum Mill Levy of 45 mills, inclusive of 35 mills for Debt Service. 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.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

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

**Authorized Debt (Continued)**

On December 31, 2024, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	Amount Authorized on November 4, 2008	Authorization Used by Series 2012 Bonds	Authorized But Unused as of December 31, 2024
Streets	\$ 6,000,000	\$ 1,757,500	\$ 4,242,500
Park and Recreation	1,500,000	-	1,500,000
Water	3,000,000	745,135	2,254,865
Sanitation	3,000,000	745,135	2,254,865
Public Transportation	3,000,000	277,230	2,722,770
Mosquito Control	1,000,000	-	1,000,000
Traffic and Safety	1,000,000	-	1,000,000
Television Relay	3,000,000	-	3,000,000
Security Services	1,000,000	-	1,000,000
Operations and Maintenance	3,000,000	-	3,000,000
Refunding's	10,000,000	-	10,000,000
Intergovernmental Agreements	7,000,000	-	7,000,000
Contracts	7,000,000	-	7,000,000
Total	<u>\$ 49,500,000</u>	<u>\$ 3,525,000</u>	<u>\$ 45,975,000</u>

**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 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, 2024, the District had net investment in capital assets calculated as follows:

	Governmental Activities
Net Investment in Capital Assets:	
Capital Assets, Net	\$ 720,659
Less: Capital Related Debt	
Long-Term Portion of Obligations	(609,851)
Net Investment in Capital Assets	<u>\$ 110,808</u>

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 6 NET POSITION (CONTINUED)**

Restricted 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 a restricted net position as of December 31, 2024, as follows:

	<u>Governmental Activities</u>
Restricted Net Position:	
Emergencies	\$ 5,300
Debt Service Reserve	<u>14,806</u>
Total Restricted Net Position	<u>\$ 20,106</u>

The District has a deficit in unrestricted net position. This deficit amount is a result of the District being responsible for the repayment of bonds issued for public improvements, of which a significant portion of these improvements were conveyed to other governmental entities and which costs were removed from the District's financial records.

**NOTE 7 RELATED PARTIES**

The Developer of the property which constitutes the District is MWBC, LLLP. The majority members of the board of directors are officers or employees of or associated with the Developer and may have conflicts of interest in dealing with the District.

**NOTE 8 INTERFUND TRANSFERS**

The transfers from General Fund to the Debt Service Fund were completed with the purpose of repaying of long-term debt.

**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 (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.

**MOUNTAIN WEST METROPOLITAN DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2024**

**NOTE 9 RISK MANAGEMENT (CONTINUED)**

The District pays annual premiums to the Pool for liability, property and public officials' liability coverage. In the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool, the Pool may require additional contributions from the Pool members. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

**NOTE 10 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.

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**

**MOUNTAIN WEST METROPOLITAN DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE –  
BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2024**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 568,708	\$ 563,828	\$ (4,880)
Specific Ownership Taxes	41,475	36,874	(4,601)
Net Investment Income	6,140	8,478	2,338
Total Revenues	<u>616,323</u>	<u>609,180</u>	<u>(7,143)</u>
<b>EXPENDITURES</b>			
County Treasurer's Fee	8,531	8,457	74
Bond Interest	220,000	220,244	(244)
Bond Principal	470,000	475,000	(5,000)
Contingency	17,469	-	17,469
Total Expenditures	<u>716,000</u>	<u>703,701</u>	<u>12,299</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(99,677)	(94,521)	5,156
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfers From Other Fund	100,000	100,000	-
Total Other Financing Sources	<u>100,000</u>	<u>100,000</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	323	5,479	5,156
Fund Balance - Beginning of Year	<u>9,303</u>	<u>9,327</u>	<u>24</u>
<b>FUND BALANCE - END OF YEAR</b>	<u><u>\$ 9,626</u></u>	<u><u>\$ 14,806</u></u>	<u><u>\$ 5,180</u></u>

## **OTHER INFORMATION**

**MOUNTAIN WEST METROPOLITAN DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2024**

Year Ended December 31,	Assessed Valuation	Percent Change	Total Mills Levied			Total Property Taxes		Percent Collected to Levied
			General Operations	Debt Service	Total	Levied	Collected	
2019/2020	\$ 9,224,027	-11.1%	10.000	35.000	45.000	\$ 415,081	\$ 422,088	101.69 %
2020/2021	10,324,934	11.9%	10.000	35.000	45.000	464,622	464,622	100.00 %
2021/2022	11,480,697	11.2%	10.000	35.000	45.000	516,631	516,631	100.00 %
2022/2023	10,973,852	-4.4%	10.000	35.000	45.000	493,824	493,823	100.00 %
2023/2024	16,248,809	48.1%	10.000	35.000	45.000	731,196	724,922	99.14 %
Estimated for Year Ending December 31, 2025	\$ 15,449,816	-4.9%	10.000	35.000		\$ 695,242		

**Note:**

Property taxes collected in any one year include collection of delinquent

Source: Jefferson County Assessor and Treasurer.