

Blue Mountain Water District

Annual Financial Report

December 31, 2024 and 2023





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INDEPENDENT AUDITORS' REPORT

Blue Mountain Water District
Board of Directors and Management

Opinions

We have audited the accompanying financial statements of the business-type activities as of December 31, 2024 and 2023 and for the years then ended and the related notes to the financial statements, which collectively comprise the Blue Mountain Water 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 business-type activities of Blue Mountain Water District, as of December 31, 2024, and 2023 and for the years 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 Blue Mountain Water District 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 opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Blue Mountain Water 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 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 Blue Mountain Water 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 Blue Mountain Water 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.

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.

Other Supplementary Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise Blue Mountain Water District's financial statements as a whole. The supplementary information section is presented for purposes of additional analysis and is not a required part of the 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 financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Sincerely,

Haynie & Company

Littleton, Colorado

July 23, 2025

Basic Financial Statements

Blue Mountain Water District
Statements of Net Position
December 31, 2024 and 2023

	2024	2023
Assets		
Current Assets		
Cash and cash equivalents	\$ 418,117	\$ 484,312
Receivables	43,565	28,758
Property taxes receivable - ensuing year	208,000	180,000
Total current assets	669,682	693,070
Capital Assets		
Land, rights of way, and water rights	91,386	91,386
Construction in progress	1,745,887	1,745,887
Source of supply	431,453	431,453
Water treatment plant	329,331	329,331
Collection, transmission and distribution	495,764	495,764
Equipment	370,612	349,893
	3,464,433	3,443,714
Less accumulated depreciation	(1,470,721)	(1,423,570)
Net capital assets	1,993,712	2,020,144
Total assets	\$ 2,663,394	\$ 2,713,214
Liabilities, Deferred Inflows of Resources and Net Position		
Current Liabilities		
Accounts payable	\$ 63,738	\$ 34,225
Loan payable - current portion	34,881	34,109
Total current liabilities	98,619	68,334
Long-Term Liabilities		
Customer deposits	10,620	10,620
Loan payable - net of current portion	678,598	713,479
Total long-term liabilities	689,218	724,099
Total liabilities	787,837	792,433
Deferred Inflows of Resources		
Deferred taxes receivable - ensuing year	208,000	180,000
Total deferred inflows of resources	208,000	180,000
Net Position		
Net Investment in capital assets	1,993,712	2,020,144
Restricted - TABOR reserve (Note 9)	12,310	7,976
Unrestricted	(338,465)	(287,339)
Total net position	1,667,557	1,740,781
Total liabilities and net position	\$ 2,663,394	\$ 2,713,214

The accompanying notes are an integral part of these financial statements.

Blue Mountain Water District
Statements of Revenues, Expenses and Changes in Net Position
For the Years Ended December 31, 2024 and 2023

	2024	2023
Operating Revenues		
Water usage	\$ 117,140	\$ 91,095
Total operating revenues	117,140	91,095
Operating expenses		
Professional fees	19,294	27,937
Insurance	5,303	10,132
Office supplies and expense	12,051	3,313
Operations, repairs and maintenance, testing	291,931	153,435
Treasurer's fees	2,800	2,012
Utilities	15,182	15,626
Depreciation expense	47,151	36,040
Interest expense	16,630	17,385
Total operating expenses	410,342	265,880
Operating (loss)	(293,202)	(174,785)
Non-operating revenue		
Interest earnings	22,470	46,924
Property and specific ownership taxes	197,508	143,584
Other revenue	-	10,377
Total non-operating revenues	219,978	200,885
Change in Net Position	(73,224)	26,100
Net position—beginning of year	1,740,781	1,714,681
Net position—end of year	\$ 1,667,557	\$ 1,740,781

The accompanying notes are an integral part of these financial statements.

Blue Mountain Water District
Statements of Cash Flows
For the Years Ended December 31, 2024 and 2023

	2024	2023
Cash flows from operating activities		
Cash received from customers	\$ 102,333	\$ 101,497
Cash paid to suppliers and others	<u>(317,048)</u>	<u>(212,995)</u>
Net cash from operating activities	<u>(214,715)</u>	<u>(111,498)</u>
Cash flows from capital and related financing activities		
Property and specific ownership taxes	197,508	143,584
Purchase of property and equipment	(20,719)	(671,316)
Payments on loans payable	(50,739)	(50,740)
Other revenue	<u>22,470</u>	<u>57,301</u>
Net cash from capital and related financing activities	<u>148,520</u>	<u>(521,171)</u>
Net change in cash and cash equivalents	(66,195)	(632,669)
Cash and cash equivalents—beginning of year	<u>484,312</u>	<u>1,116,981</u>
Cash and cash equivalents—end of year	<u><u>\$ 418,117</u></u>	<u><u>\$ 484,312</u></u>
Reconciliation of operating loss to net cash from operating activities		
Operating income (loss)	\$ (293,202)	\$ (174,785)
Adjustments to reconcile operating loss to net cash from operating activities		
Depreciation	47,151	36,040
Interest expense	16,630	17,385
Change in accounts receivable	(14,807)	10,402
Change in accounts payable	<u>29,513</u>	<u>(540)</u>
Net cash from operating activities	<u><u>\$ (214,715)</u></u>	<u><u>\$ (111,498)</u></u>

The accompanying notes are an integral part of these financial statements.

Blue Mountain Water District

Notes to Basic Financial Statements

December 31, 2024 and 2023

1. Organization

Organization

Blue Mountain Water District (the District) is a quasi-municipal corporation and political subdivision of the State of Colorado. It was organized on August 16, 1977, to provide complete water services to inhabitants of the District. It has an elected board of directors. The District derives its revenue principally from water sales and property taxes.

The District follows the Governmental Accounting Standards Board (GASB) accounting pronouncements which provide guidance for determining which governmental activities, organizations and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the basic criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

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

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

2. Significant Accounting Policies

General Accounting Policies

The more significant accounting policies of the District are described as follows:

The accounting policies of the District conform to generally accepted accounting principles as applicable to governmental units accounted for as a proprietary enterprise fund. The enterprise fund is used since the District's powers are related to those operated in a manner similar to a private utility system where net income and capital maintenance are appropriate determinations of accountability.

The District follows Governmental Accounting Standards Board pronouncements.

Blue Mountain Water District
Notes to Basic Financial Statements
December 31, 2024 and 2023

2. Summary of Significant Accounting Policies (continued)

Basis of Accounting

The District's records are maintained on the accrual basis of accounting. Revenue is recognized when earned, and expenses are recognized when the liability is incurred. Depreciation is computed and recorded as an operating expense. Expenditures for capital assets are shown as increases in assets. Tap fees are recorded as capital contributions when received.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first, then unrestricted resources as they are needed.

Operating revenues and expenses

The District distinguishes between operating revenues and expenses and non-operating items in the Statements of Revenues, Expenses and Changes in Net Position. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the District's purpose of providing water services to its customers. Operating revenues consist of charges to customers for service provided. Operating expenses include the cost of service, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses or capital contributions.

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 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 total appropriation can only be modified upon completion of notification and publication requirements. Actual 2024 expenditures exceeded budgeted appropriations, which may be a violation of State statutes.

Cash equivalents

For purposes of the Statement of Cash Flows, the District considers cash deposits and highly liquid investments with original maturities of three months or less from the date of acquisition, to be cash equivalents.

Capital assets

The District defines capital assets as assets with an initial, individual cost of more than \$2,500. Capital assets are recorded at cost except for those assets which have been contributed, which are stated at estimated fair market value at the date of contribution or at developer's cost.

Blue Mountain Water District

Notes to Basic Financial Statements

December 31, 2024 and 2023

2. Summary of Significant Accounting Policies (continued)

Depreciation expense has been computed using the straight- line method over the estimated economic useful lives of 5 to 40 years and is charged to operating expenses.

The cost of water rights includes acquisition cost, legal and engineering costs related to the development and augmentation of those rights. Since the rights have a perpetual life, they are not amortized. All other costs, including costs incurred for the protection of those rights, are expensed.

Property taxes

Property taxes are levied by the District 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 taxpayers' 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 inflows of resources in the year they are levied and measurable. The deferred inflows of resources related to property tax revenues are recorded as revenue in the year they are available or collected.

Use of estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires Blue Mountain Water District management to make estimates and assumptions that affect the reported amounts of assets, liabilities and deferred inflows of resources and disclosure of contingent assets, liabilities and deferred inflows of resources at the date of the financial statements and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Contributed capital

Tap fees are generally recorded as capital contributions when received. Lines contributed to the District by developers are recorded as capital contributions and additions to the systems at the developer's cost.

Blue Mountain Water District
Notes to Basic Financial Statements
December 31, 2024 and 2023

3. Cash and Investments

Cash and investments are reflected on the December 31, 2024 and 2023 Statements of Net Position as follows:

		<u>2024</u>		<u>2023</u>
Cash and cash equivalents	\$	418,117	\$	484,312
		<u>418,117</u>		<u>484,312</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. As of December 31, 2024 and 2023, the federal insurance limits were \$250,000. 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 equal to 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.

Custodial credit risk - deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District has not adopted a deposit policy for custodial credit risk. At December 31, 2024, the District had no uninsured, collateralized bank balance. At December 31, 2023, the District had \$439,508 uninsured, collateralized bank balance.

At December 31, 2024 and 2023, the District's cash deposits had a carrying balance and a bank balance as follows:

	<u>2024</u>		<u>2023</u>	
	<u>Bank balance</u>	<u>Book balance</u>	<u>Bank balance</u>	<u>Book balance</u>
Total bank balances	\$ 425,916	\$ 418,117	\$ 939,508	\$ 484,312

Blue Mountain Water District

Notes to Basic Financial Statements

December 31, 2024 and 2023

3. Cash and Investments (continued)

Investments

Credit Risk

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

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

- obligations of the United States and certain U.S. government agency securities,
- certain international agency securities,
- general obligation and revenue bonds of U.S. local government entities,
- bankers' acceptances of certain banks,
- commercial paper,
- written repurchase agreements collateralized by certain authorized securities,
- certain money market funds,
- guaranteed investment contracts, and
- local government investment pools.

Interest rate risk

The District follows state statutes regarding interest rate risk for investments. Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors.

As of December 31, 2024 and 2023, the District had no investments.

Blue Mountain Water District
Notes to Basic Financial Statements
December 31, 2024 and 2023

4. Property, Plant and Equipment

In accordance with the policy established by the Board of Directors, the District capitalizes items with a useful life greater than one year. An analysis of the changes in property and equipment for the year ended December 31, 2024 follows:

	Balance December 31, 2023	Additions	Retirements	Balance December 31, 2024
Assets				
Land, right of way, and water rights	\$ 91,386	\$ -	\$ -	\$ 91,386
Construction in progress	1,745,887	-	-	1,745,887
Sources of supply	431,453	-	-	431,453
Water treatment plant	329,331	-	-	329,331
Collection, transmission, and distribution system	495,764	-	-	495,764
Equipment	349,893	20,719	-	370,612
Total capital assets	3,443,714	20,719	-	3,464,433
Less: Accumulated depreciation	(1,423,570)	(47,151)	-	(1,470,721)
Capital assets, net	\$ 2,020,144	\$ (26,432)	\$ -	\$ 1,993,712

5. 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. As of December 31, 2024 and 2023, the District had net investment in capital assets of \$1,993,712 and \$2,020,144, respectively.

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. As of December 21, 2024 and 2023 the District had restricted net position of \$12,310 and \$7,976, respectively.

The District's unrestricted net deficit as of December 31, 2024 and 2023 was \$338,465 and \$287,339, respectively.

Blue Mountain Water District
Notes to Basic Financial Statements
December 31, 2024 and 2023

6. Long-Term Debt

Drinking Water Revolving Fund Direct Loan - In June 2021, the District entered into a loan agreement (the “Agreement”) with the Colorado Water Resource and Power Development Authority (“CWR & PDA”) for a principal amount of \$800,000. The loan accrues interest at 2.25% and is payable in semi-annual principal and interest payments beginning on May 1, 2022. The loan is secured by the net revenues of the District, as defined within the Agreement.

Loan requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 34,881	\$ 15,858	\$ 50,739
2026	35,670	15,069	50,739
2027	36,477	14,262	50,739
2028	37,303	13,436	50,739
2029	38,147	12,592	50,739
2030-2034	204,078	49,618	253,696
2035-2039	228,235	25,461	253,696
2040-2041	98,687	2,791	101,478
	<u>\$ 713,479</u>	<u>\$ 149,088</u>	<u>\$ 862,567</u>

Total changes in long-term debt during 2024 are as follows:

	Balance December 31, 2023	Additions	Payments	Balance December 31, 2024	Due Within One Year
2021 CWRPDA Loan	<u>\$ 747,588</u>	<u>\$ -</u>	<u>\$ (34,109)</u>	<u>\$ 713,479</u>	<u>\$ 34,881</u>

Blue Mountain Water District

Notes to Basic Financial Statements

December 31, 2024 and 2023

7. Risk Management

The District is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors and omissions; injuries to personnel, or natural disasters.

The District is a member of the Colorado Special Districts Property and Liability Pool (Pool) as of December 31, 2024. The Pool is an organization created by intergovernmental agreement to provide property, liability, public officials' liability, boiler and machinery and workers' compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three fiscal years.

The District pays annual premiums to the Pool for liability, property and public officials. 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.

8. Tax Spending and Debt Limitation

The District is subject to Article X, Section 20 of the Colorado State Constitution (The TABOR Amendment) which limits state and local taxing powers and imposes spending limits. The complicated amendment is subject to many interpretations until litigation defines specific application. The District, through its board of directors, its management, and its professional advisors, has made a good faith effort to interpret the provisions of the amendment, and it believes that it is in compliance with those provisions according to such good faith interpretation. In November 1995, the voters of the District approved retaining and spending the revenues and other funds collected from any and all fee services and grants without any other condition or limitation under Article X, Section 20 of the Colorado State Constitution.

The TABOR Amendment 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 has reserved \$12,310 net position in compliance with this requirement.

Supplementary Information

Blue Mountain Water District
Schedule of Revenues and Expenditures with Budget Comparison
For the Year Ended December 31, 2024

	Original & Final Budget	Actual Amounts	Variance Favorable (Unfavorable)
Revenue			
Water Usage	\$ 100,000	\$ 117,140	\$ 17,140
Property taxes	180,000	186,245	6,245
Tap fees	-	-	-
Specific Ownership	12,000	11,263	(737)
Interest earnings	22,000	22,470	470
Other	-	-	-
Total revenue	<u>314,000</u>	<u>337,118</u>	<u>23,118</u>
Expenditures			
Professional fees	24,000	19,294	4,706
Insurance	5,500	5,303	197
Office supplies and expense	3,300	12,051	(8,751)
Operations, repairs and maintenance, testing	136,180	291,931	(155,751)
Treasurer's fees	2,358	2,800	(442)
Utilities	16,600	15,182	1,418
Debt service	50,740	50,739	1
Capital improvements	<u>74,500</u>	<u>20,719</u>	<u>53,781</u>
Total expenditures	<u>313,178</u>	<u>418,019</u>	<u>(104,841)</u>
Excess of revenue over expenditures	<u>822</u>	<u>\$ (80,901)</u>	<u>\$ (81,723)</u>
Beginning funds available	<u>506,354</u>		
Ending funds available	<u>\$ 507,176</u>		
Reconciling difference between budgetary basis and generally accepted accounting principles (GAAP)			
Excess of revenues over expenditures, budgetary basis		\$ (80,901)	
Adjustments			
Expenses which are not expenditures for budgetary purposes			
Interest			
Depreciation		(47,151)	
Expenditures for budgetary purposes			
Debt service principal payment		34,109	
Capital outlay		<u>20,719</u>	
Change in Net Position (GAAP basis)		<u>\$ (73,224)</u>	

Blue Mountain Water District
Summary of Assessed Valuation, Mill Levy
and Property Taxes Collected
December 31, 2024

<u>Year Ended December 31,</u>	<u>Prior Year Assessed Valuation for Current Year Tax Levy</u>	<u>Mills levied for General Fund</u>	<u>Total Property Taxes</u>		<u>Percent Collected to Levied</u>
			<u>Levied</u>	<u>Collected</u>	
2015	\$ 4,463,492	19.411	\$ 86,641	\$ 86,415	99.7%
2016	\$ 5,692,793	15.220	\$ 86,642	\$ 86,864	100.3%
2017	\$ 5,668,336	15.285	\$ 86,642	\$ 86,521	99.9%
2018	\$ 6,302,897	21.436	\$ 135,110	\$ 134,027	99.2%
2019	\$ 6,182,578	19.409	\$ 120,000	\$ 119,596	99.7%
2020	\$ 6,404,589	18.737	\$ 120,000	\$ 119,985	100.0%
2021	\$ 7,165,708	18.700	\$ 134,000	\$ 133,745	99.8%
2022	\$ 7,432,620	18.029	\$ 134,000	\$ 133,745	99.8%
2023	\$ 7,130,557	18.792	\$ 134,000	\$ 133,997	100.0%
2024	\$ 9,795,429	18.376	\$ 180,000	\$ 186,245	103.5%
Estimated for the year ending December 31, 2025	\$ 9,716,594	21.407	\$ 208,000		

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.