

PUEBLO WEST METROPOLITAN DISTRICT



2023 ANNUAL COMPREHENSIVE FINANCIAL REPORT

Year Ended December 31, 2023

Pueblo West Metropolitan District
Pueblo West, Colorado

Annual Comprehensive Financial Report

For the year ended December 31, 2023

Prepared by: Finance Department

Table of Contents

	Page
Introductory Section	
Letter of Transmittal	i
GFOA Certificate of Achievement for Excellence in Financial Reporting.....	v
Organization Chart	vi
Elected Officials	vii
Financial Section	
Independent Auditors' Report	viii
Management's Discussion and Analysis	xi
Basic Financial Statements	
<i>Government-wide Financial Statements</i>	
Statement of Net Position	1
Statement of Activities	2
<i>Fund Financial Statements</i>	
<i>Governmental Funds</i>	
Balance Sheet – Governmental Funds	3
Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position	4
Statement of Revenues, Expenditures and Changes in Fund Balances	5
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	6
<i>Proprietary Funds</i>	
Statement of Net Position	7-8
Statement of Revenues, Expenses and Changes in Net Position.....	9
Statement of Cash Flows.....	10
<i>Fiduciary Fund</i>	
Statement of Fiduciary Net Position	11
Statement of Changes in Fiduciary Net Position	12
<i>Notes to Financial Statements</i>	13-48
Required Supplemental Information	
Budgetary Comparison Schedule – General Fund	49
Budgetary Comparison Schedule – Conservation Trust Fund	50
Budgetary Comparison Schedule – Parks Donation Fund	51
Budgetary Comparison Schedule – Fire Tax Fund	52
Notes to Required Supplementary Information.....	53
Schedule of the District's Proportionate Share of the Net Pension Liability (Asset).....	54
Schedule of District Contributions	54

Supplemental Information

Capital Projects Fund

Schedule of Revenues, Expenditures and Change in Fund Balance —Budget and Actual	55
---	----

Enterprise Funds

Schedule of Revenues, Expenditures and Change in Fund Balance —Budget and Actual	
Water Fund	56
Wastewater Fund	57
Community Development Fund	58
Swimming Pool Fund	59

Internal Service Fund

Schedule of Revenues, Expenditures and Change in Fund Balance —Budget and Actual	60
---	----

Statistical Section

Net Position by Component	61
Change in Net Position	63
Fund Balances, Governmental Funds	67
Change in Fund Balances, Governmental Funds	69
Tax Revenue by Source, Governmental Funds	71
Property Tax Levies and Collections	72
Assessed Value and Estimated Actual Value of Taxable Property	73
Direct and Overlapping Property Tax Rates	75
Principal Property Taxpayers	77
Revenue by Source, Water Enterprise	79
Revenue by Source, Waste Water Fund	81
Revenue by Source, Community Development	82
Revenue by Source, Swimming Pool	83
Ratios of Outstanding Debt by Type	84
Ratios of General Bonded Debt Outstanding	85
Direct and Overlapping Governmental Activities Debt	86
Legal Debt Margin Information	87
Pledged Revenue Coverage	88
Demographic and Economic Statistics	89
Principal Employers	90
Full Time Equivalent Employees by Function/Program	91
Operating Indicators by Function	93
Capital Asset Statistics by Function	95

INTRODUCTORY SECTION



PUEBLO WEST

Colorado

July 31, 2024

To the Board of Directors and the Residents of the Pueblo West Metropolitan District:

State law requires that every general-purpose local government publish a complete set of audited financial statements. This report is published to fulfill the requirement for the fiscal year ended December 31, 2023.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

Haynie and Company, have issued an unmodified opinion on the Pueblo West Metropolitan District's financial statements for the year ended December 31, 2023. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

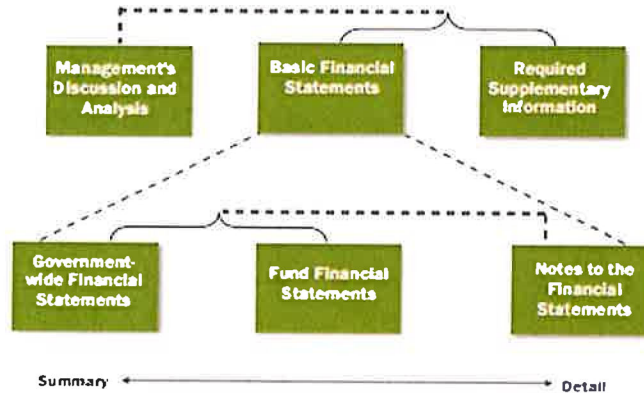
The Report

The Annual Comprehensive Financial Report is presented in three (3) sections:

- The **Introduction** section includes this letter of transmittal, the District's organization chart, and certificates of achievement.
- The **Financial** section includes the independent auditors' report, Management's Discussion and Analysis (MD&A), the basic financial statements—including the government-wide financial statements comprised of the Statement of Net Position and the Statement of Activities—and the accompanying notes to the financial statements. This section also includes the fund financial statements, including the governmental funds financial statements, the proprietary funds financial statements, and the fiduciary funds financial statements. Required supplementary information other than the MD&A is also included in the financial section.

- The **Statistical** section includes selected financial and demographic information, on a multi-year basis.

This transmittal letter is designed to complement the MD&A and should be read in conjunction with the MD&A.



Profile of the Government

The Pueblo West Metropolitan District, established in 1969, resides in the southeastern part of the state and is one of the fastest growing communities in Pueblo County. It currently occupies 49.10 square miles and serves a population of approximately 33,000. The Pueblo West Metropolitan District is empowered to levy a property tax on both real and personal property located within its boundaries.

The Pueblo West Metropolitan District has operated under the council/manager form of government since 1969. Policy-making authority is vested in the Board of Directors, consisting of five members, all elected on a non-partisan basis with elections held in May of alternating years. Board members serve four-year terms, with three members elected one election and two members elected in the next election. The Board appoints the government's District Manager, who has the responsibility of all on-going management functions of the District.

In 2023 the Pueblo West Metropolitan District provided a limited range of services, including fire protection and emergency medical services, the maintenance of infrastructure, parks and recreational activities, water and wastewater services, and other administrative and oversight functions including community development. On January 1, 2023, the County of Pueblo assumed the responsibilities of streets and roads maintenance within the District.

The Board is required to adopt a final budget no later than December 15th of the fiscal year. This annual budget serves as the foundation for the Pueblo West Metropolitan District's financial planning and control. The budget is prepared by fund and department. Department heads may transfer resources within a department as deemed necessary. Transfers between funds, however, need special approval from the governing board.

Local Economy

Major industries located within the government's boundaries, or in proximity, include light industrial which consists of manufacturing of specialty pipes, chemicals, rail car repair services, as well as several financial institutions, retail, and other commercial businesses. There are a total of 157 marijuana cultivations, stores and product manufacturers in Pueblo County. A total of 53 of those facilities are located in Pueblo West, 34%.

The government's expenses related to providing the five basic services of fire protection, the maintenance of infrastructure, parks and recreational activities, water and wastewater services to the residents of Pueblo West and other administrative and oversight functions including community development, have increased during the past year as inflation has had a direct impact on the ability to provide those services. The District began to experience a slowdown in growth within the community in 2022. A couple of factors affecting the slowed growth within the District are the downturn in the housing market which continues to affect new construction as well as, the decision the District made in 2022 to limit the number of new water taps issued for the next five years in an attempt to ensure that the water needs of the community can be met.

Charges for both water and wastewater services have been increased annually to meet the operational costs for both systems as well as meeting the growth-related expansions of both facilities.

Long-term financial planning

Fund balance in the general fund increased in 2023. On January 1, 2023, the District began collecting sales tax from a 2022 voter approved 1% sales tax for the repair and maintenance of streets and roads within the District. Those funds are collected by the District but are then remitted to the County of Pueblo as the County became responsible for the repairs and maintenance on January 1, 2023. The transition resulted in decreased expenditures in other departments as well which contributed to the increase in fund balance. While the Pueblo West Metropolitan District continues to strive to be debt-free and limit the use of fund balance in the general fund, there are instances when reducing fund balance is necessary to ensure a strong financial future.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Pueblo West Metropolitan District for its comprehensive annual financial report for the fiscal year

ended December 31, 2022. This was the seventeenth consecutive year that the government has received this prestigious award. To be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized annual comprehensive financial report (ACFR). This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated service of the finance department staff and all operating departments. We wish to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. We also wish to express our appreciation to the Board for their unfailing support for maintaining the highest standards of professionalism in the management of the Pueblo West Metropolitan District's finances.

Respectfully submitted,



Christian Heyn,
Interim District Manager



Karen E. Cordova
Director of Finance



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

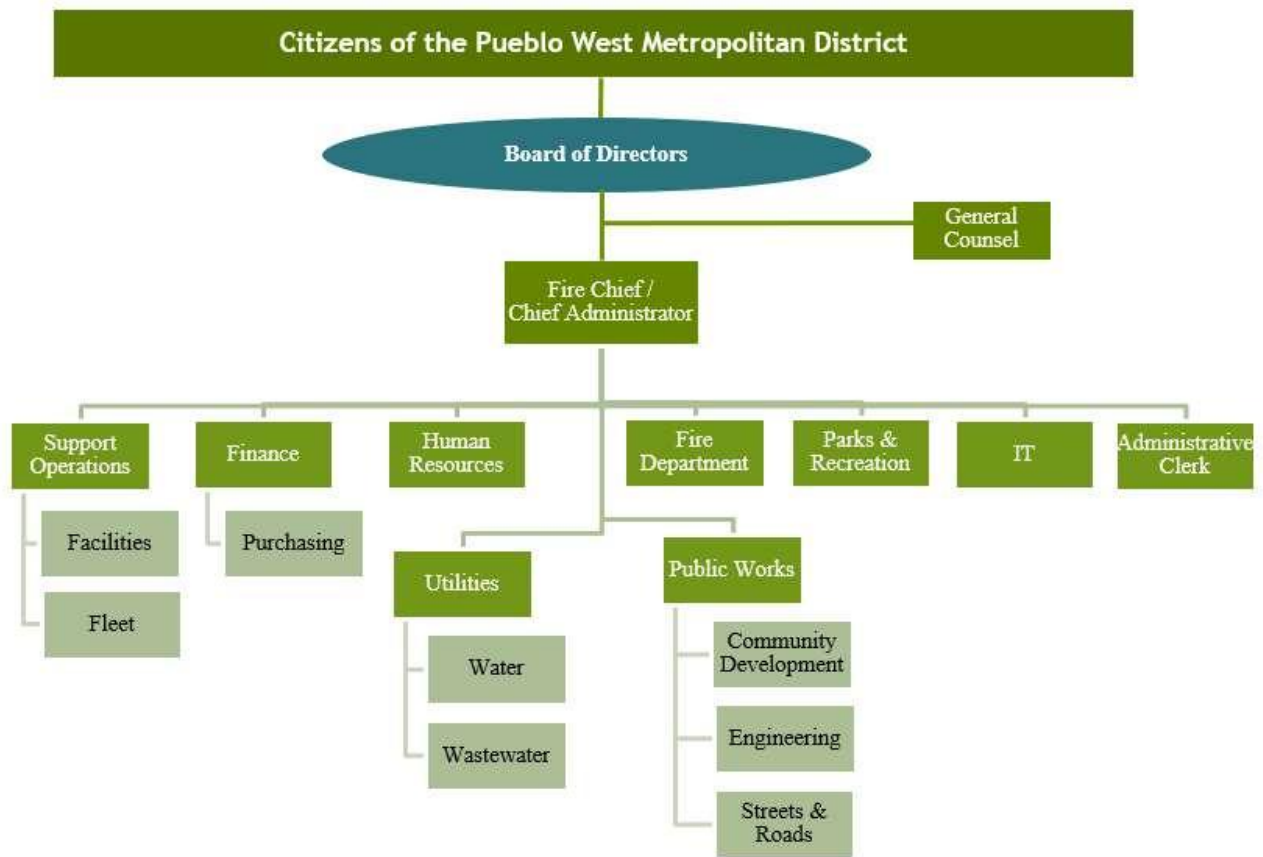
**Pueblo West Metropolitan District
Colorado**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2022

Christopher P. Morill

Executive Director/CEO





PUEBLO WEST

Colorado

BOARD OF DIRECTORS

As of December 31, 2023

NICK MADERO
President
Term Expires May 2025

DOUG PROAL
Vice President
Term Expires May 2025

BILL VICKERS
Secretary
Term Expires May 2027


BRIAN AXWORTHY
Treasurer
Term Expires May 2027


JOSEPH MAHANEY
Director
Term Expires May 2025

FINANCIAL SECTION



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Independent Auditors' Report

The Board of Directors
Pueblo West Metropolitan District
Pueblo West, Colorado

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Pueblo West Metropolitan District, as of and for the year ended December 31, 2023 and the related notes to the financial statements, which collectively comprise the Pueblo West Metropolitan 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, the business-type activities, each major fund, and the aggregate remaining fund information of the Pueblo West Metropolitan District, as of December 31, 2023 and the respective changes in financial position and cash flows, where applicable, 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 Pueblo West Metropolitan 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 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 the Pueblo West Metropolitan 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.

Auditors' Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from

fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

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

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

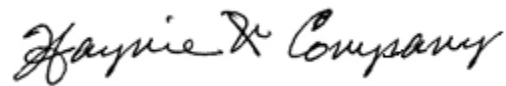
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Pueblo West Metropolitan District's basic financial statements. The individual fund schedules, as listed in the table of contents, are not a required part of the basic financial statements. 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 financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America.

In our opinion, the individual fund schedules, as listed in the table of contents, are fairly stated, in all material respects, in relation to the financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' 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.

A handwritten signature in cursive script that reads "Haynie & Company".

Littleton, Colorado
July 31, 2024

PUEBLO WEST METROPOLITAN DISTRICT, PUEBLO WEST, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS
DECEMBER 31, 2023

The discussion and analysis of the Pueblo West Metropolitan District's financial performance provides an overview and analysis of the District's financial activities for the fiscal year ended December 31, 2023. It should be read in conjunction with the accompanying basic financial statements. This discussion and analysis include a comparative analysis of government-wide data for year end 2022 and 2023.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the Pueblo West Metropolitan District exceeded its liabilities and deferred inflows of resources at the close of the fiscal year ending December 31, 2023, by \$149,379,085, (net position). Of this amount, \$65,973,520 (unrestricted net position) may be used to meet the government's ongoing obligations to the residents and creditors.
- The Pueblo West Metropolitan District's total net position increased by \$6,281,696 for the year ended December 31, 2023.
- As of December 31, 2023, the Pueblo West Metropolitan District's governmental funds reported combined ending fund balances of \$22,942,450, an increase of \$3,176,625 during the year ended December 31, 2023.
- The total General Fund balance increased by \$566,355 for the fiscal year ended December 31, 2023.
- The District's total debt decreased by \$956,473 and the District incurred \$240,969 in new leases, \$96,000 in Subscription-based IT arrangements, \$59,407 in compensated absences and pension liability of \$203,261.
- GASB 96, Subscription-Based Information Technology Arrangements (SBITA) was effective for fiscal year 2023. GASB 96 requires the recognition of a subscription liability and a subscription asset at the commencement of the subscription term of the SBITA, which occurs when the government obtains control of the right to use the underlying IT asset.

OVERVIEW OF THE FINANCIAL STATEMENTS

The discussion and analysis serve as an introduction to the Pueblo West Metropolitan District's basic financial statements. The Pueblo West Metropolitan District's financial statements are comprised of three components, government-wide financial statements, fund financial statements, and notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Pueblo West Metropolitan District’s finances, in a manner similar to a private-sector business. The Statement of Net Position presents information on all the Pueblo West Metropolitan District’s assets and deferred outflows of resources along with liabilities and deferred inflows of resources, with the difference reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Pueblo West Metropolitan District is improving or deteriorating. The Statement of Net Position combines and consolidates governmental funds’ current financial resources (short-term spendable resources) with capital assets and long-term obligations. Other nonfinancial factors should also be taken into consideration, such as changes in the District’s property tax base and the condition of the District’s infrastructure (i.e. drainage improvements, water and sewer lines, etc.), to assess the overall health or financial condition of the District. The Statement of Activities presents information showing how the District’s net position changed during the most recent fiscal year. All of the current year’s revenues and expenditures are taken into account regardless of when cash is received or paid. Thus, revenue and expenditures are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected taxes and earned but not used paid time off). Both the Statement of Net Position and the Statement of Activities are prepared utilizing the accrual basis of accounting and the economic resources measurement focus.

In the Statement of Net Position and the Statement of Activities, the District is divided into two kinds of activities:

- Governmental Activities – Most of the District’s basic services are reported here, including fire, parks and recreation, and general administration. Property taxes, specific ownership taxes and franchise fees finance most of these activities.
- Business-type Activities – The District charges a fee to customers to help it cover all or most of the cost of certain services it provides. The District’s water and waste water systems, swimming pool and community development are reported here.

Reporting the District’s Most Significant Funds

Fund Financial Statements

The fund financial statements provide detailed information about the most significant funds – not the District as a whole. Some funds are required to be established by state law and by bond covenants. However, the District establishes other funds to help it control and manage money for particular purposes or to show that it is meeting legal responsibilities for using certain taxes, grants and other money. The District’s two kinds of funds – governmental and proprietary – utilize different accounting and approaches.

- Governmental funds – The majority of the District’s basic services are reported in governmental funds, which focus on how money flows into and out of those funds

and the balances left at year-end that are available for spending. These funds are reported using an accounting method identified as modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted into cash. The governmental fund statements provide a detailed short-term view of the District's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the District's programs. By comparing information presented for governmental funds with similar information presented for governmental activities in the government-wide statements, readers may better understand the long-term effect of the governments near term financing decisions. The relationships or differences between governmental activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is detailed in a reconciliation following the fund financial statements.

The Pueblo West Metropolitan District maintains five individual government funds. Information is presented separately in the Government Funds Balance Sheet and in the Governmental Funds Statements of Revenues, Expenditures, and Changes in Fund Balances for the General Fund, Parks Donation Fund, Capital Projects Fund, Fire Sales Tax Fund, and Conservation Trust Fund, all of which are major funds.

- Proprietary funds – the District charges customers for services it provides to them. These services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the District's enterprise funds (a component of proprietary funds) are identical to the business-type activities that are reported in the government-wide statements but provide more detail and additional information, such as cash flows, for proprietary funds.
- The Pueblo West Metropolitan District maintains four individual enterprise funds. The District uses enterprise funds to account for its water, waste water, swimming pool and community development activities. The funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the water, wastewater, swimming pool and community development activities, all of which are considered to be major funds of the District.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

THE DISTRICT AS A WHOLE – Government –Wide Financial Analysis

The District’s combined net position was \$149,379,085 as of December 31, 2023. Analyzing the net position and net expenses of governmental and business-type activities separately, the business-type activities net position is \$111,703,995. This analysis focuses on the net position (table 1) and changes in general revenues (table 2) and significant expenses of the District’s governmental and business-type activities.

The District’s net position reflects a 49% net investment in capital assets (e.g., land, building, machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The District uses these capital assets to provide services to residents; consequently, these assets are not available for future spending. Although the District’s net investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

Table 1
Summary of Net Position
At December 31, 2023

	Governmental Activities		Business-type Activities		Total Primary Government	
	2023	2022	2023	2022	2023	2022
Current and other assets	\$33,965,476	\$28,822,474	\$56,338,967	\$61,795,623	\$90,304,443	\$90,618,097
Capital Assets	14,265,665	13,040,494	67,574,060	61,824,251	81,839,725	74,864,745
Total Assets	48,231,141	41,862,968	123,913,027	123,619,874	172,144,168	165,482,842
Deferred outflows of resources	1,424,778	638,692	46,008	69,010	1,470,786	707,702
Other liabilities	2,067,744	563,674	2,114,670	2,502,413	4,182,414	3,066,087
Long term liabilities outstanding	755,001	726,654	10,140,370	11,125,189	10,895,371	11,851,843
Total liabilities	2,822,745	1,290,328	12,255,040	13,627,602	15,077,785	14,917,930
Deferred inflows of resources	9,158,084	8,175,225	-	-	9,158,084	8,175,225
Net position:						
Net investment in capital assets	13,843,755	12,436,981	59,278,207	52,798,251	73,121,962	65,235,232
Restricted for -						
TABOR	335,630	290,000	-	-	335,630	290,000
Aquatic Center	1,964,065	1,814,065	-	-	1,964,065	1,814,065
Fire sales tax	7,003,695	6,606,527	-	-	7,003,695	6,606,527
Pension asset	-	908,791	-	-	-	908,791
Parks and recreation	980,213	750,070	-	-	980,213	750,070
Unrestricted	13,547,732	10,229,673	52,425,788	57,263,031	65,973,520	67,492,704
Total net position	\$37,675,090	\$33,036,107	\$111,703,995	\$110,061,282	\$149,379,085	\$143,097,389

Governmental Activities

The District's general revenues increased when compared to the prior year by 28.33% or \$3,510,913. Sales tax revenue in 2023, increased \$3,534,898 due to a 2022 voter approved 1% sales tax passed to be used to maintain the streets and roads within the District. The District entered into an Intergovernmental Agreement (IGA) with the County of Pueblo that stipulated that any sales tax collected for streets and roads would be remitted to the County and they would maintain the District's streets and roads beginning January 1, 2023. With the passage of that ballot issue and the IGA, the District conveyed all assets related to street and road maintenance to the County which resulted in a reduction in general revenues of \$750,985. Marijuana-related tax revenues continue to decrease due to a downturn in the industry which resulted in a decrease of approximately \$142,000 as compared to the prior year. Investment earnings increased \$895,923 as compared to 2022, due to gains on investments which can be attributed to a great performance of the stock market in the last three months of 2023 fueled by a better than anticipated economy.

Table 2
General Revenues-Governmental Activities

	2023	2022	Increase (Decrease)
Taxes	\$ 6,754,513	\$ 6,675,386	\$ 79,127
Sales Taxes	7,796,368	4,261,470	3,534,898
Specific Ownership and other taxes	1,315,093	1,556,239	(241,146)
Conveyance of assets to Pueblo County	(750,985)	-	(750,985)
Miscellaneous	32,268	39,172	(6,904)
Unrestricted investment earnings	755,936	(139,987)	895,923
Total General Revenues	\$ 15,903,193	\$ 12,392,280	\$ 3,510,913

Governmental and Business type activities increased the District's net position by \$6,281,696. The key elements of this increase are as follows:

Table 3
Changes in Net Position

	Governmental Activities		Business type Activities		Total Activities	
	2023	2022	2023	2022	2023	2022
Revenues:						
Program Revenues:						
Charges for services	\$ 376,497	\$ 549,015	\$ 15,571,741	\$ 15,025,983	\$ 15,948,238	\$ 15,574,998
Operating grants and contributions	524,266	1,518,598	-	-	524,266	1,518,598
Capital grants and contributions	935,103	851,328	3,326,102	3,632,887	4,261,205	4,484,215
General Revenues:						
Taxes	6,754,513	6,675,386	-	-	6,754,513	6,675,386
Sales Taxes	7,796,368	4,261,470	-	-	7,796,368	4,261,470
Specific Ownership and other taxes	1,315,093	1,556,239	-	-	1,315,093	1,556,239
Miscellaneous	32,268	39,172	10,681	61,567	42,949	100,739
Special Item	(750,985)	-	-	-	(750,985)	-
Unrestricted investment earnings	755,936	(139,987)	1,941,991	(431,504)	2,697,927	(571,491)
Total Revenues	17,739,059	15,311,221	20,850,515	18,288,933	38,589,574	33,600,154
Expenses:						
General government	1,124,369	705,508	-	-	1,124,369	705,508
Fire protection	4,777,405	3,857,889	-	-	4,777,405	3,857,889
Streets and roads	4,512,086	1,817,112	-	-	4,512,086	1,817,112
Engineering	576,996	937,207	-	-	576,996	937,207
Parks and Recreation	1,521,030	1,457,243	-	-	1,521,030	1,457,243
Interest on long-term debt	12,252	18,479	-	-	12,252	18,479
Water	-	-	13,836,082	11,771,515	13,836,082	11,771,515
Wastewater	-	-	5,083,930	4,351,646	5,083,930	4,351,646
Community Development	-	-	485,563	464,959	485,563	464,959
Swimming Pool	-	-	98,576	81,892	98,576	81,892
Total Expenses	12,524,138	8,793,438	19,504,151	16,670,012	32,028,289	25,463,450
Increase/Decrease in net position before transfers	5,214,921	6,517,783	1,346,364	1,618,921	6,561,285	8,136,704
Transfers	(575,938)	(372,263)	575,938	372,263	-	-
Increase/Decrease in net position	4,638,983	6,145,520	1,922,302	1,991,184	6,561,285	8,136,704
Net Position, January 1	33,036,107	26,890,587	110,061,282	108,070,098	143,097,389	134,960,685
Net Position, December 31	\$ 37,675,090	\$ 33,036,107	\$ 111,983,584	\$ 110,061,282	\$ 149,658,674	\$ 143,097,389

The IGA with the County of Pueblo required that the beginning January 1, 2023, the District remit the 1% sales tax collected to them to be used for street and roads maintenance within the District. This resulted in an increase in net expenditures for the Streets and Roads Department of \$2,694,974 in 2023. Fire Protection expenditures increased \$919,516 from 2022. Those costs were due to increased personnel costs as the Fire Department attempts to staff their department to meet National Fire Protection Association (NFPA) minimum staffing standards. Excluding capital items, approximately 70% of the fire department budget is personnel costs.

Business-type activities

Revenues of the District's business-type activities including transfers were \$21,426,453 for the fiscal year ending December 31, 2023. Expenses for the District's business-type activities were \$19,783,740, resulting in an increase of net position of \$1,642,713. The change in net position is the result of several factors, including the following:

- The District's water fund recorded charges for services of \$10,117,982 and capital contributions of \$2,991,277 which represents plant investment fees. Excluding the cash capital contributions, the water department expenses of \$13,836,082 exceed charges for services by \$3,718,100. Plant investment fees decreased as the building industry expansion was limited in 2023. Expenses in the fund increased due to the purchase of additional water rights and increased operational expenses.
- The District's wastewater fund recorded charges for services of \$5,002,308 and cash capital contributions of \$334,825, which also represents plant investment fees. The wastewater department expenses exceeded charges for service of \$5,083,930 by \$81,622. The expenses exceeded the charges for services for the first time in 2023 due to increased costs in purchased services.
- The District's community development fund recorded charges for services of \$415,752 and no capital contributions. The charges for services category include land sales. Expenses of \$507,151 exceeded charges for services by \$91,399. The most significant expenses of the community development department continue to be salaries and benefits.
- The District's swimming pool recorded expenses of \$98,576. Charges for services totaled \$35,699 for the year. Expenses were ordinary maintenance costs of aging facilities.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital Assets

At the end of the fiscal year 2023, the District had \$81,791,408 invested in a broad range of capital assets, including fire equipment, buildings, parks facilities, water rights, and water and sewer lines. (See Table 4 below.) This amount represents a net increase (including additions and deductions) of \$6,926,662 or about 9.3 percent over the prior fiscal year.

The increase was due to the ongoing construction of the water delivery system, water rights purchases in the water fund. The governmental funds increase was due to the construction of new parks trails and upgrades to technology infrastructure. These increases were offset by the increased amount of depreciation.

For additional information relating to the capital assets of the District please refer to note 7 in the notes to the financial statements.

Table 4
Capital Assets
Net of Depreciation

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	\$3,633,625	\$3,633,625	\$621,800	\$621,800	\$4,255,425	\$4,255,425
Water rights	-	-	15,919,817	15,575,467	15,919,817	15,575,467
Construction in progress	2,330,145	1,600,845	11,135,389	7,600,573	13,465,534	9,201,418
SDS	-	-	4,484,668	4,656,157	4,484,668	4,656,157
Buildings	2,081,542	2,157,535	5,670,961	6,995,541	7,752,503	9,153,076
Improvements	4,891,674	3,612,527	0	0	4,891,674	3,612,527
Infrastructure	0	63,556	25,554,718	21,967,324	25,554,718	22,030,880
Machinery & equipment	846,090	1,549,365	3,973,906	4,192,714	4,819,996	5,742,079
Internal Service	69,031	53,548	0	0	69,031	53,548
Right of Use Asset	391,051	369,494	119,470	214,675	510,521	584,169
Subscription-based IT arrangements	22,507	0	45,014		67,521	0
Totals	\$14,265,665	\$13,040,495	\$67,525,743	\$61,824,251	\$81,791,408	\$74,864,746

This year's major additions over \$25,000 include:

Wildhorse Pipeline (In process)	\$ 6,305,984.00
Firestation #2 (In process)	\$ 1,552,207.00
Tap 3	\$ 522,149.00
Force Main	\$ 389,047.00

The District's fiscal year 2024 capital budget calls for capital projects spending of approximately \$24 million. The estimated capital expenditures for parks and recreation are \$3.5 million for the extension and creation of walking/biking trails, and design of a new community aquatic center. The estimated capital expenditure for the water department is \$8 million and includes \$3.0 million for construction of the Wild Horse pipeline and \$1.0 million for well development. The water department is also budgeting for ongoing improvements to the water distribution system. The estimated capital

expenditure for the wastewater department is over \$3.0 million, and includes \$2.0 million for the pipelining project.

Debt

At year-end, the District had \$10,895,371 in long-term debt as compared to \$11,851,844 at the end of the prior fiscal year, a decrease of approximately 8.0% as shown in Table 5. For additional information relating to the outstanding debt of the District please refer to note 8,9 and 10 in the notes to the financial statements.

**Table 5
Outstanding Debt**

	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Financed Purchases	\$ -	\$209,267	\$ -	\$ -	\$ -	\$ 209,267
Building leases	180,712	-	-	-	180,712	-
Vehicle Leases	219,865	394,246	126,721	229,527	346,586	623,773
Revenue bonds (backed by fee revenues)	-	-	9,909,182	10,839,348	9,909,182	10,839,348
Subscription -based IT arrangements	21,333	-	42,666	-	63,999	-
Compensated Absences	129,830	123,142	61,801	56,314	191,631	179,456
Pension liability	203,261	-	-	-	203,261	-
Totals	\$ 755,001	\$ 726,655	\$10,140,370	\$ 11,125,189	\$10,895,371	\$ 11,851,844

THE DISTRICT'S FUNDS

At the end of the District's fiscal year on December 31, 2023, the governmental funds of the district reported a combined fund balance of \$22,942,450. This ending fund balance includes an increase of \$3,176,625 for the District's governmental funds.

These changes in fund balances should be noted:

- The District's general fund balance of \$7,301,901 increased by \$566,355 from the prior year's fund balance. Sales tax revenue in 2023, increased \$3,534,898 due to a 2022 voter approved 1% sales tax passed to be used to maintain the streets and roads within the District beginning January 1, 2023. The District entered into an IGA with the County that required all sales tax revenue collected for the streets and roads maintenance to the county. This resulted in a net decrease in the streets and roads expenditures in 2023. Revenue from Highway Users tax decreased \$1,054,540 from the previous due to the IGA. Earnings from investments increased \$456,457 over the previous year.

- The Fire Sales Tax Fund increased \$1,245,825 or 18.8% over the previous year. Revenue remained similar to the prior year but a delay in the completion of capital projects resulted in decreased expenditures over the previous year resulting in an increase in fund balance.
- The Capital Projects Fund increased \$1,134,302 over the previous year as transfers in from the General Fund were made for streets and roads repairs that were canceled due to the county assuming responsibility for streets and roads in the District in 2023.
- The District's conservation trust fund balance increased by \$203,450 to \$913,433, as planned capital projects were canceled.
- The Parks Donation Fund increased its fund balance of \$66,780 by \$26,693. Revenue comes from donations in this fund. Donations for additional community events increased and expenditures remained similar to the prior year.

General Fund Budgetary Highlights

For fiscal year 2023, General Fund expenditures on a budgetary basis were \$12,938,588 as compared to the budget amount of \$14,672,039. The \$1,733,451 positive variance was due to budgeting for the streets and roads department revenue and expenses for an entire year due to the uncertainty of the passage of the 1% sales tax for streets and roads maintenance and an amended IGA which required the County of Pueblo to assume the maintenance of the streets and roads when the budget was prepared. The variance also demonstrates that the District's departments are monitoring their budgets and spending within budget limits.

For fiscal year 2023, actual revenues on a budgetary basis were \$13,504,943 as compared to the budget amount of \$14,070,018, a negative variance of \$535,075 as budgeted revenue included anticipated Highway Users Tax for streets and roads maintenance. Only a partial amount of this revenue was received as the County retained these funds per the amended IGA.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The District's elected officials consider many factors when setting the fiscal year 2024 budget, mill levy, and fees that will be charged for the business-type activities. The mill levy is determined by utilizing the Pueblo County Assessor's assessed valuation of property within the boundaries of the District tied to cost of living as determined by the Denver-Aurora-Lakewood Consumer Price Index and TABOR.

The General Fund's largest single revenue source is property taxes. The property tax rate for FY 2022 is \$0.2023 per \$1,000 valuation. Of this tax rate, 100% is utilized for General Fund activities. The estimated property tax revenue for FY 2024 is \$8,282,869.

The largest revenue source for the water fund is metered sales to general customers, estimated for 2024 at \$9 million based on three tier water rates. The second largest revenue source for the water fund is plant investment fees (PIF), estimated at \$2.8 million.

The largest revenue source for the wastewater fund is for sewer usage fees, estimated at \$4.2 million for 2024 based on rates per 1,000 gallons. The second largest revenue source for the wastewater fund is plant investment fee (PIF), estimated at \$350,00.

TABOR EXCESS

In November 2016, the citizens of the Pueblo West Metropolitan District approved Ballot Issue 5A: TABOR TIMEOUT FOR COMMUNITY POOL AND AQUATIC FACILITY to allow the District to collect, retain and spend all revenue it receives in years 2017 through 2026. Revenues collected in excess of the 5.5% property tax revenue growth limitation contained in section 29-1-301 Colorado Revised Statutes may be retained by the District for the sole purpose of funding the design, construction, maintenance or lease of a community pool and aquatic facility.

In 2023, the District did not collect revenues in excess of the TABOR limitation.

SUBSEQUENT EVENTS

In January 2024, two steel potable water tanks at the North Tanks Site suffered damage during sustained below-zero temperatures. Tank 100 and Tank 110 are both 2.5 million-gallon tanks. The Utilities Department hired the contractor, Tanco, to cover holes that developed as part of the damage. It then took approximately three weeks to completely drain both tanks in a fairly controlled manner so that the extent of the damage could be observed. An engineer from Tanco returned and provided the Department with a budget-level quote to complete the repairs. Tanco was hired to complete the repairs to Tank 100 in April. The structural work is complete, and the new interior coating is being applied. The District budgeted \$1,400,000 in 2024 for the repairs.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, taxpayers, customers, and investors and creditors with a general overview of the District's finances and to show the District's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Finance Department, at Pueblo West Metropolitan District's offices at 63 E. Spaulding Ave., Pueblo West, CO 81007.

Basic Financial Statements

Pueblo West Metropolitan District
Statement of Net Position
December 31, 2023

	PRIMARY GOVERNMENT		
	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
ASSETS			
Cash and cash equivalents	\$ 332,056	\$ 750	\$ 332,806
Certificates of deposit	12,141,702	-	12,141,702
Investments	42,472,669	5,075,621	47,548,290
Receivables	11,099,953	11,141,887	22,241,840
Internal balances	(33,057,202)	33,057,202	-
Inventories	60,220	4,998,661	5,058,881
Other assets	916,078	1,793,163	2,709,241
Restricted certificates of deposit	-	320,000	320,000
Capital assets -			
Land, intangibles and construction in progress	5,963,770	27,677,006	33,640,776
Other capital assets, net of depreciation	8,301,895	39,848,737	48,150,632
Total capital assets	<u>14,265,665</u>	<u>67,525,743</u>	<u>81,791,408</u>
TOTAL ASSETS	<u>48,231,141</u>	<u>123,913,027</u>	<u>172,144,168</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred amount on refunding	-	46,008	46,008
Deferred outflows related to pensions	1,424,778	-	1,424,778
TOTAL DEFERRED OUTFLOWS OF RESOURCES	<u>1,424,778</u>	<u>46,008</u>	<u>1,470,786</u>
LIABILITIES			
Accounts payable and accrued expenses	2,067,744	2,114,670	4,182,414
Long-term liabilities:			
Due within one year	280,192	1,048,863	1,329,055
Due in more than one year	474,809	9,091,507	9,566,316
TOTAL LIABILITIES	<u>2,822,745</u>	<u>12,255,040</u>	<u>15,077,785</u>
DEFERRED INFLOWS OF RESOURCES			
Property taxes	8,270,369	-	8,270,369
Leases	657,713	-	657,713
Pension related	230,002	-	230,002
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>9,158,084</u>	<u>-</u>	<u>9,158,084</u>
NET POSITION			
Net investment in capital assets	13,843,755	59,278,207	73,121,962
Restricted for -			
TABOR	335,630	-	335,630
Aquatic center	1,964,065	-	1,964,065
Fire sales tax	7,003,695	-	7,003,695
Parks and recreation	980,213	-	980,213
Unrestricted	<u>13,547,732</u>	<u>52,425,788</u>	<u>65,973,520</u>
TOTAL NET POSITION	<u>\$ 37,675,090</u>	<u>\$ 111,703,995</u>	<u>\$ 149,379,085</u>

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

Pueblo West Metropolitan District

Statement of Activities

For the Year Ended December 31, 2023

FUNCTIONS / PROGRAMS	PROGRAM REVENUES			NET (EXPENSE) REVENUE AND CHANGES IN NET POSITION			
	EXPENSES	CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTAL
Primary Government							
Governmental activities:							
General government	\$ 1,124,369	\$ 71,357	\$ 42,037	-	\$ (1,010,975)	-	\$ (1,010,975)
Fire protection	4,777,405	23,425	14,141	-	(4,739,839)	-	(4,739,839)
Streets and roads	4,512,086	-	424,441	607,732	(3,479,913)	-	(3,479,913)
Engineering	576,996	141,713	-	-	(435,283)	-	(435,283)
Parks and recreation	1,521,030	140,002	43,647	327,371	(1,010,010)	-	(1,010,010)
Interest on long-term debt	12,252	-	-	-	(12,252)	-	(12,252)
Total Governmental Activities	12,524,138	376,497	524,266	935,103	(10,688,272)	-	(10,688,272)
Business-Type Activities:							
Water	13,893,451	10,117,982	-	2,991,277	-	(784,192)	(784,192)
Wastewater	5,284,562	5,002,308	-	334,825	-	52,571	52,571
Community development	507,151	415,752	-	-	-	(91,399)	(91,399)
Swimming pool	98,576	35,699	-	-	-	(62,877)	(62,877)
Total Business-Type Activities	19,783,740	15,571,741	-	3,326,102	-	(885,897)	(885,897)
Total Primary Government	\$ 32,307,878	\$ 15,948,238	\$ 524,266	\$ 4,261,205	\$ (10,688,272)	\$ (885,897)	\$ (11,574,169)
General Revenues:							
Taxes:							
Property taxes					\$ 6,754,513	-	\$ 6,754,513
Sales taxes					7,796,368	-	7,796,368
Specific Ownership and Other Taxes					1,315,093	-	1,315,093
Unrestricted investment earnings					755,936	1,941,991	2,697,927
Gain on sale of assets					19,441	3,196	22,637
Special item					(750,985)	-	(750,985)
Miscellaneous					12,827	7,485	20,312
Transfers					(575,938)	575,938	-
Total general revenues and transfers					15,327,255	2,528,610	17,855,865
Change in net position					4,638,983	1,642,713	6,281,696
NET POSITION, BEGINNING					33,036,107	110,061,282	143,097,389
NET POSITION, ENDING					\$ 37,675,090	\$ 111,703,995	\$ 149,379,085

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

Pueblo West Metropolitan District
Balance Sheet
Governmental Funds
December 31, 2023

	GENERAL FUND	CONSERVATION TRUST FUND	PARKS DONATION FUND	FIRE SALES TAX FUND	CAPITAL PROJECTS FUND	TOTAL GOVERNMENTAL FUNDS
ASSETS						
Cash and cash equivalents	\$ 332,056	\$ -	\$ -	\$ -	\$ -	\$ 332,056
Certificates of deposit	12,141,702	-	-	-	-	12,141,702
Investments	42,472,669	-	-	-	-	42,472,669
Accounts receivable, net	70,289	90,000	1,000	96	-	161,385
Accrued interest receivable	8,353	958	-	8,326	-	17,637
Taxes Receivable	9,364,037	-	-	693,030	-	10,057,067
Due from other funds	-	846,031	72,331	7,324,978	6,792,371	15,035,711
Receivable from other governments	-	-	-	-	25,687	25,687
Lease receivable	838,101	-	-	-	-	838,101
Inventories	60,220	-	-	-	-	60,220
Prepaid items	66,221	-	-	848,657	-	914,878
TOTAL ASSETS	\$ 65,353,648	\$ 936,989	\$ 73,331	\$ 8,875,087	\$ 6,818,058	\$ 82,057,113
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES						
LIABILITIES						
Accounts payable	\$ 818,783	\$ 7,374	\$ 6,551	\$ 899,536	\$ 10,074	\$ 1,742,318
Retainage payable	-	16,182	-	66,691	-	82,873
Accrued liabilities	147,997	-	-	56,508	-	204,505
Due to other funds	48,156,885	-	-	-	-	48,156,885
TOTAL LIABILITIES	49,123,665	23,556	6,551	1,022,735	10,074	50,186,581
DEFERRED INFLOWS OF RESOURCES						
Property taxes	8,270,369	-	-	-	-	8,270,369
Leases	657,713	-	-	-	-	657,713
TOTAL DEFERRED INFLOWS OF RESOURCES	8,928,082	-	-	-	-	8,928,082
FUND BALANCES						
Nonspendable	126,441	-	-	848,657	-	975,098
Restricted	335,630	913,433	66,780	7,003,695	1,964,065	10,283,603
Committed	2,175,655	-	-	-	965,214	3,140,869
Assigned	-	-	-	-	3,878,705	3,878,705
Unassigned	4,664,175	-	-	-	-	4,664,175
TOTAL FUND BALANCES	7,301,901	913,433	66,780	7,852,352	6,807,984	22,942,450
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES	\$ 65,353,648	\$ 936,989	\$ 73,331	\$ 8,875,087	\$ 6,818,058	\$ 82,057,113

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

Pueblo West Metropolitan District
Reconciliation of the Governmental Funds Balance Sheet
to the Statement of Net Position
December 31, 2023

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

Total fund balance - governmental funds		\$ 22,942,450
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Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds:

The cost of capital assets is		22,837,542
Less: Accumulated depreciation		<u>(8,700,918)</u>
Net capital assets		14,136,624

Recognition and measurement of the net pension liability, together with pension-related deferred outflows of resources and deferred inflows of resources in financial statements prepared using the economic resources measurement focus and the accrual basis of accounting are not current financial resources and, therefore, are not reported in governmental funds

Net pension liability		(203,261)
Deferred outflows of resources relating to pensions		1,424,778
Deferred inflows of resources relating to pensions		<u>(230,002)</u>
		991,515

An internal service fund is used by the District's management to charge the cost of fleet and facility maintenance and information technology to individual departments. The assets and liabilities of the internal service fund is included with governmental activities in the statement of net position

Net position of internal service fund		112,404
Cumulative portion of internal service fund net operating income attributed to business-type activities		<u>(21,558)</u>
		90,846

Long-term liabilities are not due and payable from current financial resources, and therefore, are not reported as liabilities on the fund financial statements.

Long-term liabilities at year end consist of:

Obligation under right to use asset		(335,182)
Obligation under right-to-use subscription arrangement		(21,334)
Compensated absences		<u>(129,829)</u>
		<u>(486,345)</u>

Total net position - governmental activities		\$ <u>37,675,090</u>
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Pueblo West Metropolitan District
Governmental Funds
Statement of Revenues, Expenditures
and Changes in Fund Balances
For the Year Ended December 31, 2023

	GENERAL FUND	CONSERVATION TRUST FUND	PARKS DONATION FUND	FIRE SALES TAX FUND	CAPITAL PROJECTS FUND	TOTAL GOVERNMENTA FUNDS
REVENUES:						
Property taxes	\$ 6,754,513	\$ -	\$ -	\$ -	\$ -	\$ 6,754,513
Specific ownership taxes	599,106	-	-	-	-	599,106
Highway users tax	424,441	-	-	-	-	424,441
Franchise taxes	155,532	-	-	-	-	155,532
Sales Tax	3,898,184	-	-	3,898,184	-	7,796,368
Other taxes	560,455	-	-	-	-	560,455
Intergovernmental	-	327,371	-	-	607,732	935,103
Charges for Services	367,510	-	-	-	-	367,510
Investment earnings	381,770	38,466	-	335,700	-	755,936
Other	71,022	-	41,029	601	-	112,652
TOTAL REVENUES	<u>13,212,533</u>	<u>365,837</u>	<u>41,029</u>	<u>4,234,485</u>	<u>607,732</u>	<u>18,461,616</u>
EXPENDITURES:						
Current:						
Streets and roads	4,794,800	-	-	-	-	4,794,800
Fire protection	3,178,901	-	-	1,436,453	-	4,615,354
Engineering	501,789	-	-	-	-	501,789
Parks and recreation	1,162,574	-	14,336	-	-	1,176,910
Administration	1,042,676	2,173	-	-	-	1,044,849
Debt Service:						
Principal	207,472	-	-	-	-	207,472
Interest	12,252	-	-	-	-	12,252
Capital outlay	287,110	10,214	-	1,552,207	798,506	2,648,037
TOTAL EXPENDITURES	<u>11,187,574</u>	<u>12,387</u>	<u>14,336</u>	<u>2,988,660</u>	<u>798,506</u>	<u>15,001,463</u>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	2,024,959	353,450	26,693	1,245,825	(190,774)	3,460,153
OTHER FINANCING SOURCES (USES)						
Proceeds from leases	240,969	-	-	-	-	240,969
Proceeds from SBITAs	32,000	-	-	-	-	32,000
Sale of equipment	19,441	-	-	-	-	19,441
Transfers in	-	-	-	-	1,325,076	1,325,076
Transfers out	(1,751,014)	(150,000)	-	-	-	(1,901,014)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(1,458,604)</u>	<u>(150,000)</u>	<u>-</u>	<u>-</u>	<u>1,325,076</u>	<u>(283,528)</u>
NET CHANGE IN FUND BALANCE	566,355	203,450	26,693	1,245,825	1,134,302	3,176,625
FUND BALANCES, BEGINNING OF YEAR	<u>6,735,546</u>	<u>709,983</u>	<u>40,087</u>	<u>6,606,527</u>	<u>5,673,682</u>	<u>19,765,825</u>
FUND BALANCES, END OF YEAR	<u>\$ 7,301,901</u>	<u>\$ 913,433</u>	<u>\$ 66,780</u>	<u>\$ 7,852,352</u>	<u>\$ 6,807,984</u>	<u>\$ 22,942,450</u>

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

Pueblo West Metropolitan District
Reconciliation of the Statement of Revenues, Expenditures
and Changes in Fund Balances of Governmental Funds
to the Statement of Activities
For the Year Ended December 31, 2023

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

Total net change in fund balances - governmental funds	\$ 3,176,625
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Capital outlays to purchase or build capital assets are reported in governmental funds as expenditures. Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds.

Capital outlay	2,648,037	
Depreciation and amortization expense	<u>(771,414)</u>	
Net amount		1,876,623

In the statement of activities, the effect of transferring assets and liabilities to Pueblo County reduces net position, whereas the disposition does not impact the fund statements.

Conveyance of capital assets to Pueblo County	(941,235)	
Conveyance of lease obligation to Pueblo County	190,250	
Transfer of in-house materials	<u>318,960</u>	
		(432,025)

Proceeds from leases and subscription arrangements in acquisition of right of use assets not recognized in the government-wide financial statements.	(272,969)
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An internal service fund is used by the District to charge the cost of fleet and facility maintenance and information technology to individual departments. The net revenue (expense) of the internal service fund is reported with governmental activities.

Change in net position from internal service fund	17,011	
Change in net position attributed to business-type activities	<u>(7,485)</u>	
		9,526

Recognition and measurement of the changes in the net pension liability, together with changes in the pension-related deferred outflows of resources and deferred inflows of resources prepared using the economic resources measurement focus and the accrual basis of accounting are not financial resources and, therefore, are not reported in governmental funds as such. Rather, pension expenditures are reported in the governmental funds when paid.	82,724
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The governmental funds report the proceeds from the issuance of debt obligations as an other financing source and the repayments of principal on this debt obligation as an expenditure. Interest expense is recognized as an expenditure in the governmental funds when it is due, while interest expense is recognized when incurred in the statement of activities. Net effect of these differences in the treatment of these debt obligations follows:

Principal payments on right to use asset lease obligations	188,456
Interest payments paid in current year, incurred in prior year	19,017
Principal payments on SBITA asset lease obligations	10,666

In the statement of activities, certain operating expenses such as compensated absences (vacation and sick leave) are measured by the amounts earned during the year. In the governmental funds, however, expenditures for these items are measured by the amounts actually paid. This year compensated absences paid (\$37,726,) were more than amounts earned (\$18,066).

(19,660)

Change in net position of governmental activities	\$ <u>4,638,983</u>
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The accompanying notes are an integral part of these financial statements.

Pueblo West Metropolitan District

Proprietary Funds

Statement of Net Position

December 31, 2023

ASSETS	Business-Type Activities					Governmental Activities
	Water Fund	Wastewater Fund	Community Development Fund	Swimming Pool Fund	Total Enterprise Funds	
Current Assets						
Cash and cash equivalents	750	-	-	-	\$ 750	-
Restricted certificates of deposit	-	320,000	-	-	320,000	-
Investments	5,075,621	-	-	-	5,075,621	-
Accounts receivable, net	791,797	627,548	2,633	30	1,422,008	76
Due from other funds	21,835,885	8,671,302	2,283,500	244,957	33,035,644	85,530
Due from other governments	-	2,106,573	-	-	2,106,573	-
Inventories	1,306,889	11,126	3,680,646	-	4,998,661	-
Prepaid expenses	1,323,913	7,316	4,934	-	1,336,163	1,200
Total Current Assets	30,334,855	11,743,865	5,971,713	244,987	48,295,420	86,806
Non-Current Assets						
Capital assets						
Land	562,263	46,850	-	12,687	621,800	-
Buildings and improvements	1,766,537	20,650	-	80,242	1,867,429	-
Treatment plant	11,222,056	15,802,521	-	-	27,024,577	-
Sources of supply	8,992,589	-	-	-	8,992,589	-
Collection, transmission and distribution system	43,395,733	22,335,097	-	-	65,730,830	-
Storage system	2,650,998	-	-	-	2,650,998	-
Equipment	7,559,750	1,739,767	-	60,894	9,360,411	395,639
Pool	-	-	-	508,363	508,363	-
Water rights	15,919,817	-	-	-	15,919,817	-
Intangible assets	5,856,585	-	-	-	5,856,585	-
Accumulated depreciation	(56,273,797)	(25,447,774)	-	(585,959)	(82,307,530)	(326,608)
Right of use assets	328,589	39,755	40,038	-	408,382	184,601
SBITA assets	32,000	-	32,000	-	64,000	-
Accumulated amortization	(227,287)	(32,748)	(47,862)	-	(307,897)	(124,592)
Construction in progress	9,566,780	1,568,609	-	-	11,135,389	-
Total capital assets	51,352,613	16,072,727	24,176	76,227	67,525,743	129,040
Other assets						
Notes receivable	7,613,306	-	-	-	7,613,306	-
Option to acquire land	457,000	-	-	-	457,000	-
Total other assets	8,070,306	-	-	-	8,070,306	-
Total Non-Current Assets	59,422,919	16,072,727	24,176	76,227	75,596,049	129,040
TOTAL ASSETS	89,757,774	27,816,592	5,995,889	321,214	123,891,469	215,846
DEFERRED OUTFLOWS OF RESOURCES						
Deferred amount on refunding	46,008	-	-	-	46,008	-
Total Deferred Outflows of Resources	46,008	-	-	-	46,008	-

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

Pueblo West Metropolitan District
Proprietary Funds
Statement of Net Position (continued)
December 31, 2023

	Business-Type Activities					Total	Governmental
	Water Fund	Wastewater Fund	Community Development Fund	Swimming Pool Fund	Enterprise Funds		
LIABILITIES							
Current Liabilities:							
Accounts payable	\$ 1,250,035	\$ 313,391	\$ 15,678	\$ 493	\$ 1,579,597	\$ 30,584	
Retainage payable	321,549	-	-	-	321,549	-	
Accrued payroll	93,253	53,136	10,763	-	157,152	7,464	
Accrued interest payable	812	55,560	-	-	56,372	-	
Accrued compensated absences	5,033	3,274	345	-	8,652	-	
Lease payable	66,391	6,928	2,670	-	75,989	40,424	
Subscription-based IT Arrangement payable	10,667	-	10,667	-	21,334	-	
Bonds payable and notes payable (net of unamortized bond premium)	485,000	457,888	-	-	942,888	-	
Total Current Liabilities	<u>2,232,740</u>	<u>890,177</u>	<u>40,123</u>	<u>493</u>	<u>3,163,533</u>	<u>78,472</u>	
Non-Current Liabilities:							
Accrued compensated absences	30,918	20,109	2,123	-	53,150	-	
Lease payable	49,416	1,315	-	-	50,731	-	
Subscription-based IT Arrangement payable	10,666	-	10,666	-	21,332	-	
Bonds payable and notes payable (net of unamortized bond premium)	495,000	8,471,294	-	-	8,966,294	24,970	
Total Non-Current Liabilities	<u>586,000</u>	<u>8,492,718</u>	<u>12,789</u>	<u>-</u>	<u>9,091,507</u>	<u>24,970</u>	
TOTAL LIABILITIES	<u>2,818,740</u>	<u>9,382,895</u>	<u>52,912</u>	<u>493</u>	<u>12,255,040</u>	<u>103,442</u>	
NET POSITION							
Net investment in capital assets	49,959,932	9,241,875	173	76,227	59,278,207	104,070	
Unrestricted	37,025,110	9,191,822	5,942,804	244,494	52,404,230	8,334	
TOTAL NET POSITION	<u>\$ 86,985,042</u>	<u>\$ 18,433,697</u>	<u>\$ 5,942,977</u>	<u>\$ 320,721</u>	<u>\$ 111,682,437</u>	<u>\$ 112,404</u>	
Cumulative portion of internal service fund net operating income attributed to business-type activities					21,558		
					<u>\$ 111,703,995</u>		

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

Pueblo West Metropolitan District

Proprietary Funds

Statement of Revenues, Expenses

and Changes in Net Position

For the Year Ended December 31, 2023

	Business-Type Activities					Governmental Activities
	Water Fund	Wastewater Fund	Community Development Fund	Swimming Pool Fund	Total	
OPERATING REVENUE						
Charges for services	\$ 9,846,125	\$ 4,962,727	\$ 415,689	\$ 35,347	\$ 15,259,888	\$ 1,236,442
Tap connection fees	248,136	31,733	-	-	279,869	-
Water lease and other	23,721	7,848	63	352	31,984	30,001
TOTAL OPERATING REVENUES	10,117,982	5,002,308	415,752	35,699	15,571,741	1,266,443
OPERATING EXPENSES						
Salaries	2,420,067	796,686	268,817	34,402	3,519,972	596,464
Payroll taxes	175,486	55,299	19,216	2,632	252,633	45,975
Pension and benefits	524,241	160,574	46,802	2,315	733,932	114,285
Parts and supplies	1,932,487	247,962	847	18,819	2,200,115	162,965
Repairs and maintenance	263,339	59,472	-	-	322,811	35,673
Cost of sales	-	-	21,295	-	21,295	-
Uniforms and safety	63,200	23,030	400	3,007	89,637	7,317
Training, education and travel	47,255	5,845	975	696	54,771	6,134
Legal expense	22,012	20,263	-	-	42,275	-
Outside services	2,592,099	1,920,609	76,176	15,380	4,604,264	148,286
Insurance	197,582	107,363	14,269	6,375	325,589	17,040
Utilities	1,197,459	358,730	9,501	6,450	1,572,140	34,420
Lease and rental	98,149	8,510	20,769	-	127,428	3,640
Water assessment	1,725,068	-	-	-	1,725,068	-
Depreciation	2,489,303	1,098,304	19,502	8,231	3,615,340	59,175
Office expenses	88,335	38,818	8,289	269	135,711	14,140
Bad Debt	-	182,465	-	-	182,465	-
TOTAL OPERATING EXPENSES	13,836,082	5,083,930	506,858	98,576	19,525,446	1,245,514
OPERATING INCOME (LOSS)	(3,718,100)	(81,622)	(91,106)	(62,877)	(3,953,705)	20,929
NON-OPERATING REVENUES (EXPENSES)						
Investment income	1,371,695	463,056	107,240	-	1,941,991	-
Interest and fiscal charges	(57,369)	(200,632)	(293)	-	(258,294)	(3,918)
Gain (loss) on disposal of equipment	3,196	-	-	-	3,196	-
TOTAL NON-OPERATING REVENUES (EXPENSES)	1,317,522	262,424	106,947	-	1,686,893	(3,918)
INCOME (LOSS)	(2,400,578)	180,802	15,841	(62,877)	(2,266,812)	17,011
BEFORE CONTRIBUTIONS AND TRANSFERS						
Capital contributions	2,991,277	334,825	-	-	3,326,102	-
Transfers In/(Out)	304,938	-	-	271,000	575,938	-
CHANGES IN NET POSITION	895,637	515,627	15,841	208,123	1,635,228	17,011
NET POSITION, BEGINNING OF YEAR	86,089,405	17,918,070	5,927,136	112,598	110,047,209	95,393
NET POSITION, END OF YEAR	\$ 86,985,042	\$ 18,433,697	\$ 5,942,977	\$ 320,721	\$ 111,682,437	\$ 112,404
Operating income from internal service fund attributed to business-type activities					7,485	
Change in net position					1,642,713	

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

Pueblo West Metropolitan District
Proprietary Funds
Statement of Cash Flows
For the Year Ended December 31, 2023

	Business-Type Activities				Total	Governmental Activities
	Water Fund	Wastewater Fund	Development Community Fund	Swimming Pool Fund		
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash received from customers	\$ 10,125,677	\$ 5,097,198	\$ 653,611	\$ 35,669	\$ 15,912,155	\$ 1,278,416
Cash paid for goods and services	(7,714,076)	(4,617,227)	(184,662)	(47,462)	(12,563,427)	(542,706)
Cash payments to employees	(2,411,146)	(796,689)	(262,577)	(34,402)	(3,504,814)	(596,464)
NET CASH FROM OPERATING ACTIVITIES	455	(316,718)	206,372	(46,195)	(156,086)	139,246
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES						
Advances from other funds	5,385,897	611,688	-	271,000	6,268,585	-
Advances to other funds	-	-	(292,204)	(218,482)	(510,686)	(51,934)
NET CASH FROM NON-CAPITAL FINANCING ACTIVITIES	5,385,897	611,688	(292,204)	52,518	5,757,899	(51,934)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Acquisition and construction of capital assets	(5,863,457)	45,198	(32,000)	(6,323)	(5,856,582)	(29,998)
Principal paid on bonds, notes payable and lease payable	(535,843)	(465,349)	13,555	-	(987,637)	(53,396)
Proceeds from sale of fixed assets	3,196	-	-	-	3,196	-
Proceeds from acquisition of debt	-	-	(2,670)	-	(2,670)	-
Interest and fiscal charges paid on bonds and notes payable	(57,369)	(203,727)	(293)	-	(261,389)	(3,918)
NET CASH FROM CAPITAL AND RELATED FINANCING ACTIVITIES	(6,453,473)	(623,878)	(21,408)	(6,323)	(7,105,082)	(87,312)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest received (paid)	1,372,507	328,908	107,240	-	1,808,655	-
Acquisition of notes receivable	(304,937)	-	-	-	(304,937)	-
NET CASH FROM CAPITAL AND RELATED FINANCING ACTIVITIES	1,067,570	328,908	107,240	-	1,503,718	-
NET CHANGE IN CASH AND CASH EQUIVALENTS	449	-	-	-	449	-
CASH AND CASH EQUIVALENTS						
Beginning of Year	301	-	-	-	301	-
End of Year	750	-	-	-	750	-
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH FROM OPERATING ACTIVITIES						
Operating income (loss)	(3,718,100)	(81,622)	(91,106)	(62,877)	(3,953,705)	20,929
Adjustments to reconcile operating income to net cash flows from operating activities						
Depreciation	2,489,303	1,098,304	19,502	8,231	3,615,340	59,175
(Increase) decrease in operating assets:						
Accounts receivable	7,695	(39,258)	237,858	(30)	206,265	11,973
Inventories/prepaid expenses	168,558	118,053	38,135	8,237	332,983	48,375
Accounts payable and accrued expenses	1,029,997	(1,412,195)	1,983	244	(379,971)	(1,206)
Deferred outflows	23,002	-	-	-	23,002	-
NET CASH FROM OPERATING ACTIVITIES	\$ 455	\$ (316,718)	\$ 206,372	\$ (46,195)	\$ (156,086)	\$ 139,246

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

Pueblo West Metropolitan District
Statement of Fiduciary Net Position
Custodial Funds
December 31, 2023

	SUBDIVISION IMPROVEMENTS ESCROW
ASSETS	
Cash	\$ 291,245
TOTAL ASSETS	291,245
LIABILITIES	
Payable to developers	-
TOTAL LIABILITIES	-
NET POSITION	
Restricted for other organizations	291,245
TOTAL FIDUCIARY NET POSITION	\$ 291,245

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

Pueblo West Metropolitan District
Statement of Changes in Fiduciary Net Position (Deficit)
Custodial Funds
December 31, 2023

	<u>SUBDIVISION IMPROVEMENTS ESCROW</u>
ADDITIONS	
Escrow funds received	\$ -
TOTAL ADDITIONS	<u>-</u>
DEDUCTIONS	
Escrow funds paid	-
TOTAL DEDUCTIONS	<u>-</u>
CHANGE IN FIDUCIARY NET POSITION	<u>-</u>
FIDUCIARY NET POSITION BEGINNING OF YEAR	<u>291,245</u>
FIDUCIARY NET POSITION END OF YEAR	<u><u>\$ 291,245</u></u>

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

Pueblo West Metropolitan District
Notes to Financial Statements
December 31, 2023

1. Summary of Significant Accounting Policies

Pueblo West Metropolitan District (the District) operates as a special district under the laws of the state of Colorado and is governed by an elected five-member board of directors. The District provides the following services as allowed for special districts: fire protection, engineering, parks and recreation, water and sanitation, and general administrative services.

The financial statements of the District have been prepared in accordance with accounting principles generally accepted in the United States of America as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting standards and financial accounting principles. The more significant accounting and reporting principles and practices used by the District are described below:

A. Reporting Entity

As noted above, the District is a special district under Colorado law and operates with an elected five-member board of directors. In defining the reporting entity for financial reporting purposes, management has considered the inclusion of potential component units in the District's reporting entity by applying criteria outlined by generally accepted accounting principles. As such, inclusion or exclusion of a potential component unit is determined by selection of governing authority, ability to significantly influence operations, potential for providing specific financial benefits or impose specific financial burdens, fiscal dependency, and whether exclusion of a potential component unit would be misleading. Based on the above, the District's reporting entity does not include any component units as defined by generally accepted accounting principles.

B. Government-wide and Fund Financial Statements

The basic financial statements include both government-wide (based on the District as a whole) and fund financial statements. The government-wide financial statements, which include the statement of net position and the statement of activities, report information on all the activities of the District. For the most part, the effect of interfund activity has been removed from these statements. Exceptions to this general rule include charges between the business-type activities/enterprise funds and the general fund. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The government-wide statement of activities demonstrates the degree to which the direct expenses of a functional category or activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a function or activity. 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 activity; (2) grants and contributions that are restricted to meeting the operational requirements of a particular function or activity; and (3) grants and contributions that are restricted to meeting the capital requirements of a particular function or activity. Taxes and other items not properly included among program revenues are reported instead as general revenues. The net cost by function or business-type activity is normally covered by general revenue such as property taxes, specific ownership and other taxes, or other unrestricted revenues.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

Separate fund financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns.

The government-wide focus is more on the sustainability of the District as an entity and the change in aggregate financial position resulting from the activities of the fiscal period. The focus of the fund financial statements is on the major individual funds of the governmental and business-type categories. Each presentation provides valuable information that can be analyzed and compared to enhance the usefulness of the information.

C. 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, as are the fund financial statements for the proprietary funds. The fiduciary fund, which consists only of a custodial fund, is reported using the economic resources measurement focus and uses the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied, while grants and similar items are recognized as revenue when all eligibility requirements are met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized when they are both measurable and available. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenue to be available if collected within 60 days of the end of the fiscal year. Expenditures generally are recorded when a liability is incurred as is the case with accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when the liability has matured, and payment is due. General capital asset acquisitions are reported as expenditures in governmental funds, while proceeds of long-term debt and acquisitions under Financed purchases are reported as other financing sources.

Property taxes, specific ownership taxes, franchise and other taxes, grant and entitlement revenues, interest and charges for services are considered revenues susceptible to accrual. Contributions and miscellaneous revenue are recorded as revenues when received in cash because they are not generally measurable until that time. In applying the susceptible to accrual concept to intergovernmental revenues, the legal and contractual requirements of the numerous individual programs are used as guidance. Expenditure-driven grants recognize revenue when the qualifying expenditures have been incurred and other grant requirements have been met. Entitlements and shared revenues are recorded at the time of receipt or earlier if the accrual criteria are met.

Business-type activities and all proprietary funds are accounted for using the flow of economic resources measurement focus. With this measurement focus, all assets, deferred outflows of resources, if any, liabilities and deferred inflows of resources, if any, associated with the operation of these activities and funds are included on the statement of net position. Proprietary fund-type operating

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

statements present increases (revenues) and decreases (expenses) in total net position. Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary funds' principal ongoing operation. The principal operating revenues of the District's water utility, wastewater utility, community development and swimming pool activity are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses and depreciation of capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

GOVERNMENTAL FUNDS

The District reports the following major governmental funds:

- The General Fund is the primary operating fund of the District and is always classified as a major fund. The general fund is used to account for all financial resources of the District except those required to be accounted for in a separate fund. Major revenue sources include property taxes, sales taxes, highway users tax, specific ownership taxes and franchise taxes. Primary expenditures include general government, fire protection, engineering, and parks and recreation.
- The Conservation Trust Fund is a special revenue fund used to account for funds received from the Colorado Lottery. As stipulated by law, expenditures are limited to parks and recreation activities.
- The Parks Donation Fund is a special revenue fund used to account for contributions received for park projects and activities.
- The Fire Sales Tax Fund is a special revenue fund used to account for a temporary 1% sales tax that will sunset in 2030 to be used for Pueblo West Fire Department needs, such as construction of a new fire station, staffing, capital equipment and projects, and maintenance and upkeep.
- The Capital Projects fund is used to account for major capital outlays. Funds are generally provided by intergovernmental revenue, along with transfers from other funds.

PROPRIETARY FUNDS

The following is a description of the major proprietary funds of the District:

- The Water Fund accounts for the operations of the District's water utility. Activities of the fund include administration, operation and maintenance of the water system, along with the accumulation of resources for the payment of principal and interest on long-term debt. All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary.
- The Wastewater Fund accounts for the operations of the District's wastewater utility. Activities of the fund include administration, operations and maintenance of the wastewater system, along with the accumulation of resources for the payment of principal and interest on long-term debt.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

All costs are financed through charges to utility customers with rates reviewed regularly and adjusted if necessary.

- The Community Development Fund was created January 1, 2013, and was the result of a combination of the previously reported land sales fund and committee of architecture fund. The community development fund accounts for revenues received from the sale of District-owned property acquired in 1992 from MCO Properties, Inc. and also accounts for the activities associated with the maintenance of high standards of architecture and construction, together with the enhancement of the aesthetic properties and structural soundness of the subdivided lands within the District's recorded tracts. Activities include administration and costs of sales for properties sold and these costs are financed by charges to customers.
- The Swimming Pool Fund accounts for the operations of the District's swimming pool. Activities include administration and operation and maintenance with costs financed through charges to customers and a transfer from the general fund.

INTERNAL SERVICE FUNDS

- The Internal Service Fund is used to account for the financing of goods or services provided by one department of the District to other departments of the District, generally on a cost-reimbursement basis. The internal service fund of the District provides fleet and facility maintenance and information technology services to other District departments.

CUSTODIAL FUNDS

- The custodial fund is used to account for assets held by the District in an agency capacity for subdivision improvements.

D. Cash, Cash Equivalents and Investments

Cash and cash equivalents include cash on hand, along with interest and noninterest-bearing demand deposits. Investments include local government investment pools, negotiable certificates of deposit and money market mutual funds.

In accordance with generally accepted accounting principles, the District records certain investments, if held by the District, at fair value with any related unrealized gain or loss included as part of investment income.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

E. Cash Equivalents

For purposes of the statement of cash flows, the District considers cash and cash equivalents to be cash on hand together with demand deposits.

F. Property Tax Revenues

Property taxes are levied based on the assessed value of property as certified by the County Assessor by the previous December 15. Assessed values are a percentage of actual values. A reevaluation of all property must be made every two years. The last reevaluation date was January 1, 2023 for the 2021 base year specified by state law.

The taxes levied reflect 2023 property taxes that will be collected in 2024 by the Pueblo County Treasurer. Taxes collected by the Treasurer are remitted to the District on a monthly basis. These taxes are due January 2, 2024, and may be paid in two installments (February 28 and June 15) or they may be paid in full April 30. Taxes not paid in accordance with this schedule accrue interest and penalty charges and are subject to liens if not paid by November 2024.

G. Interfund Receivables/Payable

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as “due from other funds” and “due to other funds” in the fund financial statements. The due from general fund reflects individual fund claims on the cash, certificates of deposit, and investments of the general fund. In addition, investment revenue is allocated to certain funds based on their average claim outstanding.

H. Inventories

Inventories in the water and wastewater enterprise and the general funds are recorded at cost (first-in, first-out basis) and consist of parts and expendable supplies. Land inventory in the community development enterprise fund is recorded at estimated fair value at the date of contribution to the District. Inventories are capitalized under the consumption method whereby expenditures are capitalized as inventory until used or sold.

I. Prepaid Items

Prepaid items represent payments made for expenditures to be charged to a future accounting period and are capitalized under the consumption method.

J. Lease Receivable

The District’s lease receivable is measured at the present value of lease payments expected to be received during the lease term. A deferred inflow of resources is recorded for the lease. The deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized over the term of the lease.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

K. Capital Assets

Capital assets, which include land, intangible assets, buildings, infrastructure, other improvements, machinery and equipment and construction in progress, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. The capitalization level was established at \$5,000 generally while no capitalization threshold was established for infrastructure. Infrastructure is capitalized only if the outlay meets the criteria established for capitalization which includes (1) increasing the capacity or operating efficiency or (2) extending the useful life of the asset. These levels were set so as to maintain a balance between accountability and managing the costs of recording and tracking these assets. Capital assets are defined as assets with an initial individual cost or estimated cost that equals or exceeds the limits identified above and have a useful life greater than one year. Capital assets are recorded at cost or estimated historical cost if purchased or constructed. Contributed capital assets are recorded at acquired value at the time received. Normal maintenance and repairs that do not add to the value of the asset or materially extend the useful life of the asset are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed. Construction-period interest is not capitalized.

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-Type Activities</u>
Buildings	5-50 years	5-50 years
Improvements	10-50 years	-
Intangibles	-	34 years
Infrastructure -		
Roads	50 years	-
Signal light	20 years	-
Water system	-	10-50 years
Wastewater system	-	10-40 years
Machinery & equipment	5-15 years	3-10 years

L. Compensated Absences

It is the District's policy to permit employees to accumulate earned but unused paid time off benefits. Employees are allowed to accumulate these benefits up to predetermined maximums and are compensated for these accumulated benefits either through paid time off or at termination or retirement.

Accumulated paid time off is accrued when earned in the government-wide and the proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

M. Long-Term Liabilities

In the government-wide financial statements and the fund financial statements for the proprietary funds, long-term debt and other similar long-term obligations are reported as liabilities in the applicable statement of net position. Bond premiums and discounts, as well as bond insurance costs, if any, are deferred and amortized over the life of the obligation using the interest method. Other bond issue costs are recognized in the current period.

In the governmental fund financial statements, bond premium and discounts, as well as bond issue costs, are recognized during the current period. The face amount of the debt issue, along with the related discount or premium, if any, is reported as other financing sources while debt issue costs are reported as debt service expenditures.

N. Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the Statewide Defined Benefit Plan (SWDB) have been determined on the same basis as they are reported by Fire & Police Pension Association of Colorado (FPPA). For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

O. Fund Equity

Governmental funds report fund balances in classifications based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the funds can be spent. Fund balances for the District's governmental funds consist of the following:

- Nonspendable – includes amounts that are (a) not in spendable form or (b) legally or contractually required to be maintained intact. The “not in spendable form” criterion includes items that are not expected to be converted to cash such as inventories, prepaid items, long-term notes receivable and fund advances, if any.
- Restricted – includes amounts that are restricted for specific purposes stipulated by external resource providers constitutionally or through enabling legislation.
- Committed – includes amounts that can only be used for the specific purposes determined by the passage of a resolution of the board of directors. Commitments may be modified or changed only by the board of directors approving a new resolution.
- Assigned – includes amounts intended to be used by the District for specific purposes that are neither restricted nor committed. Intent is expressed by the District Manager and the Director of Finance to which assigned amounts are to be used for specific purposes based on the passage of a

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

resolution of the board of directors. Assigned amounts include appropriations of existing fund balance to eliminate a projected budgetary deficit in the subsequent year's budget.

- Unassigned – includes amounts that do not meet any of the above criteria. The District reports positive unassigned fund balances only in the general fund and negative unassigned fund balances may be reported in all funds.

In circumstances where an expenditure is incurred for a purpose for which amounts are available in multiple fund balance classifications, fund balance is reduced in the order of restricted, committed, assigned and unassigned.

In the government-wide financial statements and proprietary fund financial statements, equity is classified as net position and displayed in the following categories:

- Net investment in capital assets – consists of capital assets, including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction or improvement of those assets.
- Restricted net position – consists of net position with constraints placed on the use either by (a) external groups, such as creditors, grantors, contributors, or laws or regulations of other governments; or (b) law through constitutional provisions or enabling legislation.
- Unrestricted net position – all other net position that does not meet the definition of “restricted” or “net investment in capital assets”.

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

P. Interfund Transactions

Interfund transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as a reduction of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as interfund transfers.

Q. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

1. Summary of Significant Accounting Policies (continued)

R. New Accounting Pronouncement

The GASB issued Statement No. 96, *Subscription-Based Information Technology Arrangements* or “SBITAs”, in fiscal year 2023. This Statement was issued in May 2020 and increases the usefulness of government financial statements by requiring recognition of certain subscription-based IT assets and liabilities for subscriptions that previously were classified as expenses and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. The requirements of this Statement were effective for the District as of January 1, 2023. The District’s SBITAs were determined to be immaterial to the District’s financial statements as a whole resulting in no impact to the District’s financial statements in 2023.

S. Comparative Data

Comparative data for the prior year have been presented in certain sections of the accompanying financial statements in order to provide an understanding of changes in the District’s financial position and operations.

2. Stewardship, Compliance and Accountability

A. Budgetary Principles

The District adheres to the following procedures in establishing its budgets.

On or before October 15 of each year, the district manager submits to the Board of Directors a proposed budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them. Public hearings are conducted by the Board of Directors to obtain taxpayer comments. The District adopts budgets for all funds and the District uses the current financial resources measurement focus and the modified accrual basis of accounting in preparing the budgets for all funds. In addition, appropriations lapse at the end of the year.

Expenditure estimates in the annual budgets are enacted into law through the passage of an appropriation resolution. The Board of Directors may amend the original adopted budget during the year by passing a new resolution to reflect current needs and during 2023 the expenditure estimates for some of the funds were amended.

For each legally adopted annual operating budget, budgetary control exists at the total fund level. That is to say, total expenditures for each fund cannot legally exceed total appropriations for that fund.

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded to reserve that portion of the applicable appropriation, is not employed in the formal budgetary process.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments

A summary of cash and investments as of December 31, 2023, follows:

Cash on hand	\$ 1,025
Demand deposits	623,026
Total cash and cash equivalents	\$ 624,051
Certificates of Deposit	\$ 12,141,702
Investments-	
Money market mutual funds	\$ 117,777
Negotiable certificates of deposit (including restricted CD)	3,211,456
US agency bonds	21,067,402
CSAFE local government investment pool	9,719,841
ColoTrust local government investment pool	13,751,814
Total investments	\$ 47,868,290

The above amounts are classified in the statement of net position as follows:

	Cash and Cash Equivalents	Total Certificates of Deposit	Investments (includes \$320,000 restricted CD)
Government-wide statement of net position	\$ 332,806	\$ 12,461,702	\$ 47,868,290
Statement of fiduciary position	291,245	-	-
	\$ 624,051	\$ 12,461,702	\$ 47,868,290

Deposits

At December 31, 2023, the carrying amount of the District's deposits, including non-negotiable and other certificates of deposit, was \$12,141,702 and the bank balance was \$13,393,923. Of the bank balance, \$1,250,059 was covered by federal depository insurance and \$12,143,864 was collateralized in financial institutions collateral pools maintained by the individual financial institutions that hold these deposits. Colorado law requires that depository institutions must apply for and be designated as an eligible public depository before the institution can accept public fund monies. The depository institution must pledge eligible collateral as security for all public deposits held by that institution that are not insured by depository insurance. The market value of the collateral that each institution pledges as security must be equal to at least 102% of the total uninsured deposits held by that institution. Generally, the eligible collateral in the collateral pools is held by the depository institution or its agent in the name of the depository institution.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments (continued)

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 does not have a policy for custodial credit risk. At December 31, 2023, deposits with a bank balance of \$12,143,864 are uninsured but are not exposed to custodial credit risk because they are collateralized with securities held by the pledging financial institution’s agent in the name of the depositing institution.

Investments

The District is subject to the provisions of Colorado Revised Statutes 24-75-601 which are entitled “Concerning Investment in Securities by Public Entities”. This law, among other things, outlines the types of securities that public entities in Colorado may acquire and hold as investments. These include U.S. Government and agency securities, certain bonds of political subdivisions, banker’s acceptances, commercial paper, local government investment pools, repurchase agreements, money market funds, guaranteed investment contracts and U.S. dollar-denominated corporate or bank debt. The statute also includes a provision limiting any investment to a five-year maturity unless the governing body authorizes a longer period.

As of December 31, 2023, the District has the following investments and maturities:

<u>Investment Type</u>	<u>Net Asset Value</u>	<u>Amortized Cost</u>	<u>Fair Value</u>	<u>Investment Maturities (in years)</u>	
				<u>Less Than 1</u>	<u>1 - 5</u>
<u>Reported as Investments:</u>					
Money market mutual funds	\$ 117,777	\$ -	\$ -	\$ 117,777	\$ -
Negotiable certificates of deposit	-	-	3,211,456	948,295	2,263,161
US agency bonds	-	-	21,067,402	6,409,490	14,657,912
CSAFE local government investment pool	-	9,719,841	-	9,719,841	-
ColoTrust local government investment pool	13,751,814	-	-	13,751,814	-
	<u>\$ 13,869,591</u>	<u>\$ 9,719,841</u>	<u>\$ 24,278,858</u>	<u>\$ 30,947,217</u>	<u>\$ 16,921,073</u>

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments (continued)

At December 31, 2023, the District had invested \$13,751,814 in the Colorado Local Government Liquid Asset Trust (the "Trust"), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commission administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to \$1. The Trust offers shares in three portfolios, COLOTRUST PRIME and COLOTRUST PLUS+ and EDGE. COLOTRUST PRIME invests only in U.S. Treasury and government agencies. COLOTRUST PLUS+ can invest in U.S. Treasury, government agencies, and in the highest-rate commercial paper. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement.

The custodian acts as a safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. The Trust is rated AAAM by Standard and Poor's and is measured at net asset value.

As of December 31, 2023, the District had invested balances of \$9,719,841 in CSAFE, an investment vehicle established for local government entities in Colorado to pool surplus funds for investment purposes. CSAFE is a highly liquid fund operating similarly to a money market-like fund and each share is equal in value to \$1.00. CSAFE measures all of its investment at amortized cost in accordance with GASB Statement No. 79, Certain External Investment Pools and Pool Participants. CSAFE invests primarily in United States Treasuries, United States Agencies, Primary Dealer Repurchase Agreements, highly rated commercial paper, AAAM rated money market funds, highly rated corporate bonds and Colorado Depositories. The weighted average maturity of the portfolio shall not exceed 60 days and the weighted average life of the portfolio shall not exceed 120 days. CSAFE is rated AAAM by Standard & Poor's and is measured at amortized cost. There are no unfunded commitments, the redemption frequency is daily or weekly, and there is no redemption notice period.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit risk – State law provides that local government investment pools may only invest in securities in which all participating local governments may individually invest. The District has no investment policy that would further limit its investment choices. As of December 31, 2023, the District's investment in Colo Trust and CSAFE is rated AAAM by Standard and Poor's and Moody's. The District's investments in US agency securities is rated at AA+ by Standard and Poor's and AAA by Moody's.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

3. Cash and Investments (continued)

The District categorizes, if applicable, 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; level 3 inputs are significant unobservable inputs. The District's recurring fair value measurements as of December 31, 2023 consist of the District's Colo Trust and money market mutual fund holdings and are not subject to the fair value hierarchy disclosures as outlined under generally accepted accounting principles.

The District's investments in CSAFE are measured at amortized cost. The District's investments in ColoTrust and money market funds are measured at net asset value. Both methodologies approximate fair value. The investments do not have any unfunded commitments, redemption restrictions or redemption notice periods. ColoTrust portfolio investments are limited to those allowed under C.R.S. 24-75-601.

Negotiable certificates of deposit and US agency securities are valued using a matrix pricing model (Level 2).

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Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

4. Receivables

Receivables at December 31, 2023 consist of the following:

	Governmental Activities						Total
	General Fund	Covservation Trust Fund	Parks Donation Fund	Fire Tax Fund	Capital Projects Fund	Internal Service Fund	
Taxes -							
Property	\$ 8,270,369	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,270,369
Sales Tax	697,972	-	-	693,030	-	-	1,391,002
Specific Ownership	48,517	-	-	-	-	-	48,517
Franchise	38,759	-	-	-	-	-	38,759
Marijuana	19,951	-	-	-	-	-	19,951
Excise	288,469	-	-	-	-	-	288,469
Interest	8,353	958	-	8,326	-	-	17,637
Lease receivable	838,101	-	-	-	-	-	838,101
Accounts	70,289	90,000	1,000	96	-	76	161,461
Other governments	-	-	-	-	25,687	-	25,687
	<u>10,280,780</u>	<u>90,958</u>	<u>1,000</u>	<u>701,452</u>	<u>25,687</u>	<u>76</u>	<u>11,099,953</u>
Less: allowance for uncollectible accounts	-	-	-	-	-	-	-
	<u>\$10,280,780</u>	<u>\$ 90,958</u>	<u>\$ 1,000</u>	<u>\$701,452</u>	<u>\$ 25,687</u>	<u>\$ 76</u>	<u>\$11,099,953</u>

The property taxes receivable noted above is reported as a deferred inflow of resources in both the statement of net position and the governmental funds balance sheet as it represents taxes levied for a future period.

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Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

4. Receivables

	Business-Type Activities				Total
	Water Fund	Wastewater Fund	Community		
			Development Fund	Swimming Pool Fund	
Accounts	\$ 796,732	\$ 617,829	\$ 25	\$ 30	\$ 1,414,616
Interest	25,065	9,719	2,608	-	37,392
Other governments	-	2,106,573	-	-	2,106,573
Notes	<u>7,613,306</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,613,306</u>
Less: allowance for uncollectible accounts	<u>(30,000)</u>	<u>(187,282)</u>	<u>-</u>	<u>-</u>	<u>(217,282)</u>
	<u>\$ 8,405,103</u>	<u>\$ 2,546,839</u>	<u>\$ 2,633</u>	<u>\$ 30</u>	<u>\$ 10,954,605</u>
Amounts not scheduled for collection during the subsequent year	<u>\$ 7,613,306</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 7,613,306</u>

The notes receivable reported above are the result of an intergovernmental agreement with the County of Pueblo, Colorado (the County) related to the acquisition of and operation of Desert Hawk golf course at Pueblo West. The golf course is considered an activity of the County and, in accordance with the agreement, the District advanced \$1,450,000 towards the purchase of the golf course with \$170,000 of this advance considered a non-interest bearing loan and the remaining \$1,280,000 considered an irrevocable option to acquire the title to all or some of the additional properties identified in the agreement. Since finalizing the intergovernmental agreement with the County, the District has exercised its option to acquire certain of the identified properties totaling \$823,000, thus reducing the option balance to \$457,000 at December 31, 2019. This amount is reported with other assets in the government-wide statement of net position. The agreement also provides that the charges for untreated water provided by the District to the golf course until January 1, 2011 that are not covered by the annual revenues of the golf course shall be treated as non-interest bearing loans. The District is also required to annually advance, beginning in 2001, 50% of all cash disbursements in excess of revenues that will also be considered non-interest bearing loans. This provision was changed for the calendar year 2005 going forward such that the District would fund one-half of the annual debt service requirements, along with certain other modifications. Repayment of all of these notes and advances is solely from the excess revenues over cash disbursements of the golf course and is limited to \$500,000 per year.

A summary of the notes receivable/other assets under this agreement at December 31, 2023 is as follows:

Non-interest bearing note receivable for operating/debt service subsidy	\$ 6,078,478
Non-interest bearing note receivable for acquisition of capital assets/other items	255,000
Non-interest bearing note receivable for water provided	<u>1,279,828</u>
	7,613,306
Option to acquire land	<u>457,000</u>
	<u>\$ 8,070,306</u>

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

5. Lease Receivables

Lease receivables held in Governmental Activities at December 31, 2023 consists of the following:

The District entered into an agreement with Comcast of Colorado IV, LLC to lease cell tower usage on June 11, 2019, with a 10-year term ending on June 11, 2029. Monthly payments begin at \$3,000/month with an annual increase of 3% per year. In addition, the lease receivable was discounted using a rate of 3.5%.

The District entered into an agreement with San Isabel Electric Association, Inc. to lease cell tower usage on July 27, 2010, with an initial 5-year term ending on July 27, 2015. The lease contains four additional 5-year options with two additional terms having been automatically renewed. Monthly payments begin at \$400/month and automatically renew at that rate unless they are renegotiated under the terms of the contract. In addition, the lease receivable was discounted using a rate of 3.5%.

The District entered into an agreement with CommNet, Cellular, Inc. d/b/a Verizon Wireless, to lease cell tower usage on August 4, 2021, with an initial 5-year term ending on August 4, 2026. The lease contains four additional 5-year options which automatically renew unless terminated by either party. Monthly payments begin at \$2,100/month with an annual increase of 2% per year. In addition, the lease receivable was discounted using a rate of 3.5%.

The District entered into an agreement with AT&T Wireless PCS, LLC, to lease cell tower usage on September 10, 2002, with an initial 5-year term ending on September 10, 2007. The lease contains four additional 5-year options which automatically renew unless terminated by either party. Monthly payments begin at \$1,200/month with an annual increase of 15% per year. In addition, the lease receivable was discounted using a rate of 3.5%.

The District entered into an agreement with VoiceStream PCS II (T-Mobile), to lease cell tower usage on February 3, 2003, with an initial 5-year term ending on February 3, 2008. The lease contains four additional 5-year options which automatically renew unless terminated by either party. Monthly payments begin at \$1,200/month with an annual increase of 15% per year. In addition, the lease receivable was discounted using a rate of 3.5%.

The District entered into an agreement with Nextel West Corporation (Sprint), to lease cell tower usage on October 23, 2001, with an initial 5-year term ending on October 23, 2006. The lease contains four additional 5-year options which automatically renew unless terminated by either party. Monthly payments begin at \$1,200/month with an annual increase of 15% per year. In addition, the lease receivable was discounted using a rate of 3.5%. The final payment on the lease was made on November 2, 2023. The Lease terminated in December 2023 due to the combination of Sprint and T-Mobile, which occurred in April of 2020.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

5. Lease Receivables (continued)

Lease	Lease Receivable	Lease Revenue	Lease Interest Revenue
Comcast of Colorado, IV, LLC	\$ 21,853	\$ 2,336	\$ 847
San Isabel Electric	45,389	3,151	1,649
Verizon	500,577	8,197	17,678
AT&T	88,390	21,679	3,507
T-Mobile	93,293	24,625	3,735
Sprint	88,599	26,601	3,612
Total	<u>\$ 838,101</u>	<u>\$ 86,589</u>	<u>\$ 31,027</u>

6. Interfund Receivables/Payables/Transfers

The following interfund receivables and payables are included in the fund financial statements at December 31, 2023:

	Interfund Receivable	Interfund Payable
Governmental funds -		
General fund	\$ -	\$ 48,156,885
Conservation trust	846,031	-
Parks donation fund	72,331	-
Fire sales tax fund	7,324,978	-
Capital projects fund	6,792,371	-
Enterprise funds -		
Water fund	21,835,885	-
Wastewater fund	8,671,302	-
Community development fund	2,283,500	-
Swimming pool fund	244,957	-
Internal service fund	85,530	-
	<u>\$ 48,156,885</u>	<u>\$ 48,156,885</u>

The amounts reported as due from other funds and due to other funds are reflective of the time lag between the date that (1) interfund goods and services are provided or reimbursable expenditures occur; (2) transactions are recorded in the accounting system; and (3) payments between funds are made. All amounts reflected as due from other funds are expected to be collected in the subsequent year.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

6. Interfund Receivables/Payables/Transfers (continued)

Transfers for the year ended December 31, 2023, are as follows:

Transfers for the year ended December 31, 2023 are as follows:

	<u>Transfers in</u>	<u>Transfers out</u>
Governmental funds -		
General Fund	\$ -	\$ (1,751,014)
Conservation trust	-	(150,000)
Capital projects	1,325,076	-
Total governmental funds	1,325,076	(1,901,014)
Enterprise funds -		
Water fund	304,937	
Swimming pool	271,000	-
Total enterprise funds	575,937	-
	\$ 1,901,013	\$ (1,901,014)

The transfer of \$304,937 from the general fund to the water fund represents the effect of the debt service subsidy provided to Pueblo County under the intergovernmental agreement as described in Note III (B). The transfer of \$1,175,076 from the general fund and \$150,000 from the conservation trust fund to the capital projects fund represents construction of capital projects. The transfer of \$271,000 from the general fund to the swimming pool fund was to assist in the operations of the swimming pool for 2023 and 2024.

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Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

7. Capital Assets

Governmental capital assets activity for the year ended December 31, 2023 was as follows:

	Balance January 1, 2023	Additions	Deletions	Adjustments	Balance December 31, 2023
Governmental activities:					
Non-depreciable assets:					
Land	\$ 3,633,625	\$ -	\$ -	\$ -	\$ 3,633,625
Construction in progress	1,600,845	1,754,895	-	(1,025,595)	2,330,145
Total non-depreciable assets	<u>5,234,470</u>	<u>1,754,895</u>	<u>-</u>	<u>(1,025,595)</u>	<u>5,963,770</u>
Depreciable assets:					
Buildings	3,563,959	-	(22,593)	-	3,541,366
Infrastructure	423,148	-	(423,148)	-	-
Improvements	6,846,151	588,856	(22,382)	1,025,597	8,438,222
Machinery & equipment	6,890,001	31,316	(2,794,011)	(14,750)	4,112,556
Internal service fund	365,642	-	-	29,997	395,639
Right of use	911,998	22,233	-	-	934,231
Subscription-based IT arrangements	-	32,000	-	-	32,000
Total depreciable assets	<u>19,000,899</u>	<u>674,405</u>	<u>(3,262,134)</u>	<u>1,040,844</u>	<u>17,454,014</u>
Less accumulated depreciation for:					
Buildings	(1,406,424)	(75,993)	22,593	-	(1,459,824)
Infrastructure	(359,590)	(1,214)	360,804	-	-
Improvements	(3,233,626)	(335,304)	22,382	-	(3,546,548)
Machinery & equipment	(5,340,636)	(174,659)	2,260,383	(11,554)	(3,266,466)
Internal service fund	(312,094)	(14,514)	-	-	(326,608)
Right of use	(542,504)	(44,661)	43,985	-	(543,180)
Subscription-based IT arrangements	-	(9,493)	-	-	(9,493)
Total accumulated depreciation	<u>(11,194,874)</u>	<u>(655,838)</u>	<u>2,710,147</u>	<u>(11,554)</u>	<u>(9,152,119)</u>
Depreciable assets, net	<u>7,806,025</u>	<u>18,567</u>	<u>(551,987)</u>	<u>1,029,290</u>	<u>8,301,895</u>
Governmental activities assets, net	<u>\$ 13,040,495</u>	<u>\$ 1,773,462</u>	<u>\$ (551,987)</u>	<u>\$ 3,695</u>	<u>\$ 14,265,665</u>
					<u>(421,910)</u>
					<u>\$ 13,843,755</u>

In 2023, the District conveyed all assets from the Streets and Roads department to Pueblo County as the County assumed all associated operations as of January 1, 2023. The large decrease in machinery & equipment is due to this conveyance.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

7. Capital Assets (continued)

Business-type capital assets activity for the year ended December 31, 2023 was as follows:

	Balance January 1, 2023	Additions	Deletions	Adjustments	Balance December 31, 2023
Business-type activities:					
Non-depreciable assets:					
Land	\$ 621,800	\$ -	\$ -	\$ -	\$ 621,800
Construction in progress	7,600,573	6,830,274	(2,801,791)	(493,668)	11,135,389
Intangible assets - water rights	15,575,467	344,350	-	-	15,919,817
Total non-depreciable assets	<u>23,797,840</u>	<u>7,174,624</u>	<u>(2,801,791)</u>	<u>(493,668)</u>	<u>27,677,006</u>
Depreciable assets:					
Infrastructure	72,571,418	4,802,999	-	-	77,374,417
Buildings	29,098,904	301,465	-	-	29,400,369
Machinery & equipment	9,079,658	218,150	(14,750)	47,853	9,360,411
SDS intangible assets	5,856,585	-	-	-	5,856,585
Right to use asset	408,382	-	-	-	408,382
Subscription-based IT arrangements	-	64,000	-	-	64,000
Total depreciable assets	<u>117,014,947</u>	<u>5,386,614</u>	<u>(14,750)</u>	<u>47,853</u>	<u>122,464,164</u>
Less accumulated depreciation/amortization for:					
Infrastructure	(49,835,404)	(1,984,295)	-	-	(51,819,699)
Buildings	(22,872,053)	(857,355)	-	-	(23,729,408)
Machinery & equipment	(4,886,944)	(476,688)	-	(22,873)	(5,386,505)
SDS intangible assets	(1,200,428)	(171,489)	-	-	(1,371,917)
Right to use asset	(193,707)	(95,205)	-	-	(288,912)
Subscription-based IT arrangements	-	(18,986)	-	-	(18,986)
Total accumulated depreciation/amortization	<u>(78,988,536)</u>	<u>(3,604,018)</u>	<u>-</u>	<u>(22,873)</u>	<u>(82,615,427)</u>
Depreciable assets, net	<u>38,026,411</u>	<u>1,782,596</u>	<u>(14,750)</u>	<u>24,980</u>	<u>39,848,737</u>
Business-type activities assets, net	<u>\$61,824,251</u>	<u>\$ 8,957,220</u>	<u>\$(2,816,541)</u>	<u>\$ (468,688)</u>	<u>\$ 67,525,743</u>
Less outstanding capital debt					(9,760,446)
Lease payable					(126,720)
Net of unamortized premiums					(191,402)
Less retainage payable					(321,549)
Deferred amount of refunding					46,008
Plus unspent bond proceeds					<u>2,106,573</u>
Net investment in capital assets					<u>\$ 59,278,207</u>

The amount reported above for the southern delivery system represents the District's beneficial interest in Colorado Springs Utilities southern delivery system water project. The construction of the project was completed in 2016 with an in-service date of April 2016. The District will continue to incur ongoing operating costs.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

7. Capital Assets (continued)

Depreciation and amortization expense, including adjustments, was charged to functions/programs as follows:

Governmental activities -	
General government	\$ (103,503)
Fire protection	228,358
Engineering	24,706
Parks and recreation	319,611
Streets and roads	127,491
Internal service	<u>59,175</u>
	<u>\$ 655,838</u>
Business-type activities -	
Water fund	\$ 2,489,303
Wastewater fund	1,098,304
Swimming pool fund	8,231
Community Development	<u>19,502</u>
	<u>\$ 3,615,340</u>

8. Lease Arrangements

The following is a summary of changes in lease liabilities for the Fiscal Year Ended December 31, 2023:

	Balance January 1, 2023	Additions	Payments/ Reductions	Balance December 31, 2023	Due Within One Year
<u>Governmental activities:</u>					
Building Leases	\$ -	\$ 240,969	\$ (60,257)	\$ 180,712	\$ 120,394
Vehicle Leases	<u>394,246</u>	<u>-</u>	<u>(174,381)</u>	<u>219,865</u>	<u>131,185</u>
	-	-	-	-	-
Total governmental activities	<u>\$ 394,246</u>	<u>\$ 240,969</u>	<u>\$ (234,638)</u>	<u>\$ 400,577</u>	<u>\$ 251,579</u>

The District entered into an agreement for administrative office, community development and engineering office space. The original leases were for \$138,880 and \$79,856, with monthly payments of \$4,921 and \$2,829. The interest rate for these leases was 3.50% with an initial term of 2 years ending on December 31, 2022. The District renewed these leases in September and October 2023 for

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

8. Lease Arrangements (continued)

\$157,398 and \$83,171, respectively, with monthly payments of \$6,800 and \$3,600. The interest rate for these leases was 3.5% with a term of 2 years ending in September and October 2025.

The vehicle leases the District entered into are for various vehicle leases from 2020, 2021, and 2022. All leases are for 48 months and range in monthly payments from \$110 to \$1,016 and have interest rates of 3.5% or 5%.

Annual requirements to amortize long-term obligations and related interest are as follows:

Year Ending <u>December 31,</u>	Governmental Activities		
	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$251,579	\$ -	\$251,579
2025	128,379	-	128,379
2026	20,619	-	20,619
	<u>\$400,577</u>	<u>\$ -</u>	<u>\$400,577</u>

	<u>Balance January 1, 2023</u>	<u>Additions</u>	<u>Payments/ Reductions</u>	<u>Balance December 31, 2023</u>	<u>Due Within One Year</u>
<u>Business-type activity:</u>					
Community Development					
Vehicles	\$ 13,118	\$ -	\$ (10,448)	\$ 2,670	\$ 2,669
Water Fund					
Vehicles	197,983	-	(82,176)	115,807	66,391
Sewer Fund					
Vehicles	18,426	-	(10,182)	8,244	6,927
Total business-type activities	<u>\$ 229,527</u>	<u>\$ -</u>	<u>\$ (102,806)</u>	<u>\$ 126,721</u>	<u>\$ 75,987</u>

The vehicle leases the District entered into are for various vehicle leases from 2020, 2021, and 2022. All leases are for 48 months and range in monthly payments from \$571 to \$1,061 and have interest rates of 3.5% or 5%.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

9. Subscription-based IT Arrangements

The following is a summary of changes in subscription-based IT arrangement liabilities for the Fiscal Year Ended December 31, 2023:

	Balance January 1, 2023	Additions	Payments/ Reductions	Balance December 31, 2023	Due Within One Year
<u>Governmental activities:</u>					
Subscription-based IT arrangements	\$ -	\$ 32,000	\$ (10,667)	\$ 21,333	\$ 10,667
Total governmental activities	<u>\$ -</u>	<u>\$ 32,000</u>	<u>\$ (10,667)</u>	<u>\$ 21,333</u>	<u>\$ 10,667</u>

The District entered into an agreement with OpenGov for software services, support, and professional services. The annual payment is \$32,000. The subscription term ends May 15, 2026. The payments are allocated equally between the General Fund, the Community Development Fund, and the Water Fund.

Annual requirements to amortize long-term obligations and related interest are as follows:

Year Ending	<u>Governmental Activities</u>		
<u>December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 10,667	\$ -	\$ 10,667
2025	<u>10,667</u>	<u>-</u>	<u>10,667</u>
	<u>\$ 21,334</u>	<u>\$ -</u>	<u>\$ 21,334</u>

	Balance January 1, 2023	Additions	Payments/ Reductions	Balance December 31, 2023	Due Within One Year
<u>Business-type activity:</u>					
Community Development					
Subscription-based IT arrangements	\$ -	\$ 32,000	\$ (10,667)	\$ 21,333	\$ 10,667
Water Fund					
Subscription-based IT arrangements	-	<u>32,000</u>	<u>(10,667)</u>	<u>21,333</u>	<u>10,667</u>
Total business-type activities	<u>\$ -</u>	<u>\$ 64,000</u>	<u>\$ (21,334)</u>	<u>\$ 42,666</u>	<u>\$ 21,334</u>

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

9. Subscription-based IT Arrangements (continued)

Annual requirements to amortize long-term obligations and related interest are as follows:

Year Ending December 31,	Business-Type Activities		
	Principal	Interest	Total
2024	\$ 21,334	\$ -	\$ 21,334
2025	21,334	-	21,334
	\$ 42,668	\$ -	\$ 42,668

10. Long-Term Debt

The following is a summary of changes in long-term liabilities in the government-wide financial statements for the year ended December 31, 2023:

	Balance January 1, 2023	Additions	Payments/ Reductions	Balance December 31, 2023	Due Within One Year
<u>Governmental activities:</u>					
Obligation under financed purchase	\$ 209,267	\$ -	\$ (209,267)	\$ -	\$ -
Leases	394,246	240,969	(234,638)	400,577	251,579
Subscription-based IT arrangements	-	32,000	(10,667)	21,333	10,667
Compensated absences	123,142	37,726	(31,038)	129,830	17,946
Pension liability	-	203,261	-	203,261	-
Total governmental activities	\$ 726,655	\$ 513,956	\$ (485,610)	\$ 755,001	\$ 280,192

The compensated absences liability is serviced by the general fund and the internal service fund.

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Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

10. Long-Term Debt (continued)

	<u>Balance January 1, 2023</u>	<u>Additions</u>	<u>Payments/ Reductions</u>	<u>Balance December 31, 2023</u>	<u>Due Within One Year</u>
<u>Business-type activity:</u>					
Revenue bonds					
Water and wastewater refunding revenue series 2016	\$ 1,455,000	\$ -	\$ (475,000)	\$ 980,000	\$ 485,000
Notes payable					
Clean water series 2011A	2,663,115	-	(251,679)	2,411,436	251,679
Clean water series 2018A	6,515,959	-	(189,615)	6,326,344	192,339
Unamortized premium	205,274	-	(13,872)	191,402	13,872
Leases	229,527	-	(102,806)	126,721	75,987
Subscription-based IT arrangements	-	64,000	(21,334)	42,666	21,334
Compensated absences	56,314	21,681	(16,194)	61,801	8,652
Total business-type activities	<u>\$ 11,125,189</u>	<u>\$ 85,681</u>	<u>\$ (1,070,500)</u>	<u>\$ 10,140,370</u>	<u>\$ 1,048,863</u>

The water and wastewater refunding series 2016 bonds are serviced by the District's water fund; the clean water series 2011A and 2018A notes payable are serviced by the District's wastewater fund and the compensated absences liability is serviced by the water, wastewater and community development funds.

The following is a description of each individual issue for the business-type activities:

Revenue

\$4,565,000 series 2016 water and wastewater revenue refunding bonds; interest rate of 1.89%; due in semi-annual installments including principal and interest ranging from \$499,887 to \$504,930 through December 2025 \$ 980,000

Note

\$5,232,582 clean water note payable series 2011A with Colorado Water Resources and Power Development Authority; interest rate of 2.23%; due in annual installments including principal, interest and administrative fees ranging from \$313,023 to \$322,524 through August 2032 2,411,436

\$7,218,304 clean water note payable series 2018A with Colorado Water Resources and Power Development Authority; interest rate of 3.69%; due in annual installments including principal, interest and administrative fees ranging from \$316,647 to \$358,773 through August 2048 6,326,344

Total business-type activities \$ 9,717,780

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

10. Long-Term Debt (continued)

The debt service requirements for the revenue bonds and note payable are as follows:

Year Ending December 31,	Business-type Activities					
	Revenue Bonds		Note Payable (2011A)		Note Payable (2018A)	
	Principal	Interest	Principal	Interest	Principal	Interest
2024	\$ 485,000	\$ 18,522	\$ 251,679	\$ 28,051	\$ 192,339	\$ 105,294
2025	495,000	9,356	251,679	26,076	197,445	100,044
2026	-	-	257,532	24,284	205,361	94,794
2027	-	-	257,532	22,326	208,085	89,294
2028	-	-	263,385	18,574	212,604	84,044
2029-2033	-	-	1,129,629	37,575	1,145,181	345,019
2034-2038	-	-	-	-	1,243,752	244,938
2039-2048	-	-	-	-	2,921,577	211,000
	<u>\$ 980,000</u>	<u>\$ 27,878</u>	<u>\$ 2,411,436</u>	<u>\$ 156,886</u>	<u>\$ 6,326,344</u>	<u>\$ 1,274,427</u>

The above-described series 2016 revenue refunding bonds, clean water series 2011A, and clean water series 2018A notes payable are secured by the irrevocable first lien on the net revenues of the District's water and wastewater enterprise funds. The loan agreement requires the establishment of a reserve fund equal to three months of operating expenses, excluding depreciation. The required reserve has been established in accordance with the loan agreement. The series 2016 refunding bonds, the clean water series 2011A and clean water series 2018A notes payable do not constitute a debt or indebtedness of the District within the meaning of any constitutional or statutory provision or limitation, nor are they considered or held to be general obligations of the District.

11. Defined Benefit Pension Plan

General Information about the Pension Plan

Plan description. The Statewide Defined Benefit Plan (SWDB) is a cost-sharing multiple-employer defined benefit pension plan covering substantially all full-time employees of participating fire or police departments in Colorado hired on or after April 8, 1978 (New Hires), provided that they are not already covered by a statutorily exempt plan. As of August 5, 2003, the Plan may include clerical and other personnel from fire districts whose services are auxiliary to fire protection. The Plan became effective January 1, 1980. As of January 1, 2023, the Statewide Defined Benefit Plan and the Statewide Hybrid Plan have merged to form the Statewide Retirement Plan (SRP) and the Statewide Defined Benefit Plan becomes the Defined Benefit Component of the Statewide Retirement Plan.

The SWDB assets are included in the Fire & Police Members' Benefit Investment Fund and assets. Assets from the Deferred Retirement Option Plan (DROP), Money Purchase Component, and Separate Retirement Account assets from eligible retired members are in the Fire & Police Members' Self-Directed Investment Fund.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

12. Defined Benefit Pension Plan (continued)

The Plan is administered by the Fire & Police Pension Association of Colorado (FPPA). FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at <http://www.fppaco.org>.

Benefits provided. A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55. Effective January 1, 2021, a member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' pensionable earnings for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members covered under Statewide Defined Benefit Social Security Component will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits adjustments paid to retired members are evaluated annually and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' pensionable earnings for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter.

Contributions

Contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates increased 0.5 percent annually through 2022 to a total of 12 percent of pensionable earnings. Employer contributions increase 0.5 percent annually beginning in 2021 through 2030 to a total of 13 percent of pensionable earnings. In 2022, members of the SWDB plan and their employers are contributing at the rate of 12.0 percent and 9.0 percent, respectively, of pensionable earnings for a total contribution rate of 21.0 percent.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

12. Defined Benefit Pension Plan (continued)

Contributions from members and employers of departments reentering the system are established by resolution and approved by the FPPA Board of Directors. The member and employer contribution rates will increase through 2030 as described above for the non-reentering departments. Effective January 1, 2021, reentry departments may submit a resolution to the FPPA Board of Directors to reflect the actual cost of reentry by department. Each reentry department is responsible to remit contributions to the plan in accordance with their most recent FPPA Board of Directors approved resolution.

The contribution rate for members and employers of affiliated social security employers is 6.0 percent and 4.5 percent, respectively, of pensionable earnings for a total contribution rate of 10.5 percent in 2021. Per the 2014 member election, members of the affiliate social security group had their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6.0 percent of pensionable earnings. Employer contributions will increase 0.25 percent annually beginning in 2021 through 2030 to a total of 6.5 percent of pensionable earnings.

Contributions to the pension plan from the Pueblo West Metro District were \$226,412 for the year ended December 31, 2023.

Pension Liabilities, Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2023, the Pueblo West Metro District reported a liability of \$203,261 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2023. The Pueblo West Metro District's proportion of the net pension liability/(asset) was based on the Pueblo West Metro District's contributions to the SWDB for the calendar year 2022 relative to the total contributions of participating employers to the SWDB.

At December 31, 2022, the Pueblo West Metro District's proportion was 0.229 percent, which was an increase of 0.051 percent from its proportion measured as of December 31, 2021.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

12. Defined Benefit Pension Plan (continued)

For the year ended December 31, 2023, the Pueblo West Metro District recognized pension expense of \$143,687. At December 31, 2023, the Pueblo West Metro District reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 439,989	\$ 24,949
Net difference between projected and actual earnings on pension plan investments	459,973	-
Changes of assumptions	260,404	-
Changes in proportionate share	38,000	205,053
Contributions subsequent to the measurement date	226,412	-
	<u>\$ 1,424,778</u>	<u>\$ 230,002</u>

\$226,412 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended December 31, 2024. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended	
2024	\$ 88,147
2025	175,012
2026	254,240
2027	358,466
2028	55,730
Thereafter	36,769
	<u>\$ 968,364</u>

Actuarial Assumptions

Actuarial assumptions. The actuarial valuations for the SWDB were used to determine the total pension liability and actuarially determined contributions for the fiscal year ending December 31, 2022. The valuations used the following actuarial assumption and other inputs:

Actuarial Method	Entry Age Normal
Amortization Method	Level % of Payroll, Open
Amortization Period	30 years
Long-term Investment	
Rate of Return *	7.00 percent
Projected Salary Increases *	4.25 – 11.25 percent
Cost of Living	
Adjustments (COLA)	0.00 percent
* Includes inflation at	2.5 percent

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

12. Defined Benefit Pension Plan (continued)

For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Healthy Annuitant Mortality Tables projected with the ultimate values of the MP-2020 mortality tables for active employees. The on-duty mortality rate is 0.00015.

For determining the actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and the projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA’s Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2022 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA’s actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2023. The actuarial assumptions impact actuarial factors for benefit purposes such as purchase of service credit and other benefits where actuarial factors are used.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5 percent). Best estimates of arithmetic real rates of return for each major asset class included in the Fund’s target asset allocation as of December 31, 2022 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Real Rate of Return</u>
Global Equity	35.0%	8.93%
Equity Long/short	6.0%	7.47%
Private Markets	34.0%	10.31%
Fixed Income - Rates	10.0%	5.45%
Fixed Income - Credit	5.0%	6.90%
Absolute Return	9.0%	6.49%
Cash	1.0%	3.92%
Total	<u>100%</u>	

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

12. Defined Benefit Pension Plan (continued)

The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board’s funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Discount rate

Projected benefit payments are required to be discounted to their actuarial present values using a single discount rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan’s fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan’s projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00 percent; the municipal bond rate is 1.84 percent (based on the weekly rate closest to but not later than the measurement date of the “state & local bonds” rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.00 percent.

Sensitivity of the District’s proportionate share of the net pension liability(asset) to changes in the discount rate

Regarding the sensitivity of the net pension liability/(asset) to changes in the single discount rate, the following presents the plan’s net pension liability/(asset), calculated using a single discount rate of 7.00 percent, as well as what the plan’s net pension liability/(asset) would be if it were calculated using a Single Discount Rate that is one percent lower and one percent higher:

	1.00 % Decrease (6.00%)	Single Discount Rate Assumption (7.00%)	1.00% Increase (8.00%)
Proportionate share of the net pension liability (asset)	\$ 1,401,252	\$ 203,261	\$(789,064)

Pension plan fiduciary net position

Detailed information about the SWDB’s fiduciary net position is available in FPPA’s annual comprehensive annual financial report which can be obtained at <http://www.fppaco.org>.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

12. Defined Benefit Pension Plan (continued)

Subsequent Events

During 2022, House Bill 22-1034 was signed into law. This legislation combines the assets and liabilities of the Statewide Defined Benefit Plan and Statewide Hybrid Plan to form the Statewide Retirement Plan effective January 1, 2023. The Statewide Defined Benefit Plan became the Defined Benefit Component of the Statewide Retirement Plan.

13. Defined Contribution Pension Plan

The District contributes to an Internal Revenue Code (IRC) 401(a) plan (the Plan) for all its full-time and part-time employees and the Plan is administered by Mission Square Retirement.

Benefit terms, including contribution requirements, for the Plan are established and may be amended by the Board of Directors. The Plan allows employees to defer a portion of their compensation as provided by the IRC. Employees may defer 5% of their compensation and the District has elected to contribute 5% of each participant's compensation. For the year ended December 31, 2023, employer contributions totaled \$385,263.

The employees are fully vested in their own contributions and the earnings on those contributions, along with the District's contributions and earnings on those contributions upon the completion of 30 days of service.

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Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

14. Net Position

Restricted net position represents net position whose uses are subject to constraints that are either (1) legally imposed by creditors (such as debt covenants), grantors, or laws or regulations of other governments, or (2) imposed by law through constitutional provisions or enabling legislation. Restricted net position at December 31, 2023 for governmental activities is as follows:

TABOR	\$ 335,630
Aquatic center	1,964,065
Fire sales tax	7,003,695
Parks and recreation	<u>980,213</u>
	<u>\$ 10,283,603</u>

Restricted for tabor – This represents approximately 3% of the District’s 2023 fiscal year spending as that term is defined in the Colorado constitution. Under these provisions of the constitution, this portion of the District’s net position can be used for declared emergencies only and the District must maintain 3% or more of its fiscal year spending in this restricted account.

Restricted for aquatic center – This represents revenues in excess of Tabor limits to be used for the design, construction, maintenance or lease of a community pool and aquatic center.

Restricted for fire sales tax – This represents fund balance of the fire sales tax fund. A 1% Fire Tax was approved in November 2020 by voters for a period of 10 years for sole purpose of serving the Pueblo West Fire Department construction of Fire Station 2. The current budgeted amount is \$ 5.4 million.

Restricted for parks and recreation – This caption represents the fund balance of the conservation trust fund and parks donation fund.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

15. Fund Balances

At December 31, 2023, fund balances for governmental funds consist of the following:

	General Fund	Conservation Trust Fund	Parks Donation Fund	Fire Sales Tax Fund	Capital Projects Fund	Total Governmental Funds
Nonspendable:						
Prepaid items	\$ 66,221	\$ -	\$ -	\$ 848,657	\$ -	\$ 914,878
Inventories	60,220	-	-	-	-	60,220
Restricted:						
Tabor	335,630	-	-	-	-	335,630
Aquatic center	-	-	-	-	1,964,065	1,964,065
Parks and recreation	-	913,433	66,780	-	-	980,213
Fire sales tax	-	-	-	7,003,695	-	7,003,695
Committed:						
Minimum reserve	2,175,655	-	-	-	-	2,175,655
Aquatic center	-	-	-	-	965,214	965,214
Assigned						
Subsequent years expenditures	-	-	-	-	3,878,705	3,878,705
Unassigned:	4,664,175	-	-	-	-	4,664,175
Total	<u>\$ 7,301,901</u>	<u>\$ 913,433</u>	<u>\$ 66,780</u>	<u>\$ 7,852,352</u>	<u>\$ 6,807,984</u>	<u>\$ 22,942,450</u>

The Board has committed \$2,175,655 of total general fund expenditures and transfers as a minimum reserve for major unanticipated emergencies.

16. Risk Management

The District is exposed to various risks of loss related to torts, property and casualty, errors and omissions, injuries to employees and health claims. Risks of loss from property and casualty coverage, errors and omissions and injuries to employees are covered by the District's participation in the Colorado Special District's property and liability and workmen's compensation pools which is a separate independent governmental public entity risk pool formed through intergovernmental agreement by member special districts to provide defined liability, property and workmen's compensation coverage. The aggregate limit of losses paid by the pool for property claims is limited to \$1,000,000 with commercial company reinsurance covering any losses in excess of that amount up to \$3,000,000. All other risks of loss are handled by the purchase of commercial insurance. Settled claims from the liability pool and commercial policies have not exceeded the insurance coverage in the last three years.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

17. Other Post Employment Benefits (OPEB)

New Hire Fire and Police Death and Disability

The District contributes to the statewide, cost-sharing, multiple-employer death and disability plan administered by the Colorado Fire and Police Pension Association (FPPA). The statewide plan provides death and disability benefits for those new hires employed after January 1, 1997 and their beneficiaries. Title 31, Article 30 of the Colorado Revised Statutes (CRS), as amended, assigns the authority to establish benefit provisions to the state legislature. FPPA issues a publicly available financial report that includes the statewide death and disability plan. That report may be obtained by writing to FPPA of Colorado, Stanford Place II, 7979 East Tufts Avenue, Suite 150, Denver, Colorado, 80237, or by calling FPPA at 303-770-3772 in the Denver metro area or 1-800-332-3772 from outside the metro area.

Plan members and the District are required to contribute at a rate set by statute. The contribution requirements of plan members of the District are established under Title 31, Article 30, part 10 of the CRS, as amended. The contribution rate for members is 1.50% of covered salary and for the District the contribution rate is also 1.50% of covered salary. The District contributions to the statewide death and disability plan for the years ended December 31, 2023, 2022, 2021 and 2020 were \$38,157, \$29,223, \$19,894, and \$20,301, equal to its required contributions for each year. All contributions are made by members or on behalf of members to the Statewide Death & Disability Plan. As such, the employers' actuarial determined contribution is zero. Additionally, as the participating employers are not mandated to fund the Statewide Death & Disability Plan, employers are not subject to reporting under GASB Statement No. 75.

18. Commitments and Contingencies

Colorado voters passed an amendment to the state constitution in November 1992 which contains several limitations, including revenue raising, spending abilities and other specific requirements affecting state and local governments. The amendment, commonly known as the Tabor amendment, is complex and subject to judicial interpretation; however, the District believes it is in compliance with the requirements of the amendment. The District has made certain interpretations of the amendment's language in order to determine its compliance.

As discussed in Note III B, the District entered into an intergovernmental agreement with the County of Pueblo to fund one-half of the debt service requirements for the Desert Hawk golf course at Pueblo West. The following is a summary of the estimated future commitments associated with this provision of the intergovernmental agreement:

Year Ended December 31,	
2024	\$ 304,000
	<u>\$ 304,000</u>

At December 31, 2023, the District did not have any outstanding construction commitments.

Pueblo West Metropolitan District
Notes to Financial Statements (continued)
December 31, 2023

19. Transfer of Operations

Under an intergovernmental agreement between the District and the County of Pueblo (“the County”), dated May 18, 2023, the District approved the Transition of Road Services to Pueblo County as the result of the County assuming responsibility for road maintenance. The County assumed this responsibility on January 1, 2023, as the result of an approved ballot issue by eligible electors.

Per the agreement, the County transferred road equipment and materials totaling \$750,985 to the County. This amount is reflected as a Special Item in the Government-Wide Statement of Activities.

20. Subsequent Events

In January 2024, two steel potable water tanks at the North Tanks Site suffered damage during sustained below-zero temperatures. Tank 100 and Tank 110 are both 2.5 million-gallon tanks. The Utilities Department hired the contractor, Tanco, to cover holes that developed as part of the damage. It then took approximately three weeks to completely drain both tanks in a fairly controlled manner so that the extent of the damage could be observed. An engineer from Tanco returned and provided the Department with a budget-level quote to complete the repairs. Tanco was hired to complete the repairs to Tank 100 in April. The structural work is complete, and the new interior coating is being applied. The District budgeted \$1,400,000 in 2024 for the repairs.

Pueblo West Metropolitan District

Required Supplementary Information

Pueblo West Metropolitan District
General Fund
Schedule of Revenues, Expenditures
and Changes in Fund Balances—Budget and Actual
For the Year Ended December 31, 2023

	<u>ORIGINAL/ FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES AND OTHER FINANCING SOURCES			
Taxes			
Property taxes	\$ 6,768,168	\$ 6,754,513	\$ (13,655)
Specific ownership taxes	440,000	599,106	159,106
Highway users tax	1,700,000	424,441	(1,275,559)
Franchise taxes	150,000	155,532	5,532
Sales Tax	3,750,000	3,898,184	148,184
Other taxes	751,000	560,455	(190,545)
Charges for Services	351,100	367,510	16,410
Investment earnings	15,000	381,770	366,770
Grants	30,000		
Proceeds from leases	114,750	272,969	158,219
Sale of equipment	-	19,441	19,441
Other	-	71,022	71,022
TOTAL REVENUES AND OTHER FINANCING SOURCE	<u>14,070,018</u>	<u>13,504,943</u>	<u>(535,075)</u>
EXPENDITURES AND OTHER FINANCING USES			
Current:			
Streets and roads	6,469,915	4,794,800	1,675,115
Fire protection	2,912,696	3,178,901	(266,205)
Engineering	961,096	501,789	459,307
Parks and recreation	998,120	1,162,574	(164,454)
Administration	1,365,618	1,042,676	322,942
Debt Service:			
Principal	213,406	207,472	5,934
Interest	174	12,252	(12,078)
Capital outlay	-	287,110	(287,110)
Transfers	1,751,014	1,751,014	-
TOTAL EXPENDITURES AND OTHER FINANCING USE	<u>14,672,039</u>	<u>12,938,588</u>	<u>1,733,451</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	(602,021)	566,355	(2,268,526)
FUND BALANCES, BEGINNING OF YEAR	<u>5,064,723</u>	<u>6,735,546</u>	<u>459,307</u>
FUND BALANCES, END OF YEAR	<u>\$ 4,462,702</u>	<u>\$ 7,301,901</u>	<u>\$ (1,809,219)</u>

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

Pueblo West Metropolitan District
Conservation Trust Fund
Schedule of Revenues, Expenditures
and Changes in Fund Balances—Budget and Actual
For the Year Ended December 31, 2023

	ORIGINAL/ FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES AND OTHER FINANCING SOURCES			
Lottery Proceeds	\$ 180,000	\$ 237,371	\$ 57,371
Investment earnings	-	38,466	38,466
Other	90,000	90,000	-
TOTAL REVENUES AND OTHER FINANCING SOURCE	270,000	365,837	95,837
 EXPENDITURES AND OTHER FINANCING USES			
Current:			
Administration	15,000	2,173	12,827
Capital outlay	328,932	10,214	318,718
Transfers	150,000	150,000	-
TOTAL EXPENDITURES AND OTHER FINANCING USE	493,932	162,387	331,545
 EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	 (223,932)	 203,450	 (235,708)
 FUND BALANCES, BEGINNING OF YEAR	 698,814	 709,983	 -
 FUND BALANCES, END OF YEAR	 \$ 474,882	 \$ 913,433	 \$ (235,708)

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

Pueblo West Metropolitan District
Parks Donation Fund
Schedule of Revenues, Expenditures
and Changes in Fund Balances—Budget and Actual
For the Year Ended December 31, 2023

	ORIGINAL/ FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES AND OTHER FINANCING SOURCES			
Other	\$ 18,400	\$ 41,029	\$ 22,629
TOTAL REVENUES AND OTHER FINANCING SOURCE	<u>18,400</u>	<u>41,029</u>	<u>22,629</u>
EXPENDITURES AND OTHER FINANCING USES			
Current:			
Parks and recreation	18,400	14,336	4,064
TOTAL EXPENDITURES AND OTHER FINANCING USE	<u>18,400</u>	<u>14,336</u>	<u>4,064</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	-	26,693	18,565
FUND BALANCES, BEGINNING OF YEAR	<u>42,653</u>	<u>40,087</u>	<u>-</u>
FUND BALANCES, END OF YEAR	<u>\$ 42,653</u>	<u>\$ 66,780</u>	<u>\$ 18,565</u>

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

Pueblo West Metropolitan District
Fire Sales Tax Fund
Schedule of Revenues, Expenditures
and Changes in Fund Balances—Budget and Actual
For the Year Ended December 31, 2023

	BUDGETED AMOUNTS		ACTUAL	VARIANCE WITH
	ORIGINAL	FINAL		FINAL BUDGET
				POSITIVE (NEGATIVE)
REVENUES AND OTHER FINANCING SOURCES				
Taxes				
Sales Tax	\$ 3,750,000	\$ 3,750,000	\$ 3,898,184	\$ 148,184
Investment earnings	35,000	35,000	335,700	300,700
Other	-	-	601	601
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>3,785,000</u>	<u>3,785,000</u>	<u>4,234,485</u>	<u>449,485</u>
EXPENDITURES AND OTHER FINANCING USES				
Current:				
Fire protection	1,387,026	1,387,026	1,436,453	(49,427)
Capital outlay	5,306,088	7,123,870	1,552,207	5,571,663
TOTAL EXPENDITURES AND OTHER FINANCING USES	<u>6,693,114</u>	<u>8,510,896</u>	<u>2,988,660</u>	<u>5,522,236</u>
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	(2,908,114)	(4,725,896)	1,245,825	(5,072,751)
FUND BALANCES, BEGINNING OF YEAR	<u>2,908,114</u>	<u>2,908,114</u>	<u>6,606,527</u>	<u>-</u>
FUND BALANCES, END OF YEAR	<u>\$ -</u>	<u>\$ (1,817,782)</u>	<u>\$ 7,852,352</u>	<u>\$ (5,072,751)</u>

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

Pueblo West Metropolitan District
Notes to Required Supplementary Information
December 31, 2023

BUDGETARY INFORMATION

The District adheres to the following procedures in establishing the budgetary data reflected in the budgetary comparison schedules.

On or before the first board meeting in October, the district manager submits to the board of directors a proposed budget for the fiscal year commencing the following January 1. The budget includes proposed expenditures and the means of financing them. Public hearings are conducted by the board of directors to obtain taxpayer comments. The District adopts budgets for all its funds, including proprietary funds, and each fund uses the current financial resources measurement focus and the modified accrual basis of accounting in preparing the budgets.

Expenditure estimates in the annual budgets are enacted into law through the passage of an appropriation resolution. The board of directors may amend the original adopted budget during the year by passing a new resolution to reflect current needs. During 2023, only the Fire Sales Tax Fund appropriations were amended from \$6,693,114 to \$8,510,896.

For each legally adopted budget, budgetary control exists at the total fund level. That is to say, total expenditures for each fund cannot legally exceed appropriations for that fund.

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to preserve that portion of the applicable appropriation, is not employed in the formal budgetary process. In addition, appropriations lapse at year end.

Pueblo West Metropolitan District
Retirement Plan Supplementary Information
For the Year Ended December 31, 2023

Schedule of Proportionate Share of the Net Pension

Year Ending*	Proportion of the Net Pension Liability	Proportionate Share of the Net Pension Liability	Covered Payroll	Net Pension Liability as a Percentage of Member Payroll	Fiduciary Net Position as a Percentage of Total Pension Liability
12/31/2013	0.21%	\$ (183,724)	\$ 892,413	-20.59%	105.80%
12/31/2014	-0.21%	(231,526)	922,550	-25.10%	106.80%
12/31/2015	-0.20%	(3,484)	958,138	-0.36%	100.10%
12/31/2016	0.20%	71,978	1,019,463	7.06%	98.21%
12/31/2017	0.18%	(263,522)	1,074,238	-24.53%	106.30%
12/31/2018	0.18%	223,817	1,146,638	19.52%	95.20%
12/31/2019	0.17%	(94,609)	1,229,838	-7.69%	101.90%
12/31/2020	0.18%	(390,835)	1,414,763	-27.63%	106.70%
12/31/2021	0.18%	(964,642)	1,429,757	-67.47%	116.20%
12/31/2022	0.23%	(203,261)	1,992,311	-10.20%	97.60%

* The data provided in this schedule is based as of the measurement date of the Authority's net pension liability, which is as of the beginning of the year.

Schedule of Employer Contributions

Year Ending	Statutorily Required Contributions	Actual Employer Contributions	Contribution Excess/(Deficiency)	Actual Covered Member Payroll	Contributions as a Percentage of Covered Payroll
12/31/2014	\$ 73,804	\$ 73,804	\$ -	\$ 922,550	8.0%
12/31/2015	76,651	76,651	-	958,138	8.0%
12/31/2016	81,551	81,551	-	1,019,463	8.0%
12/31/2017	85,939	85,939	-	1,074,238	8.0%
12/31/2018	91,731	91,731	-	1,146,638	8.0%
12/31/2019	98,387	98,387	-	1,229,838	8.0%
12/31/2020	113,181	113,181	-	1,414,763	8.0%
12/31/2021	121,529	121,529	-	1,429,757	8.5%
12/31/2022	179,308	179,308	-	1,992,311	9.0%
12/31/2023	226,412	226,412	-	2,398,583	9.4%

Note: This schedule is intended to show information for ten years. Additional years will be displayed as they become available.

Pueblo West Metropolitan District

Additional Information

Pueblo West Metropolitan District
Capital Projects Fund
Schedule of Revenues, Expenditures
and Changes in Fund Balances—Budget and Actual
For the Year Ended December 31, 2023

	ORIGINAL/ FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES AND OTHER FINANCING SOURCES			
Transfers In	\$ 1,325,076	\$ 1,325,076	\$ -
Intergovernmental	-	607,732	607,732
Grants	<u>1,966,259</u>	<u>-</u>	<u>(1,966,259)</u>
TOTAL REVENUES AND OTHER FINANCING SOURCE	<u>3,291,335</u>	<u>1,932,808</u>	<u>(1,358,527)</u>
 EXPENDITURES AND OTHER FINANCING USES			
Capital outlay	<u>6,483,304</u>	<u>798,506</u>	<u>5,684,798</u>
TOTAL EXPENDITURES AND OTHER FINANCING USE	<u>6,483,304</u>	<u>798,506</u>	<u>5,684,798</u>
 EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	 (3,191,969)	 1,134,302	 (7,043,325)
 FUND BALANCES, BEGINNING OF YEAR	 <u>3,369,814</u>	 <u>5,673,682</u>	 <u>-</u>
 FUND BALANCES, END OF YEAR	 <u>\$ 177,845</u>	 <u>\$ 6,807,984</u>	 <u>\$ (7,043,325)</u>

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

Pueblo West Metropolitan District

Water Fund

Statement of Revenues, Expenditures and Changes in Net Position For the Year Ended December 31, 2023

	ORIGINAL/ FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES AND OTHER FINANCING SOURCES			
Charges for services	\$ 8,747,500	\$ 9,846,125	\$ 1,098,625
Tap connection fees	340,000	248,136	(91,864)
Water lease and other	600	23,721	23,121
Investment income	175,000	1,371,695	1,196,695
Capital contributions	2,800,000	2,991,277	191,277
Transfers In/(Out)	-	304,937	304,937
Gain (loss) on disposal of equipment	-	3,196	3,196
TOTAL REVENUES AND OTHER FINANCING SOURCES	12,063,100	14,789,087	2,725,987
EXPENDITURES AND OTHER FINANCING USES			
Current			
Salaries	2,727,323	2,420,067	307,256
Payroll taxes	208,648	175,486	33,162
Pension and benefits	699,874	524,241	175,633
Parts and supplies	3,396,595	1,932,487	1,464,108
Repairs and maintenance	-	263,339	(263,339)
Uniforms and safety	44,600	63,200	(18,600)
Training, education and travel	78,699	47,255	31,444
Legal expense	235,000	22,012	212,988
Outside services	2,150,447	2,592,099	(441,652)
Insurance	174,746	197,582	(22,836)
Utilities	1,174,500	1,197,459	(22,959)
Lease and rental	340,600	98,149	242,451
Water assessment	3,570,752	1,725,068	1,845,684
Office expenses	256,449	88,334	168,115
Capital outlay	14,836,336	8,834,287	6,002,049
Internal Services/Expense Allocation	943,277	-	943,277
Debt service -			
Principal	503,000	530,058	(27,058)
Interest costs	30,600	57,369	(26,769)
TOTAL EXPENDITURES AND OTHER FINANCING USES	31,371,446	20,768,492	10,602,954
CHANGE IN FUND BALANCE, BUDGETARY BASIS	\$ (19,308,346)	(5,979,405)	\$ (7,876,967)
ADJUSTMENTS FROM BUDGETARY BASIS TO GAAP BASIS			
Principal paid		530,058	
Depreciation expense		(2,489,303)	
Capital outlay		8,834,287	
CHANGES IN NET POSITION - GAAP BASIS		895,637	
NET POSITION, BEGINNING OF YEAR		86,089,405	
NET POSITION, END OF YEAR		\$ 86,985,042	

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

Pueblo West Metropolitan District

Wastewater Fund

Statement of Revenues, Expenditures and Changes in Net Position For the Year Ended December 31, 2023

	ORIGINAL/ FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES AND OTHER FINANCING SOURCES			
Charges for services	\$ 3,920,028	\$ 4,962,727	\$ 1,042,699
Tap connection fees	97,720	31,733	(65,987)
Water lease and other	-	7,848	7,848
Investment income	30,000	463,056	433,056
Capital contributions	-	334,825	334,825
Proceeds from Debt	500,000	-	(500,000)
TOTAL REVENUES AND OTHER FINANCING SOURCES	4,547,748	5,800,189	1,252,441
EXPENDITURES AND OTHER FINANCING USES			
Salaries	747,501	796,686	(49,185)
Payroll taxes	57,187	55,299	1,888
Pension and benefits	181,258	160,574	20,684
Parts and supplies	450,682	247,962	202,720
Repairs and maintenance	-	59,472	(59,472)
Uniforms and safety	17,100	23,030	(5,930)
Training, education and travel	25,050	5,845	19,205
Legal expense	1,200	20,263	(19,063)
Outside services	1,596,250	1,920,609	(324,359)
Insurance	110,978	107,363	3,615
Utilities	317,800	358,730	(40,930)
Lease and rental	-	8,510	(8,510)
Office expenses	50,425	38,818	11,607
Capital outlay	3,397,416	423,775	2,973,641
Internal Services/Expense Allocation	356,889	-	356,889
Debt service -			
Principal	745,938	6,928	739,010
Interest costs	175,000	200,632	(25,632)
TOTAL EXPENDITURES AND OTHER FINANCING USES	8,230,674	4,434,496	3,796,178
CHANGE IN FUND BALANCE, BUDGETARY BASIS	\$ (3,682,926)	1,365,693	\$ (2,543,737)
ADJUSTMENTS FROM BUDGETARY BASIS TO GAAP BASIS			
Principal paid		6,928	
Depreciation expense		(1,098,304)	
Capital outlay		423,775	
Bad debt expense		(182,465)	
CHANGES IN NET POSITION - GAAP BASIS		515,627	
NET POSITION, BEGINNING OF YEAR		17,918,070	
NET POSITION, END OF YEAR		\$ 18,433,697	

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

Pueblo West Metropolitan District

Community Development Fund Statement of Revenues, Expenditures and Changes in Net Position For the Year Ended December 31, 2023

	ORIGINAL/ FINAL BUDGET	ACTUAL	VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)
REVENUES AND OTHER FINANCING SOURCES			
Tap connection fees	\$ 175,000	\$ 415,689	\$ 240,689
Water lease and other	-	63	63
Investment income	7,000	107,240	1,371,695
Capital contributions	-	-	2,991,277
Transfers In/(Out)	-	-	304,937
Gain (loss) on disposal of equipment	300,000	-	3,196
TOTAL REVENUES AND OTHER FINANCING SOURCES	482,000	522,992	4,911,857
EXPENDITURES AND OTHER FINANCING USES			
Salaries	293,122	268,817	24,305
Payroll taxes	22,424	19,216	3,208
Pension and benefits	65,300	46,802	18,498
Parts and supplies	800	847	(47)
Cost of sales	-	21,295	(21,295)
Uniforms and safety	600	400	200
Training, education and travel	2,700	975	1,725
Legal expense	2,000	-	2,000
Outside services	119,850	76,176	43,674
Insurance	13,200	14,269	(1,069)
Utilities	9,000	9,501	(501)
Lease and rental	36,000	20,769	15,231
Office expenses	8,800	8,289	511
Capital outlay	120,000	-	120,000
Internal Services/Expense Allocation	39,284	-	39,284
Debt service -			
Principal	-	(10,885)	10,885
Interest costs	-	293	(293)
TOTAL EXPENDITURES AND OTHER FINANCING USES	733,080	476,764	256,316
CHANGE IN FUND BALANCE, BUDGETARY BASIS	\$ (251,080)	46,228	\$ 4,655,541
ADJUSTMENTS FROM BUDGETARY BASIS TO GAAP BASIS			
Principal Additions		(10,885)	
Depreciation expense		(19,502)	
Gain (loss) on disposal of equipment		-	
CHANGES IN NET POSITION - GAAP BASIS		15,841	
NET POSITION, BEGINNING OF YEAR		5,927,136	
NET POSITION, END OF YEAR		\$ 5,942,977	

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

Pueblo West Metropolitan District

Swimming Pool Fund

Statement of Revenues, Expenditures and Changes in Net Position For the Year Ended December 31, 2023

	<u>ORIGINAL/ FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES AND OTHER FINANCING SOURCES			
Charges for services	\$ 28,500	\$ 35,347	\$ 6,847
Transfers In/(Out)	271,000	271,000	304,937
Other	5,400	352	3,196
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>304,900</u>	<u>306,699</u>	<u>314,980</u>
EXPENDITURES AND OTHER FINANCING USES			
Salaries	54,308	34,402	19,906
Payroll taxes	4,143	2,632	1,511
Pension and benefits	2,031	2,315	(284)
Parts and supplies	23,850	18,819	5,031
Uniforms and safety	2,750	3,007	(257)
Training, education and travel	800	696	104
Outside services	14,500	15,380	(880)
Insurance	6,500	6,375	125
Utilities	11,800	6,450	5,350
Office expenses	250	269	(19)
Capital outlay	200,000	6,322	193,678
Internal Services/Expense Allocation	14,196	-	14,196
TOTAL EXPENDITURES AND OTHER FINANCING USES	<u>335,128</u>	<u>96,667</u>	<u>238,461</u>
CHANGE IN FUND BALANCE, BUDGETARY BASIS	<u>\$ (30,228)</u>	210,032	<u>\$ 76,519</u>
ADJUSTMENTS FROM BUDGETARY BASIS TO GAAP BASIS			
Depreciation expense		(8,231)	
Capital outlay		<u>6,322</u>	
CHANGES IN NET POSITION - GAAP BASIS		208,123	
NET POSITION, BEGINNING OF YEAR		<u>112,598</u>	
NET POSITION, END OF YEAR		<u>\$ 320,721</u>	

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

Pueblo West Metropolitan District

Internal Services Fund

Statement of Revenues, Expenditures and Changes in Net Position

For the Year Ended December 31, 2023

	<u>ORIGINAL/ FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES AND OTHER FINANCING SOURCES			
Charges for services & other revenue	\$ 1,520,791	\$ 1,236,442	\$ (284,349)
Tap connection fees	-	-	-
Water lease and other	-	30,001	30,001
Investment income	-	-	1,371,695
Capital contributions	-	-	2,991,277
Transfers In/(Out)	-	-	304,937
Gain (loss) on disposal of equipment	-	-	3,196
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>1,520,791</u>	<u>1,266,443</u>	<u>4,416,757</u>
EXPENDITURES AND OTHER FINANCING USES			
Salaries	664,525	596,464	68,061
Payroll taxes	50,837	45,975	4,862
Pension and benefits	137,769	114,285	23,484
Parts and supplies	87,500	162,965	(75,465)
Repairs and maintenance	3,000	35,673	(32,673)
Uniforms and safety	7,250	7,317	(67)
Training, education and travel	35,700	6,134	29,566
Outside services	214,550	148,286	66,264
Insurance	20,200	17,040	3,160
Utilities	28,000	34,420	(6,420)
Lease and rental	16,000	3,640	12,360
Office expenses	70,960	14,140	56,820
Capital outlay	120,000	29,998	90,002
Debt service -			-
Principal	64,500	40,424	24,076
Interest costs	-	3,918	(3,918)
TOTAL EXPENDITURES AND OTHER FINANCING USES	<u>1,520,791</u>	<u>1,260,679</u>	<u>260,112</u>
CHANGE IN FUND BALANCE, BUDGETARY BASIS	\$ -	5,764	\$ 4,156,645
ADJUSTMENTS FROM BUDGETARY BASIS TO GAAP BASIS			
Principal paid		40,424	
Depreciation expense		(59,175)	
Capital outlay		<u>29,998</u>	
CHANGES IN NET POSITION - GAAP BASIS		17,011	
NET POSITION, BEGINNING OF YEAR		<u>95,393</u>	
NET POSITION, END OF YEAR		<u><u>\$ 112,404</u></u>	

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

Pueblo West Metropolitan District

Statistical Section

STATISTICAL SECTION

This part of the Pueblo West Metropolitan District's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the District's overall financial health.

<u>Contents</u>	<u>Page</u>
Financial Trends These schedules contain trend information to help the reader understand how the District's financial performance and well-being has changed over time	61
Revenue Capacity These schedules contain information to help the reader assess the District's most significant local revenue source which is the property tax	71
Debt Capacity These schedules present information to help the reader assess the affordability of the District's current level of outstanding debt and the District's ability to issue additional debt in the future.	84
Demographics and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the District's financial activities take place.	89
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the District's financial report relates to the services the District provides and the activities it performs.	93

Sources: Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year.

**PUEBLO WEST METROPOLITAN DISTRICT
NET POSITION BY COMPONENT
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Governmental Activities				
Net investment in capital assets	\$ 11,036,104	\$ 11,648,273	\$ 11,713,622	\$ 12,085,136
Restricted	844,579	868,479	632,169	676,947
Unrestricted	<u>3,764,813</u>	<u>3,055,771</u>	<u>3,109,212</u>	<u>3,868,629</u>
Total Governmental Activities Net Position	<u>\$ 15,645,496</u>	<u>\$ 15,572,523</u>	<u>\$ 15,455,003</u>	<u>\$ 16,630,712</u>
Business-Type Activities				
Net investment in capital assets	\$ 50,781,294	\$ 48,537,759	\$ 47,114,165	\$ 46,614,012
Restricted	-	-	-	-
Unrestricted	<u>28,031,852</u>	<u>32,328,455</u>	<u>35,723,375</u>	<u>38,554,469</u>
Total Business-Type Activities Net Position	<u>\$ 78,813,146</u>	<u>\$ 80,866,214</u>	<u>\$ 82,837,540</u>	<u>\$ 85,168,481</u>
Primary Government				
Net investment in capital assets	\$ 61,817,398	\$ 60,186,032	\$ 58,827,787	\$ 58,699,148
Restricted	844,579	868,479	632,169	676,947
Unrestricted	<u>31,796,665</u>	<u>35,384,226</u>	<u>38,832,587</u>	<u>42,423,098</u>
Total Primary Government Net Position	<u>\$ 94,458,642</u>	<u>\$ 96,438,737</u>	<u>\$ 98,292,543</u>	<u>\$ 101,799,193</u>

* Prior period adjustment related to retail marijuana sales tax pass-thru from Pueblo County

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
\$ 11,287,921	\$ 12,329,998	\$ 12,871,992	\$ 12,003,799	\$ 12,787,613	\$ 13,843,755
712,964	883,000	1,678,317	2,550,494	2,550,494	10,283,603
<u>5,710,777</u> *	<u>7,204,803</u>	<u>7,690,246</u>	<u>12,122,015</u>	<u>17,700,998</u>	<u>13,547,732</u>
<u>\$ 17,711,662</u> *	<u>\$ 20,417,801</u>	<u>\$ 22,240,555</u>	<u>\$ 26,676,308</u>	<u>\$ 33,039,105</u>	<u>\$ 37,675,090</u>
\$ 41,161,662	\$ 43,933,066	\$ 46,572,805	\$ 48,336,266	\$ 52,944,077	\$ 59,278,207
-	-	-	-	-	-
<u>48,291,621</u>	<u>49,745,402</u>	<u>53,414,651</u>	<u>59,733,832</u>	<u>57,117,204</u>	<u>52,425,788</u>
<u>\$ 89,453,283</u>	<u>\$ 93,678,468</u>	<u>\$ 99,987,456</u>	<u>\$ 108,070,098</u>	<u>\$ 110,061,281</u>	<u>\$ 111,703,995</u>
\$ 52,449,583	\$ 56,263,064	\$ 59,444,797	\$ 60,340,065	\$ 65,731,690	\$ 73,121,962
712,964	1,641,914	1,678,317	2,550,494	2,550,494	10,283,603
<u>54,002,398</u>	<u>6,445,889</u>	<u>61,104,897</u>	<u>71,855,847</u>	<u>74,818,202</u>	<u>65,973,520</u>
<u>\$ 107,164,945</u> *	<u>\$ 114,096,269</u>	<u>\$ 122,228,011</u>	<u>\$ 134,746,406</u>	<u>\$ 143,100,386</u>	<u>\$ 149,379,085</u>

**PUEBLO WEST METROPOLITAN DISTRICT
CHANGE IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)**

	<u>2014</u>	<u>2015</u>	<u>2016</u>
EXPENSES			
Governmental activities -			
General government	\$ 721,486	\$ 720,681	\$ 809,965
Fire protection	2,331,469	2,290,050	2,377,078
Streets and roads	2,191,051	2,423,215	2,626,296
Engineering	368,695	460,745	595,961
Parks and recreation	973,160	953,660	986,251
Interest on long-term debt	30	-	12,683
Total governmental activities expenses	<u>6,585,891</u>	<u>6,848,351</u>	<u>7,408,234</u>
Business-type activities -			
Water	6,720,609	6,749,671	8,089,985
Wastewater	2,583,930	2,348,887	2,947,805
Community Development	356,743	306,221	342,210
Swimming pool	85,623	110,531	103,471
Total business-type activities expenses	<u>9,746,905</u>	<u>9,515,310</u>	<u>11,483,471</u>
TOTAL PRIMARY GOVERNMENT EXPENSES	<u>\$ 16,332,796</u>	<u>\$ 16,363,661</u>	<u>\$ 18,891,705</u>
PROGRAM REVENUE			
Governmental activities -			
Charges for services	\$ 244,512	\$ 257,471	\$ 315,258
Operating grants and contributions	1,661,097	1,573,143	1,766,648
Capital grants and contributions	-	532,879	24,012
Total governmental activities program revenue	<u>1,905,609</u>	<u>2,363,493</u>	<u>2,105,918</u>
Business-type activities -			
Charges for services -			
Water			
Water Usage	7,029,050	6,719,285	7,640,016
Transfer Fee	34,083	17,936	20,295
Penalty	99,497	201,290	95,215
Turn On Fees	47,991	43,141	42,016
Hydrant Water	72,798	45,359	62,844
Other	134,274	155,459	241,408
Sewer			
Sewer Usage	2,709,502	2,599,635	2,342,781
Other	18,633	14,711	352,488
Community Development			
Sale of Land	575,842	345,500	1,135,282
Fees	37,134	42,538	67,441
Other	172	152	1,348
Swimming pool	24,787	33,545	33,867
Operating grants and contributions	-	-	55,157
Capital grants and contributions	471,969	879,416	1,407,917
Total business-type activities program revenue	<u>11,255,732</u>	<u>11,097,967</u>	<u>13,498,075</u>
TOTAL PRIMARY GOVERNMENT PROGRAM REVENUE	<u>13,161,341</u>	<u>13,461,460</u>	<u>15,603,993</u>

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
\$ 832,283	\$ 483,889	\$ 757,654	\$ 1,065,823	\$ 650,709	\$ 705,508	\$ 1,124,369
2,423,181	2,332,527	2,636,353	3,033,398	3,261,096	3,857,889	4,777,405
1,799,271	2,536,546	2,016,357	2,313,791	3,637,916	1,814,114	4,512,086
641,026	648,414	616,289	707,040	886,357	937,207	576,996
1,030,512	1,332,465	1,151,408	1,229,455	1,292,832	1,457,243	1,521,030
12,343	9,037	14,515	10,885	7,952	18,479	12,252
<u>6,738,616</u>	<u>7,342,878</u>	<u>7,192,576</u>	<u>8,360,392</u>	<u>9,736,862</u>	<u>8,790,440</u>	<u>12,524,138</u>
8,252,928	8,361,645	8,934,429	9,769,675	10,830,286	11,771,513	13,836,082
2,449,753	3,173,004	3,249,515	3,453,725	4,139,960	4,351,646	5,083,930
387,802	365,939	515,968	705,519	859,259	464,959	485,563
89,123	89,826	86,425	23,985	31,798	81,892	98,576
<u>11,179,606</u>	<u>11,990,414</u>	<u>12,786,337</u>	<u>13,952,904</u>	<u>15,861,303</u>	<u>16,670,010</u>	<u>19,504,151</u>
<u>\$ 17,918,222</u>	<u>\$ 19,333,292</u>	<u>\$ 19,978,913</u>	<u>\$ 22,313,296</u>	<u>\$ 25,598,165</u>	<u>\$ 25,460,450</u>	<u>\$ 32,028,289</u>
\$ 290,100	\$ 300,215	\$ 239,734	\$ 385,494	\$ 518,379	\$ 549,015	\$ 376,497
1,474,875	1,677,796	1,923,326	1,431,675	1,636,645	1,518,598	524,266
959,621	351,625	857,063	1,092,246	410,482	851,328	935,103
<u>2,724,596</u>	<u>2,329,636</u>	<u>3,020,123</u>	<u>2,909,415</u>	<u>2,565,506</u>	<u>2,918,941</u>	<u>1,835,866</u>
7,053,460	8,331,239	8,008,423	9,012,796	8,839,401	8,814,356	8,866,281
29,758	16,629	21,502	17,307	29,457	29,270	22,089
97,390	95,881	87,990	90,571	238,395	389,766	312,085
40,509	46,187	57,988	13,636	26,985	39,554	45,585
58,636	78,526	63,386	64,539	83,402	98,286	101,925
126,734	395,152	487,526	550,162	770,039	581,489	770,017
2,798,796	3,255,337	3,288,160	3,653,340	4,109,423	4,517,681	4,622,469
181	847	19,400	88,172	173,710	70,169	379,839
74,498	27,500	499,482	572,263	1,576,752	290,000	239,300
96,629	110,998	176,499	204,740	274,055	153,448	176,389
250	86	231	1,312	193	10,205	63
36,000	42,200	43,996	206	78	31,758	35,699
29,998	-	-	18,183	7,130	-	-
<u>2,307,139</u>	<u>3,259,696</u>	<u>3,351,534</u>	<u>5,418,068</u>	<u>7,323,392</u>	<u>3,632,887</u>	<u>3,326,102</u>
<u>12,749,978</u>	<u>15,660,278</u>	<u>16,106,117</u>	<u>19,705,295</u>	<u>23,452,412</u>	<u>18,658,869</u>	<u>18,897,843</u>
<u>15,474,574</u>	<u>17,989,914</u>	<u>19,126,240</u>	<u>22,614,710</u>	<u>26,017,918</u>	<u>21,577,810</u>	<u>20,733,709</u>

**PUEBLO WEST METROPOLITAN DISTRICT
CHANGE IN NET POSITION
LAST TEN FISCAL YEARS
(Accrual Basis of Accounting)**

	<u>2014</u>	<u>2015</u>	<u>2016</u>
NET (EXPENSE) REVENUE			
Governmental activities	(4,680,282)	(4,484,858)	(5,302,316)
Business-type activities	<u>1,508,827</u>	<u>1,582,657</u>	<u>2,014,604</u>
TOTAL PRIMARY GOVERNMENT NET EXPENSE	<u>\$ (3,171,455)</u>	<u>\$ (2,902,201)</u>	<u>\$ (3,287,712)</u>
GENERAL REVENUE AND OTHER CHANGES IN NET POSITION			
Governmental activities -			
Property taxes	\$ 4,305,666	\$ 4,337,155	\$ 4,450,020
Sales taxes	-	-	-
Franchise and other taxes	438,844	473,740	549,823
Unrestricted investment earnings	19,319	17,051	34,891
Other	40,714	8,802	14,791
Transfers	<u>(364,762)</u>	<u>(424,863)</u>	<u>135,271</u>
Total governmental activities	<u>4,439,781</u>	<u>4,411,885</u>	<u>5,184,796</u>
Business-type activities -			
Unrestricted investment earnings	52,383	44,525	91,993
Other	-	1,023	-
Transfers	<u>364,762</u>	<u>424,863</u>	<u>(135,271)</u>
Total business-type activities	<u>417,145</u>	<u>470,411</u>	<u>(43,278)</u>
TOTAL PRIMARY GOVERNMENT	<u>\$ 4,856,926</u>	<u>\$ 4,882,296</u>	<u>\$ 5,141,518</u>
CHANGE IN NET POSITION			
Governmental activities	\$ (240,501)	\$ (72,973)	\$ (117,520)
Business-type activities	<u>1,925,972</u>	<u>2,053,068</u>	<u>1,971,326</u>
TOTAL PRIMARY GOVERNMENT	<u>\$ 1,685,471</u>	<u>\$ 1,980,095</u>	<u>\$ 1,853,806</u>

* Prior period adjustment related to retail marijuana sales tax pass-thru from Pueblo County

<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
(4,014,020)	(5,013,242)	(4,053,196)	(5,450,977)	(7,171,356)	(5,871,498)	(10,688,272)
<u>1,772,138</u>	<u>3,669,864</u>	<u>3,319,780</u>	<u>5,752,391</u>	<u>7,591,109</u>	<u>1,988,860</u>	<u>(606,308)</u>
<u>\$ (2,241,882)</u>	<u>\$ (1,343,378)</u>	<u>\$ (733,416)</u>	<u>\$ 301,414</u>	<u>\$ 419,753</u>	<u>\$ (3,882,638)</u>	<u>\$ (11,294,580)</u>
\$ 4,606,390	\$ 4,751,237	\$ 4,870,849	\$ 5,539,447	\$ 5,694,788	\$ 6,675,386	\$ 6,754,513
-	-	-	-	3,772,735	4,261,470	7,796,368
770,662	1,394,772 *	1,259,105	1,716,422	2,031,747	1,556,239	1,315,093
65,395	82,634	92,662	27,692	(33,684)	(139,987)	755,936
94,960	138,337	824,568	183,362	155,648	39,171	(718,717)
<u>(347,678)</u>	<u>(272,788)</u>	<u>(287,850)</u>	<u>(193,191)</u>	<u>(305,888)</u>	<u>(372,263)</u>	<u>(575,938)</u>
<u>5,189,729</u>	<u>6,094,192</u>	<u>6,759,334</u>	<u>7,273,732</u>	<u>11,315,346</u>	<u>12,020,016</u>	<u>15,327,255</u>
152,330	315,550	593,141	344,642	(23,423)	(431,504)	1,941,991
58,795	26,600	24,412	18,766	145,157	61,564	(268,908)
<u>347,678</u>	<u>272,788</u>	<u>287,850</u>	<u>193,191</u>	<u>305,888</u>	<u>372,263</u>	<u>575,938</u>
<u>558,803</u>	<u>614,938</u>	<u>905,403</u>	<u>556,599</u>	<u>427,622</u>	<u>2,323</u>	<u>2,249,021</u>
<u>\$ 5,748,532</u>	<u>\$ 6,709,130</u>	<u>\$ 7,664,737</u>	<u>\$ 7,830,331</u>	<u>\$ 11,742,968</u>	<u>\$ 12,022,339</u>	<u>\$ 17,576,276</u>
\$ 1,175,709	\$ 1,080,950 *	\$ 2,706,138	\$ 1,822,755	\$ 4,143,990	\$ 6,148,518	\$ 4,638,983
<u>2,330,941</u>	<u>4,284,802</u>	<u>4,225,183</u>	<u>6,308,990</u>	<u>8,018,731</u>	<u>1,991,183</u>	<u>1,642,713</u>
<u>\$ 3,506,650</u>	<u>\$ 5,365,752</u>	<u>\$ 6,931,321</u>	<u>\$ 8,131,745</u>	<u>\$ 12,162,721</u>	<u>\$ 8,139,701</u>	<u>\$ 6,281,696</u>

**PUEBLO WEST METROPOLITAN DISTRICT
FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
GENERAL FUND				
Nonspendable	9,630	9,566	9,082	8,322
Restricted	198,000	200,000	210,000	212,000
Committed	-	-	-	-
Assigned	939,973	435,415	11,594	287,645
Unassigned	2,261,982	2,315,597	2,741,351	3,219,903
TOTAL GENERAL FUND	<u>\$ 3,409,585</u>	<u>\$ 2,960,578</u>	<u>\$ 2,972,027</u>	<u>\$ 3,727,870</u>
ALL OTHER GOVERNMENTAL FUNDS				
Nonspendable	-	-	-	-
Restricted	389,050	436,953	418,685	464,947
Committed	5,055	17,626	19,882	21,716
Assigned	749,434	372,882	144,037	134,046
Unassigned	-	-	-	-
TOTAL ALL OTHER GOVERNMENTAL FUNDS	<u>\$ 1,143,539</u>	<u>\$ 827,461</u>	<u>\$ 582,604</u>	<u>\$ 620,709</u>

* Prior period adjustment related to retail marijuana sales tax pass-thru from Pueblo County

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
12,374	250,139	136,812	310,682	323,130	126,441
176,000	975,914	1,017,319	1,923,483	1,923,483	335,630
-	-	-	2,578,329	2,578,329	2,175,655
-	-	-	-	-	-
4,973,890 *	4,402,530	3,568,122	1,526,992	1,910,604	4,664,175
<u>\$ 5,162,264</u>	<u>\$5,628,583</u>	<u>\$4,722,253</u>	<u>\$6,339,486</u>	<u>\$ 6,735,546</u>	<u>\$ 7,301,901</u>
-	-	-	-	-	848,657
536,964	666,000	653,700	4,209,690	7,356,597	9,947,973
21,572	-	-	-	-	965,214
164,590	1,243,354	2,920,844	3,523,808	5,673,682	2,898,889
-	-	-	-	-	979,816
<u>\$ 723,126</u>	<u>\$1,909,354</u>	<u>\$3,574,544</u>	<u>\$7,733,498</u>	<u>\$ 13,030,279</u>	<u>\$ 15,640,549</u>

**PUEBLO WEST METROPOLITAN DISTRICT
CHANGE IN FUND BALANCES, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)**

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Revenues				
Taxes	\$ 6,090,150	\$ 6,216,050	\$ 6,418,109	\$ 6,833,144
Intergovernmental	305,279	677,499	306,750	925,484
Charges for services	244,512	257,471	315,258	290,100
Investment earnings	19,319	17,051	34,891	65,395
Other	50,750	27,169	56,423	28,043
Total Revenues	<u>6,710,010</u>	<u>7,195,240</u>	<u>7,131,431</u>	<u>8,142,166</u>
Expenditures				
Current -				
Streets and roads	2,068,974	2,291,852	2,465,473	1,664,278
Fire protection	2,170,722	2,185,767	2,215,116	2,162,887
Engineering	362,955	446,796	574,115	620,304
Parks & recreation	815,063	767,007	768,552	773,777
General and administration	685,840	698,674	783,871	793,322
Capital outlay	755,243	1,145,366	1,447,760	876,999
Debt service -				
Principal	116,527	-	146,732	178,955
Interest	4,709	-	12,683	12,343
Total Expenditures	<u>6,980,033</u>	<u>7,535,462</u>	<u>8,414,302</u>	<u>7,082,865</u>
Excess (deficiency) of revenues over expenditures	<u>(270,023)</u>	<u>(340,222)</u>	<u>(1,282,871)</u>	<u>1,059,301</u>
Other Financing Sources (Uses)				
Insurance Recovery	-	-	-	82,325
Sale of Equipment	-	-	-	-
Proceeds from Leases	-	-	-	-
Proceeds from SBITAs	-	-	-	-
Proceeds from Debt	-	-	-	-
Transfers in	1,058,000	81,000	587,000	-
Transfers out	(1,422,762)	(505,863)	(451,729)	(347,678)
Capital leases	-	-	914,192	-
Total Other Financing Sources (Uses)	<u>(364,762)</u>	<u>(424,863)</u>	<u>1,049,463</u>	<u>(265,353)</u>
Net Change in Fund Balances	<u>\$ (634,785)</u>	<u>\$ (765,085)</u>	<u>\$ (233,408)</u>	<u>\$ 793,948</u>
Debt Service as a Percentage of Noncapital Expenditures	<u>1.95%</u>	<u>0.00%</u>	<u>2.29%</u>	<u>3.08%</u>

<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
\$ 7,740,578 *	\$8,013,555	\$8,614,541	\$13,079,524	\$ 13,972,076	\$ 16,290,415
391,376	902,453	857,648	696,406	903,218	935,103
300,180	355,045	323,539	574,698	548,901	367,510
82,635	92,662	27,692	(33,684)	(139,987)	755,936
45,459	48,856	60,865	39,024	42,899	112,652
<u>8,560,228</u>	<u>9,412,571</u>	<u>9,884,285</u>	<u>14,355,968</u>	<u>15,327,107</u>	<u>18,461,616</u>
2,172,678	1,965,409	2,156,500	1,949,116	1,684,317	4,794,800
2,329,807	2,470,191	2,811,013	3,032,950	3,835,298	4,615,354
624,531	587,212	686,441	862,417	866,373	501,789
904,145	1,054,988	883,199	978,579	1,119,177	1,176,910
931,159	992,613	1,044,990	622,245	599,487	1,044,849
266,114	1,130,534	1,347,649	1,181,674	1,253,882	2,648,037
303,445	176,474	180,105	68,279	248,860	207,472
9,037	14,515	10,885	7,952	18,479	12,252
<u>7,540,916</u>	<u>8,391,936</u>	<u>9,120,782</u>	<u>8,703,212</u>	<u>9,625,873</u>	<u>15,001,463</u>
<u>1,019,312</u>	<u>1,020,635</u>	<u>763,503</u>	<u>5,652,756</u>	<u>5,701,234</u>	<u>3,460,153</u>
394,611	845,463	60,267	77,284	19,066	-
-	-	128,280	60,271	29,456	19,441
-	-	-	-	101,069	240,969
-	-	-	-	-	32,000
395,676	74,298	-	-	-	-
90,000	1,165,354	2,375,914	1,119,344	2,622,504	1,325,076
(362,788)	(1,453,204)	(2,569,105)	(1,425,232)	(2,994,767)	(1,901,014)
-	-	-	-	-	-
<u>517,499</u>	<u>631,911</u>	<u>(4,644)</u>	<u>(168,333)</u>	<u>(222,672)</u>	<u>(283,528)</u>
\$ 1,536,811	\$1,652,546	\$ 758,859	\$ 5,484,423	\$ 5,478,562	\$ 3,176,625
<u>4.30%</u>	<u>2.63%</u>	<u>2.46%</u>	<u>1.01%</u>	<u>3.19%</u>	<u>1.78%</u>

**PUEBLO WEST METROPOLITAN DISTRICT
TAX REVENUE BY SOURCE, GOVERNMENTAL FUNDS
LAST TEN FISCAL YEARS
(Modified Accrual Basis of Accounting)**

<u>Fiscal Year</u>	<u>Property</u>	<u>Specific Ownership</u>	<u>Highway Users (2)</u>	<u>Franchise</u>	<u>Fire Sales Tax</u>	<u>Road Sales Tax</u>	<u>Other Taxes (1)</u>	<u>Total</u>
2014	4,305,666	328,439	1,345,640	110,405	-	-	-	6,090,150
2015	4,337,155	352,132	1,405,155	121,608	-	-	-	6,216,050
2016	4,450,020	370,318	1,418,266	136,924	-	-	42,581	6,418,109
2017	4,606,390	444,785	1,456,092	146,570	-	-	179,307	6,833,144
2018	4,751,237	454,137	1,594,569	149,279	-	-	520,756	7,469,978
2019	4,870,849	507,821	1,783,779	153,641	-	-	579,438	7,895,527
2020	5,539,446	469,488	1,358,672	157,813	-	-	1,089,119	8,614,538
2021	5,694,788	543,040	1,580,254	159,565	3,772,735	-	1,329,142	13,079,524
2022	6,675,385	590,156	1,478,981	156,968	4,261,470	4,261,470	809,115	18,233,545
2023	6,754,513	599,106	424,441	155,532	3,898,184	3,898,184	560,455	16,290,415
Change								
2014-2023	57%	82%	-68%	41%	100%	100%	100%	167%

(1) Includes: (a) Retail Marijuana Sales Tax pass through from State of Colorado
(b) Marijuana Excise Tax (1% in FY2016, 2% in 2017, and 3% in 2018 and beyond.)

(2) Pueblo County assumed road maintenance responsibilities as of January 1, 2023.

**PUEBLO WEST METROPOLITAN DISTRICT
PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN YEARS**

<u>Collection Year</u>	<u>Total Levy</u>	<u>Current Collection</u>	<u>Percentage of Levy</u>	<u>Delinquent Taxes Collected (1)</u>	<u>Total Tax Collection</u>	<u>Percentage of Levy</u>
2014	4,298,659	4,287,501	99.74%	8,231	4,295,732	99.93%
2015	4,329,945	4,321,963	99.82%	5,651	4,327,614	99.95%
2016	4,453,049	4,440,787	99.72%	861	4,441,648	99.74%
2017	4,595,449	4,585,498	99.78%	9,193	4,594,691	99.98%
2018	4,749,852	4,738,825	99.77%	2,958	4,741,783	99.83%
2019	4,854,867	4,853,307	99.97%	5,529	4,858,836	100.08%
2020	5,525,793	5,529,258	100.06%	(1,391)	5,527,867	100.04%
2021	5,686,883	5,680,266	99.88%	2,539	5,682,805	99.93%
2022	6,701,979	6,664,836	99.45%	(4,251)	6,660,585	99.38%
2023	6,745,308	6,739,154	99.91%	2,697	6,741,851	99.95%

(1) Pueblo County Treasurer only reports delinquent tax collections by year of collection and not by year of levy which may cause collections as a percentage of levy to exceed 100%.

**PUEBLO WEST METROPOLITAN DISTRICT
 ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY
 LAST TEN YEARS**

<u>Budget Year</u>	<u>Residential</u>	<u>Commercial</u>	<u>Vacant</u>	<u>Industrial</u>	<u>Agricultural</u>
2014	141,116,535	31,793,730	22,210,552	8,408,237	357,718
2015	142,111,701	31,509,252	22,017,415	8,730,045	492,700
2016	154,695,062	32,629,106	19,762,001	8,233,482	1,263,848
2017	162,305,470	33,396,278	17,455,886	7,479,957	2,727,997
2018	166,290,744	34,396,278	16,565,963	7,346,226	3,363,674
2019	190,037,062	39,308,066	18,931,583	8,395,267	3,844,007
2020	217,174,355	44,921,258	21,635,012	9,594,111	4,392,931
2021	244,931,803	38,461,622	22,459,230	7,448,615	4,116,517
2022	249,505,271	38,881,276	18,967,060	7,207,984	4,130,370
2023	296,609,992	45,458,156	39,739,190	8,683,307	4,136,160

Note: Property in Colorado is reassessed every two years. Tax rates are per \$1,000 of assessed value. The assessed value of taxable property is determined by multiplying the "actual" value times an assessment ratio. The assessment ratio of residential property changes every two years based on a constitutionally-mandated requirement to keep the ratio of the assessed value of commercial property to residential property at the same level as it was in the property year commencing January 1, 1985 (the "Gallagher Amendment"). The Gallagher Amendment requires that statewide residential assessed values must be approximately 45% of the total assessed value in the State with commercial and other assessed values making up the other 55% of the assessed values in the State. In order to maintain the 45%/55% ratio, the commercial assesment rate is established at 29% of the actual value of commercial property and the residential assessment rate fluctuates. The assessment rate of **residential** property by collection year was:

<u>Year</u>	
2007 - 2016	7.96%
2017 - 2018	7.20%
2019 - 2021	7.15%
2022	6.95%
2023	6.765%

Source: Pueblo County Assessor

<u>Natural Resources</u>	<u>State Assessed</u>	<u>Total Assessed</u>	<u>Total Direct Tax Rate</u>	<u>Estimated Actual Value</u>	<u>Value as a % of Actual Value</u>
25,679	8,975,255	212,878,669	20.193	2,020,276,425	10.54%
22,562	9,544,344	214,428,019	20.193	2,034,689,490	10.54%
1,857	10,473,736	227,059,092	19.838	2,140,777,281	10.61%
1,857	11,587,624	234,955,069	20.216	2,504,758,496	9.38%
1,857	11,486,115	239,983,553	20.230	2,563,706,800	9.36%
2,122	13,126,332	273,648,979	20.230	2,929,804,131	9.34%
2,425	15,000,772	281,626,473	20.230	3,348,180,161	8.41%
2,310	14,476,056	331,896,153	20.230	3,721,241,233	8.92%
2,310	14,577,535	333,271,806	20.230	3,881,581,454	8.59%
2,240	14,430,160	409,059,205	20.230	4,846,118,747	8.44%

**PUEBLO WEST METROPOLITAN DISTRICT
DIRECT AND OVERLAPPING PROPERTY TAX RATES
LAST TEN YEARS**

Collection <u>Year</u>	<u>Basic Rate</u>	<u>Debt Service</u>	<u>Total Direct</u>	<u>Pueblo County</u>	<u>School District 70</u>
2014	20.193	-	20.193	30.769	39.653
2015	19.838	-	19.838	30.710	39.995
2016	20.239	-	20.239	30.867	40.242
2017	20.216	-	20.216	30.887	39.993
2018	20.230	-	20.230	30.722	40.035
2019	20.230	-	20.230	30.088	40.063
2020	20.230	-	20.230	30.109	40.268
2021	20.230	-	20.230	30.199	40.039
2022	20.230	-	20.230	30.436	40.017
2023	20.230	-	20.230	30.503	40.148

Notes:

The District's basic property tax rate may be increased only by a majority vote of the District's residents. Rates for debt service, if any, are set based on each year's requirements.

Overlapping rates are those governments that apply to property owners within the Pueblo West Metropolitan District. Not all overlapping rates apply to all Pueblo West property owners. For example, although the county rate applies to all District property owners, the rates for the various conservancy districts apply to only property owners whose property is located within that District's geographic boundaries.

Tax rates are per \$1,000 of assessed valuation.

Source: Pueblo County Assessor

Pueblo City-County <u>Library</u>	Southeast Colorado Water Conservancy <u>District</u>	Lower Arkansas Valley Water Conservancy <u>District</u>	Turkey Creek Conservancy <u>District</u>
5.262	0.940	1.503	-
5.255	0.941	1.503	-
5.282	0.940	1.503	-
5.288	0.939	1.503	-
5.271	0.944	1.503	-
5.865	0.902	1.503	-
5.872	0.942	1.503	-
5.889	0.839	1.503	-
5.945	0.887	1.503	-
6.6347	0.888	1.503	-

**PUEBLO WEST METROPOLITAN DISTRICT
PRINCIPAL PROPERTY TAXPAYERS
CURRENT YEAR AND NINE YEARS AGO**

	2023		
<u>Taxpayer</u>	<u>Taxable Assessed Valuation</u>	<u>Rank</u>	<u>Percentage of Total Assessed Valuation</u>
BLACK HILLS COLORADO ELECTRIC	\$ 6,050,260	1	1.82%
WAL MART REAL ESTATE BUSINESS	\$ 3,373,480	2	1.02%
PUBLIC SERVICE CO OF COLORADO	\$ 2,915,000	4	0.88%
SAN ISABEL ELECTRIC ASSN INC	\$ 2,108,400	3	0.64%
COMCAST OF COLORADO IV LLC	\$ 1,716,502	5	0.52%
NSA PROPERTY HOLDINGS, LLC	\$ 1,628,930	6	0.49%
1156 INDUSTRIAL BLVD, LLC	\$ 1,596,870	7	0.48%
GEM PRIVATE EQUITY FUND LP	\$ 1,264,830	8	0.38%
TRI STATE GEN + TRANSM ASSOC	\$ 1,091,200	9	0.33%
GMACK PROPERTIES LLC	\$ 1,066,620	10	0.32%
ANDREWS FAMILY LLP			
KUNA ENTERPRISES I LP			
QWEST CORPORATION			
RIVERBEND PUEBLO WEST			
MCCARTHY ENTERPRISES LLC			
	\$ 22,812,092		6.87%

Source: Pueblo County Assessor

2014

<u>Taxable Assessed Valuation</u>	<u>Rank</u>	<u>Percentage of Total Assessed Valuation</u>
\$ 4,579,983	1	2.14%
\$ 3,297,133	2	1.54%
\$ 1,340,340	5	0.74%
\$ 1,589,400	3	0.67%
\$ 1,426,566	4	0.63%
\$ 1,241,256	6	0.58%
\$ 1,182,214	7	0.55%
\$ 828,300	8	0.39%
\$ 723,960	9	0.34%
\$ 549,297	10	0.26%
<u>\$ 16,758,449</u>		<u>7.87%</u>

**PUEBLO WEST METROPOLITAN DISTRICT
REVENUE BY SOURCE, WATER ENTERPRISE
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Water Usage</u>	<u>Transfer Fees</u>	<u>Penalty</u>	<u>Turn On Fees</u>	<u>Hydrant Water</u>
2014	7,029,050	34,083	99,497	47,991	72,798
2015	6,719,285	17,936	201,290	43,141	45,359
2016	7,640,016	20,295	95,215	42,016	62,844
2017	7,053,460	29,758	97,390	40,509	58,636
2018	8,331,239	16,629	95,881	46,187	78,526
2019	7,930,714	21,502	87,990	57,988	63,386
2020	9,012,796	17,307	90,571	13,636	64,539
2021	8,839,401	29,457	238,395	26,985	83,402
2022	8,814,356	29,270	389,766	39,554	98,286
2023	8,866,281	22,089	312,085	45,585	101,925

*Tap connection includes tap fee and plant investment fee.

<u>Tap Connection*</u>	<u>Interest</u>	<u>Other</u>	<u>Transfers In</u>
432,684	46,137	84,425	308,762
885,723	39,217	62,055	308,863
1,457,269	81,027	241,408	306,729
2,339,962	134,172	126,734	347,678
3,273,745	247,038	64,214	306,788
3,352,264	372,302	148,483	-
4,765,439	273,375	156,292	304,888
6,806,909	100,050	243,029	305,888
3,639,779	380,189	103,692	304,937
3,719,342	997,174	41,953	304,937

**PUEBLO WEST METROPOLITAN DISTRICT
REVENUE BY SOURCE, WASTEWATER FUND
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Charges For Service</u>	<u>Tap Connection*</u>	<u>Issuance Of Note</u>	<u>Interest</u>	<u>Other</u>	<u>Transfers In</u>
2014	2,709,502	36,768	-	6,246	12,069	-
2015	2,599,635	102,831	-	5,308	-	-
2016	2,656,017	126,516	-	10,966	-	-
2017	2,798,796	257,735	-	18,159	181	-
2018	2,855,937	368,506	-	62,730	847	-
2019	3,044,078	394,330	-	102,194	19,400	-
2020	3,335,101	666,160	-	53,400	836,979	-
2021	3,778,938	1,357,842	-	27,663	339,225	-
2022	4,181,785	602,597	-	113,557	336,166	-
2023	4,622,469	366,558	-	326,159	348,106	-

*Tap connection includes tap fee and plant investment fee.

**PUEBLO WEST METROPOLITAN DISTRICT
REVENUE BY SOURCE, COMMUNITY DEVELOPMENT
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Land Sales</u>	<u>Fees</u>	<u>Interest</u>	<u>Transfer In</u>	<u>Other</u>
2014	575,842	37,134	-	-	172
2015	345,500	42,538	-	-	152
2016	1,135,282	67,440	-	-	1,348
2017	74,498	96,629	-	-	250
2018	27,500	110,998	5,781	-	3,086
2019	499,482	176,473	118,647	-	2,287
2020	695,263	204,740	17,867	-	22,704
2021	1,576,762 *	274,055	7,292	-	3,092
2022	275,000	153,448	23,429	-	10,205
2023	239,300	176,389	84,206	-	63

*Includes Land Sales of \$1,276,752 and Land Lease of \$300,010.

**PUEBLO WEST METROPOLITAN DISTRICT
REVENUE BY SOURCE, SWIMMING POOL
LAST TEN FISCAL YEARS**

<u>Fiscal Year</u>	<u>Admissions</u>	<u>Lessons</u>	<u>Other</u>	<u>Transfers In</u>
2014	13,616	7,556	3,615	56,000
2015	17,302	11,368	4,875	116,000
2016	19,997	9,370	4,500	30,000
2017	21,345	10,405	4,250	43,700
2018	28,816	9,440	5,010	56,000
2019	28,351	10,520	5,125	30,000
2020	-	-	205	8,304
2021	-	-	78	-
2022	19,381	8,316	4,061	66,000
2023	19,511	12,586	3,602	271,000

**PUEBLO WEST METROPOLITAN DISTRICT
RATIOS OF OUTSTANDING DEBT BY TYPE
LAST TEN YEARS**

Year	<u>Government Activities</u>		<u>Business-Type Activities</u>			Total Primary Government	Percentage of Personal Income (4)	Per Capita (5)
	Financed Purchases, Leases & SBITAs (1)	Revenue Bonds (2)	Notes Payable (3)	Financed Purchases, Leases & SBITAs (1)				
2014 (6)	-	-	10,192,635	-	10,192,635		356.37	
2015 (6)	-	-	9,593,995	-	9,593,995		316.40	
2016 (6)	767,460	-	8,373,932	-	9,141,392		294.48	
2017 (6)	588,505	-	7,705,760	-	8,294,265		264.27	
2018 (6)	680,736	-	14,384,632	-	15,065,368		467.29	
2019	504,262	2,825,000	10,699,533	-	14,028,795		435.14	
2020	324,158	2,375,000	10,268,192	-	12,967,350		396.11	
2021	255,920	1,920,000	9,828,973	-	12,004,893		362.64	
2022 (7)	603,513	1,455,000	9,384,348	229,527	11,672,388		344.92	
2023 (8)	421,910	980,000	8,929,182	169,387	10,500,479		310.77	

(1) Various financed purchases for fire vehicles and heavy equipment; building and vehicle leases; and subscription-based IT arrangements (SBITAs). Details can be found in the notes to the financial statements.

(2) Water and wastewater revenue refunding bond. Details can be found in the notes to the financial statements.

(3) 2011A and 2018A Clean Water Notes Payable. Details can be found in the notes to the financial statements.

(4) Information not readily available for Pueblo West Metropolitan District.

(5) Population data can be found on the Demographics and Economic Statistics in this section.

(6) Detailed breakdown between Revenue Bonds and Notes Payable not available for these years.

(7) GASB 87 Leases was implemented on 1/1/2022.

(8) GASB 96 SBITAs was implemented on 1/1/2023.

**PUEBLO WEST METROPOLITAN DISTRICT
RATIOS OF GENERAL BONDED DEBT OUTSTANDING
LAST TEN YEARS**

<u>Year</u>	<u>General Obligation Bonds</u>	<u>Less: Amounts Available in Debt Service Fund</u>	<u>Net General Bonded Debt</u>	<u>Percentage of Estimated Actual Taxable Value of Property</u>	<u>Per Capita</u>
2014	-	-	0.00	0.00%	-
2015	-	-	0.00	0.00%	-
2016	-	-	0.00	0.00%	-
2017	-	-	0.00	0.00%	-
2018	-	-	0.00	0.00%	-
2019	-	-	0.00	0.00%	-
2020	-	-	0.00	0.00%	-
2021	-	-	0.00	0.00%	-
2022	-	-	0.00	0.00%	-
2023	-	-	0.00	0.00%	-

