

**INTERQUEST SOUTH BUSINESS  
IMPROVEMENT DISTRICT  
El Paso County, Colorado**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2019**

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2019**

<b>INDEPENDENT AUDITOR’S REPORT</b>	<b>1</b>
<b>BASIC FINANCIAL STATEMENTS</b>	
<b>GOVERNMENT-WIDE FINANCIAL STATEMENTS</b>	
<b>STATEMENT OF NET POSITION</b>	<b>1</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>2</b>
<b>FUND FINANCIAL STATEMENTS</b>	
<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>3</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN         FUND BALANCES - GOVERNMENTAL FUNDS</b>	<b>4</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES,         EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE         GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES</b>	<b>5</b>
<b>GENERAL FUND – STATEMENT OF REVENUES, EXPENDITURES, AND         CHANGES IN FUND BALANCES – BUDGET AND ACTUAL</b>	<b>6</b>
<b>NOTES TO BASIC FINANCIAL STATEMENTS</b>	<b>7</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>DEBT SERVICE FUND – SCHEDULE OF REVENUES, EXPENDITURES,     AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL</b>	<b>20</b>
<b>CAPITAL PROJECTS FUND – SCHEDULE OF REVENUES,     EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND     ACTUAL</b>	<b>21</b>
<b>OTHER INFORMATION</b>	
<b>SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY</b>	<b>23</b>
<b>SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY     TAXES COLLECTED</b>	<b>24</b>



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## INDEPENDENT AUDITOR'S REPORT

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Board of Directors  
**Interquest South Business Improvement District**  
**Colorado Springs, Colorado**

### **Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Interquest South Business Improvement District (“District”), a component unit of the City of Colorado Springs, Colorado, as of and for the year ended December 31, 2019, and the related notes to the financial statements, which collectively comprise the District’s basic financial statements as listed in the table of contents.

### **Management’s Responsibility 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.

### **Auditor’s Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements 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 entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of December 31, 2019, and the changes in its financial position and the respective budgetary comparison for the general fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## Other Matters

### *Required Supplementary Information*

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinions on the basic financial statements are not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The supplementary information, as identified in the table of contents, is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*BiggsKofford, P.C.*

Colorado Springs, Colorado  
April 10, 2020

## **BASIC FINANCIAL STATEMENTS**

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
STATEMENT OF NET POSITION  
DECEMBER 31, 2019**

	Governmental Activities
<b>ASSETS</b>	
Cash and Investments	\$ 32,805
Cash and Investments - Restricted	1,372,411
Receivable - County Treasurer	1,173
Receivable - PIF	12,670
Prepaid Insurance	1,339
Property Taxes Receivable	132,955
Capital Assets, Not Being Depreciated	2,060,392
Total Assets	3,613,745
<b>LIABILITIES</b>	
Accounts Payable	36,595
Accrued Interest Payable	16,248
Noncurrent Liabilities:	
Due Within One Year	30,000
Due in More Than One Year	4,191,428
Total Liabilities	4,274,271
<b>DEFERRED INFLOWS OF RESOURCES</b>	
Property Tax Revenue	132,955
Total Deferred Inflows of Resources	132,955
<b>NET POSITION</b>	
Net Investment in Capital Assets	(297,190)
Restricted for:	
Emergency Reserves	2,500
Debt Service	60,221
Unrestricted	(559,012)
Total Net Position	\$ (793,481)

See accompanying Notes to Basic Financial Statements.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

		Program Revenues			Net Revenue (Expense) and Changes in Net Position
Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	
<b>FUNCTIONS/PROGRAMS</b>					
Primary Government:					
Government Activities:					
General Government	\$ 112,788	\$ -	\$ -	\$ -	\$ (112,788)
Interest on Long-Term Debt and Related Costs	209,673	-	-	-	(209,673)
Total Governmental Activities	\$ 322,461	\$ -	\$ -	\$ -	(322,461)
<b>GENERAL REVENUES</b>					
					107,275
					13,012
					134,728
					30,820
					285,835
<b>CHANGES IN NET POSITION</b>					(36,626)
					(756,855)
<b>NET POSITION - END OF YEAR</b>					\$ (793,481)

See accompanying Notes to Basic Financial Statements.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>ASSETS</b>				
Cash and Investments	\$ 32,805	\$ -	\$ -	\$ 32,805
Cash and Investments - Restricted	2,500	363,799	1,006,112	1,372,411
Accounts Receivable - County Treasurer	1,173	-	-	1,173
Receivable - PIF	-	12,670	-	12,670
Prepaid Insurance	1,339	-	-	1,339
Property Taxes Receivable	22,159	110,796	-	132,955
	<u>\$ 59,976</u>	<u>\$ 487,265</u>	<u>\$ 1,006,112</u>	<u>\$ 1,553,353</u>
<b>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES</b>				
<b>LIABILITIES</b>				
Accounts Payable	\$ 36,446	\$ -	\$ 149	\$ 36,595
Total Liabilities	36,446	-	149	36,595
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Property Tax Revenue	22,159	110,796	-	132,955
Total Deferred Inflows of Resources	22,159	110,796	-	132,955
<b>FUND BALANCES</b>				
Nonspendable:				
Prepaid Expenses	1,339	-	-	1,339
Restricted for:				
Emergency Reserves (TABOR)	2,500	-	-	2,500
Debt Service	-	376,469	-	376,469
Capital Projects	-	-	1,005,963	1,005,963
Unassigned	(2,468)	-	-	(2,468)
Total Fund Balances	<u>1,371</u>	<u>376,469</u>	<u>1,005,963</u>	<u>1,383,803</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 59,976</u>	<u>\$ 487,265</u>	<u>\$ 1,006,112</u>	
Amounts reported for governmental activities in the statement of net position are different because:				
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the funds.				
Capital Assets, Not Being Depreciated				2,060,392
Long-term liabilities, including bonds payable and Developer advance payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.				
Bonds Payable				(3,975,000)
Accrued Interest Payable - Bonds				(16,248)
Developer Advance				(169,400)
Accrued Interest Payable - Developer Advance				(77,028)
Net Position of Governmental Activities				<u>\$ (793,481)</u>

See accompanying Notes to Basic Financial Statements.



**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2019**

	General	Debt Service	Capital Projects	Total Governmental Funds
<b>REVENUES</b>				
Property Taxes	\$ 17,879	\$ 89,396	\$ -	\$ 107,275
Specific Ownership Taxes	13,012	-	-	13,012
Public Improvement Fees	-	134,728	-	134,728
Net Investment Income	45	9,670	21,105	30,820
Total Revenues	<u>30,936</u>	<u>233,794</u>	<u>21,105</u>	<u>285,835</u>
<b>EXPENDITURES</b>				
General/Administration:				
Accounting	30,366	-	325	30,691
Audit	3,100	-	-	3,100
County Treasurer's Fees	269	1,345	-	1,614
Dues	384	-	-	384
Elections	-	-	-	-
Insurance	1,337	-	-	1,337
Legal	11,677	-	-	11,677
Management	19,315	-	-	19,315
Miscellaneous	434	-	-	434
PIF Collection Fees	5,950	-	-	5,950
Engineering	-	-	149	149
Operations/Maintenance:				
Landscaping	14,547	-	-	14,547
Miscellaneous	-	-	-	-
Repairs and Maintenance	1,567	-	-	1,567
Snow Removal	2,623	-	-	2,623
Utilities	19,874	-	-	19,874
Debt Service:				
Bond Principal - Series 2017	-	25,000	-	25,000
Bond Interest - Series 2017	-	196,100	-	196,100
Paying Agent Fees	-	3,500	-	3,500
Capital Projects:				
Capital Outlay	-	-	29,708	29,708
Total Expenditures	<u>111,443</u>	<u>225,945</u>	<u>30,182</u>	<u>367,570</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>				
	(80,507)	7,849	(9,077)	(81,735)
<b>OTHER FINANCING SOURCES (USES)</b>				
Developer Advances	29,000	-	29,708	58,708
Repayment of Developer Advance	-	-	(29,708)	(29,708)
Transfers from (to) Other Funds	49,526	(50,000)	474	-
Total Other Financing Sources (Uses)	<u>78,526</u>	<u>(50,000)</u>	<u>474</u>	<u>29,000</u>
<b>NET CHANGE IN FUND BALANCES</b>				
	(1,981)	(42,151)	(8,603)	(52,735)
Fund Balances - Beginning of Year	<u>3,352</u>	<u>418,620</u>	<u>1,014,566</u>	<u>1,436,538</u>
<b>FUND BALANCES - END OF YEAR</b>	<u>\$ 1,371</u>	<u>\$ 376,469</u>	<u>\$ 1,005,963</u>	<u>\$ 1,383,803</u>

See accompanying Notes to Basic Financial Statements.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES, AND CHANGES IN FUND BALANCES OF THE  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2019**

Net Change in Fund Balances - Total Governmental Funds \$ (52,735)

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

Governmental funds report capital outlays as expenditures. In the statement of activities, capital outlay is not reported as an expenditure. However, the statement of activities will report as depreciation expense, the allocation of the cost of any depreciable asset over the estimated useful life of the asset. Capital outlay, the conveyance of capital assets to other governments and depreciation expense in the current period are as follows:

Capital Outlay 30,182

The issuance of long-term debt (e.g., bonds, the receipt of Developer advances) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. The net effect of these differences is the treatment of long-term debt and related items as follows:

Developer Advance	(58,708)
Repayment of Developer Advance - Principal	29,708
Bond Principal Payment	25,000

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Accrued Interest on Bonds Payable - Change in Liability	94
Accrued Interest on Developer Advances - Change in Liability	(10,167)
	(10,073)

Change in Net Position of Governmental Activities \$ (36,626)

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES – BUDGET AND ACTUAL  
YEAR ENDED DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Property Taxes	\$ 17,912	\$ 17,879	\$ (33)
Specific Ownership Taxes	12,897	13,012	115
Net Investment Income	-	45	45
Total Revenues	<u>30,809</u>	<u>30,936</u>	<u>127</u>
<b>EXPENDITURES</b>			
General/Administration:			
Accounting	25,500	30,366	(4,866)
Audit	2,700	3,100	(400)
County Treasurer's Fees	269	269	-
Dues	400	384	16
Insurance	1,600	1,337	263
Legal	25,500	11,677	13,823
Management	15,300	19,315	(4,015)
Miscellaneous	2,100	434	1,666
Interest Expense	-	-	-
PIF Collection Expense	4,100	5,950	(1,850)
Operations/Maintenance:			
Landscaping	15,300	14,547	753
Miscellaneous	1,100	-	1,100
Repairs and Maintenance	2,100	1,567	533
Snow Removal	10,200	2,623	7,577
Utilities	32,200	19,874	12,326
Contingency	1,631	-	1,631
Total Expenditures	<u>140,000</u>	<u>111,443</u>	<u>28,557</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(109,191)	(80,507)	28,684
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advance	25,000	29,000	4,000
Transfers from (to) Other Funds	50,000	49,526	(474)
Total Other Financing Sources	<u>75,000</u>	<u>78,526</u>	<u>3,526</u>
<b>NET CHANGE IN FUND BALANCE</b>	(34,191)	(1,981)	32,210
Fund Balance - Beginning of year	<u>38,530</u>	<u>3,352</u>	<u>(35,178)</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 4,339</u>	<u>\$ 1,371</u>	<u>\$ (2,968)</u>

See accompanying Notes to Basic Financial Statements.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 1 DEFINITION OF REPORTING ENTITY**

Interquest South Business Improvement District (the District), a quasi-municipal corporation was organized by ordinance of the city of Colorado Springs (the City) on October 26, 2004, and is governed pursuant to provisions of the Colorado Business Improvement Act (Title 31). The District's service area is located entirely within the City in El Paso County, Colorado. The District was organized to provide the financing, acquisition, construction, completion, installation, replacement and/or operation and maintenance of all of the services and public improvements allowed under Colorado law for business improvement districts. Specific improvements and services provided by the District include parking facilities, roadways, lighting, driveways, public utilities and landscaping.

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

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

The District's annual budget is required to be submitted to and approved by the City, thus enabling the City to impose its will on the District. Consequently, the District is considered to be a component unit of the City.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

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

**Government-Wide and Fund Financial Statements**

The government-wide financial statements include the statement of net position and the statement of activities. These financial statements include all of the activities of the District. The effect of interfund activity has been removed from these statements. Governmental activities are normally supported by property taxes.

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

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Government-Wide and Fund Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct and indirect expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for the governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. The major sources of revenue susceptible to accrual are property taxes and specific ownership taxes. All other revenue items are considered to be measurable and available only when cash is received by the District. The District determined that Developer advances are not considered as revenue susceptible to accrual. Expenditures, other than interest on long-term obligations, are recorded when the liability is incurred or the long-term obligation is due.

The District reports the following major governmental fund:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

The Debt Service Fund accounts for the resources accumulated and payments made for principal and interest on long-term debt.

The Capital Projects Fund was established to account for financial resources to be used for the acquisition and construction of capital infrastructure and facilities.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Budgets**

In accordance with the State Budget Law, the District's Board of Directors holds public hearings in the fall each year to approve the budget and appropriate the funds for the ensuing year. The appropriation is at the total fund expenditures and other financing uses level and lapses at year-end. The District's Board of Directors can modify the budget by line item within the total appropriation without notification. The appropriation can only be modified upon completion of notification and publication requirements. The budget includes each fund on its basis of accounting unless otherwise indicated.

The District amended its annual budget for the year ended December 31, 2019.

**Pooled Cash and Investments**

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

**Interfund Balances**

The District reports interfund balances that are representative of lending/borrowing arrangements between funds in the fund financial statements as due to/from other funds (current portion of interfund loans) or advances to/from other funds (long-term portion of interfund loans). The interfund balances have been eliminated in the government-wide statements except for the residual balances between the governmental activities and business-type activities, which are reported as internal balances.

**Property Taxes**

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

Property taxes, net of estimated uncollectible taxes, are recorded initially as deferred inflows of resources in the year they are levied and measurable. The unearned property tax revenues are recorded as revenue in the year they are available or collected.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

Capital assets which are anticipated to be conveyed to other governmental entities are recorded as construction in progress, and are not included in the calculation of net investment in capital assets.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of net position reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The District has one item that qualifies for reporting in this category. Accordingly, the item, *deferred property tax revenue*, is deferred and recognized as an inflow of resources in the period that the amount becomes available.

**Equity**

**Net Position**

For government-wide presentation purposes when both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

**Fund Balance**

Fund balance for governmental funds should be reported in classifications that comprise a hierarchy based on the extent to which the government is bound to honor constraints on the specific purposes for which spending can occur. Governmental funds report up to five classifications of fund balance: nonspendable, restricted, committed, assigned, and unassigned. Because circumstances differ among governments, not every government or every governmental fund will present all of these components. The following classifications describe the relative strength of the spending constraints:

*Nonspendable Fund Balance* – The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid amounts or inventory) or legally or contractually required to be maintained intact.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Equity (Continued)**

**Fund Balance (Continued)**

*Restricted Fund Balance* – The portion of fund balance that is constrained to being used for a specific purpose by external parties (such as bondholders), constitutional provisions, or enabling legislation.

*Committed Fund Balance* – The portion of fund balance that can only be used for specific purposes pursuant to constraints imposed by formal action of the government’s highest level of decision-making authority, the Board of Directors. The constraint may be removed or changed only through formal action of the Board of Directors.

*Assigned Fund Balance* – The portion of fund balance that is constrained by the government’s intent to be used for specific purposes, but is neither restricted nor committed. Intent is expressed by the Board of Directors to be used for a specific purpose. Constraints imposed on the use of assigned amounts are more easily removed or modified than those imposed on amounts that are classified as committed.

*Unassigned Fund Balance* – The residual portion of fund balance that does not meet any of the criteria described above.

If more than one classification of fund balance is available for use when an expenditure is incurred, it is the District’s practice to use the most restrictive classification first.

**NOTE 3 CASH AND INVESTMENTS**

Cash and investments as of December 31, 2019 are classified in the accompanying financial statements as follows:

Statement of Net Position:

Cash and Investments	\$ 32,805
Cash and Investments - Restricted	<u>1,372,411</u>
Total Cash and Investments	<u><u>\$ 1,405,216</u></u>

Cash as of December 31, 2019 consists of the following:

Deposits with Financial Institutions	\$ 32,616
Investments	<u>1,372,600</u>
Total Cash and Investments	<u><u>\$ 1,405,216</u></u>



**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Deposits with Financial Institutions**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least 102% of the aggregate uninsured deposits.

The State Commissioners for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

At December 31, 2019, the District's cash deposits had a bank balance of \$32,616 and a carrying balance of \$32,616.

**Investments**

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

The District generally limits its concentration of investments to those noted with an asterisk (\*) below, which are believed to have minimal credit risk, minimal interest rate risk and no foreign currency risk. Additionally, the District is not subject to concentration risk or investment custodial risk disclosure requirements for investments that are in the possession of another party.

Colorado revised statutes limit investment maturities to five years or less unless formally approved by the Board of Directors. Such actions are generally associated with a debt service reserve or sinking fund requirements.

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

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

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Investments (Continued)**

As of December 31, 2019, the District had the following investments:

<u>Investment</u>	<u>Maturity</u>	<u>Amount</u>
Colorado Local Government	Weighted Average	
Liquid Asset Trust (COLOTRUST)	Under 60 Days	<u>\$ 1,372,600</u>

**COLOTRUST**

The District invested in the Colorado Local Government Liquid Asset Trust (COLOTRUST) (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commissioner 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 \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies, highest rated commercial paper and any security allowed under CRS 24-75-601. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as 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. COLOTRUST is rated AAAM by Standard & Poor's. COLOTRUST records its investments at fair value and the District records its investment in COLOTRUST at net asset value as determined by fair value. There are no unfunded commitments, the redemption frequency is daily, and there is no redemption notice period.

**NOTE 4 CAPITAL ASSETS**

An analysis of the changes in capital assets for the year ended December 31, 2019 follows:

	<u>Balance - December 31, 2018</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance - December 31, 2019</u>
<b>Governmental Activities:</b>				
Capital Assets, Not Being				
Depreciated:				
Streets	\$ 1,722,343	\$ -	\$ -	\$ 1,722,343
Water	183,123	27,302	-	210,425
Park and Recreation	-	2,880	-	2,880
Sewer	124,744	-	-	124,744
Capital Assets, Net	<u>\$ 2,030,210</u>	<u>\$ 30,182</u>	<u>\$ -</u>	<u>\$ 2,060,392</u>

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 5 LONG-TERM OBLIGATIONS**

The following is an analysis of the changes in the District's long-term obligations for the year ended December 31, 2019:

	Balance - December 31, 2018	Additions	Retirements	Balance - December 31, 2019	Due Within One Year
Series 2017 Revenue Bonds	\$ 4,000,000	\$ -	\$ 25,000	\$ 3,975,000	\$ 30,000
Developer Advances:					
Norwood	16,000	-	-	16,000	-
COPT	99,400	-	-	99,400	-
Chalon	25,000	58,708	29,708	54,000	-
Interest on Advances:					
Norwood	13,020	1,120	-	14,140	-
COPT	53,737	6,958	-	60,695	-
Chalon	104	2,089	-	2,193	-
Total	<u>\$ 4,207,261</u>	<u>\$ 68,875</u>	<u>\$ 54,708</u>	<u>\$ 4,221,428</u>	<u>\$ 30,000</u>

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

**Revenue Bonds**

On December 19, 2017, the District issued \$4,000,000 in Series 2017 Limited Property Tax and Public Improvement Fee Revenue Bonds (the Bonds) to fund public improvements, pay bond issue costs, fund an initial deposit to the Surplus Fund, and fund capitalized interest. The Bonds bear interest ranging from 4.5% to 5.0% paid semi-annually on June 1 and December 1, beginning June 1, 2018. Principal on the Bonds is due on December 1, beginning on December 1, 2019. The Bonds mature on December 1, 2047. The Bonds are secured by and payable solely from pledged revenues, after the Annual Operations Deduction Amount and net of the cost of collection, consisting of (1) revenues attributable to a privately imposed public improvement fee payable with respect to certain retail sales transactions and construction activities occurring within the development, (2) revenues attributable to property taxes derived from an initial required mill levy of 5.000 mills, up to an estimated maximum of 30.000 mills, and (3) any other legally available moneys which the District determines, in its absolute discretion, to credit to the Bond Fund. The Bonds are also secured by a Surplus Fund up to a maximum of \$700,000. The Annual Operations Deduction Amount is an amount equal to: (i) for the Bond Year ending December 1, 2017, \$-0-; (ii) for each of the Bond Years ending December 1, 2018, December 1, 2019, and December 1, 2020, \$50,000; (iii) for the Bond Year ending December 1, 2021, \$135,000; and (iv) for each Bond Year thereafter, the dollar amount for the prior year plus 1.00%.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Revenue Bonds (Continued)**

The District's bonds mature as follows:

<u>Year Ending December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2020	\$ 30,000	\$ 194,975	\$ 224,975
2021	50,000	193,625	243,625
2022	55,000	191,375	246,375
2023	55,000	188,900	243,900
2024	65,000	186,425	251,425
2025-2029	400,000	883,750	1,283,750
2030-2034	570,000	776,250	1,346,250
2035-2039	800,000	612,500	1,412,500
2040-2044	1,105,000	384,000	1,489,000
2045-2047	845,000	86,250	931,250
Total	<u>\$ 3,975,000</u>	<u>\$ 3,698,050</u>	<u>\$ 7,673,050</u>

**Developer Advances**

The District entered into a Reimbursement Agreement (Agreement) with the former developer, Nor'wood Development Group (Nor'wood), whereby the District agreed to reimburse Nor'wood for operational advances made on behalf of the District. The District agreed to repay Nor'wood along with accrued interest at a rate of 7%. Interest is to begin accruing on the first day of the following year in which the advances were made. The Agreement does not constitute a multiple-fiscal year obligation. As of December 31, 2019, outstanding advances made by Nor'wood totaled \$16,000 and accumulated accrued interest totaled \$14,140.

The District entered into a Reimbursement Agreement (Agreement) with COPT Interquest, LLC (former Developer) whereby the District agrees to reimburse the former Developer for operational advances made on behalf of the District. The District agreed to repay the former Developer along with accrued interest at a rate of 7% on the first day of the following year in which the advances were made. The Agreement does not constitute a multiple-fiscal year obligation. As of December 31, 2019, outstanding former Developer advances totaled \$99,400 and accumulated accrued interest totaled \$60,695.

Effective January 1, 2016, the District entered into a Reimbursement Agreement (Agreement) with Chalon Properties, Inc. (Developer) (see Note 7) whereby the District agrees to reimburse the Developer for operational advances made on behalf of the District. The District agrees to repay the Developer along with accrued interest at a rate of 8% simple interest beginning on the date of the advance to the date of repayment. The Agreement does not constitute a multiple-fiscal year obligation. As of December 31, 2019, outstanding Developer advances totaled \$54,000 and accumulated accrued interest totaled \$2,193.

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

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

**Authorized Debt**

On November 2, 2004, a majority of the qualified electors of the District authorized the issuance of indebtedness in an amount not to exceed \$24,000,000 at an interest rate not to exceed 12% per annum. On November 1, 2005, the District's electors authorized additional indebtedness of \$3,500,000 at an interest rate not to exceed 12% per annum. At December 31, 2019, the District had authorized but unissued indebtedness in the following amounts allocated for the following purposes:

	<u>Authorized November 2, 2004 Election</u>	<u>Authorized November 1, 2005 Election</u>	<u>Authorization Used - Series 2017 Bonds</u>	<u>Remaining at December 31, 2019</u>
Streets	\$ 24,000,000	\$ -	\$ 3,692,133	\$ 20,307,867
Water	-	2,000,000	183,123	1,816,877
Sanitary Sewer	-	1,500,000	124,744	1,375,256
Total	<u>\$ 24,000,000</u>	<u>\$ 3,500,000</u>	<u>\$ 4,000,000</u>	<u>\$ 23,500,000</u>

As set forth in the District's 2006 Operating Plan, the City has limited the amount of debt to be issued by the District to a total of \$24,000,000 without future approval by the City.

In the future, the District may issue a portion of all the remaining authorized but unissued general obligation debt, subject to City limitation, for purposes of providing public improvements to support development as it occurs within the District's service area.

**NOTE 6 NET POSITION**

The District has net position consisting of three components – net investment in capital assets, restricted and unrestricted.

Net investment in capital assets consists of capital assets, net of accumulated depreciation and reduced by the outstanding balances of bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets. As of December 31, 2019, the District had net investment in capital assets calculated as follows:

Net Investment in Capital Assets:	
Capital Assets, Net	\$ 1,725,223
Add:	
Unspent Portion of Bond Proceeds	1,005,963
Surplus Fund of Bond Proceeds	300,000
Deduct:	
Current Portion of Outstanding Long-Term Obligations	(25,120)
Noncurrent Portion of Outstanding Long-Term Obligations	<u>(3,303,257)</u>
Net Investment in Capital Assets	<u>\$ (297,191)</u>

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 6 NET POSITION (CONTINUED)**

Restricted net position includes assets that are restricted for use either externally imposed by creditors, grantors, contributors, or laws and regulations of other governments or imposed by law through constitutional provisions or enabling legislation. The District had restricted net position as of December 31, 2019 as follows:

Restricted Net Position:	
Emergency Reserves (see Note 11)	\$ 2,500
Debt Service (see Note 5)	60,221
Total Restricted Net Position	<u>\$ 62,721</u>

The District has a deficit unrestricted net position. This deficit amount is the result of the District being responsible for the repayment of bonds issued for public improvements, a portion of which will be conveyed to other governments, and for the repayment of Developer advances for operations.

**NOTE 7 RELATED PARTIES**

The Developer of the property which constitutes the District is Chalon Properties, Inc. Certain members of the Board of Directors are officers of, employees of, or associated with the Developer and may have conflicts of interest in dealing with the District.

**NOTE 8 ECONOMIC DEPENDENCY**

The District has not yet established a revenue base sufficient to pay the District's operational expenditures. Until an independent revenue base is established, continuation of operations in the District will be dependent upon funding by the Developer.

**NOTE 9 INTERFUND TRANSFERS**

The transfer from the General Fund to the Capital Projects Fund was to pay for certain capital expenditures. The transfer from the Debt Service Fund to the General Fund was to pay for Operating and Maintenance expenditures of public improvements.

**NOTE 10 RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

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

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
NOTES TO BASIC FINANCIAL STATEMENTS  
DECEMBER 31, 2019**

**NOTE 10 RISK MANAGEMENT (CONTINUED)**

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

**NOTE 11 TAX, SPENDING, AND DEBT LIMITATIONS**

Article X, Section 20 of the Colorado Constitution, commonly known as the Taxpayer's Bill of Rights (TABOR), contains tax, spending, revenue and debt limitations which apply to the state of Colorado and all local governments.

Spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish Emergency Reserves. These reserves must be at least 3% of Fiscal Year Spending (excluding bonded debt service). Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls, or salary or benefit increases. As of December 31, 2019, the District had provided but did not fund an Emergency Reserve, which may be a violation of the Constitutional Amendment.

The District's management believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits will require judicial interpretation.

On November 2, 2004, the District's voters authorized the District to increase property taxes \$60,000 annually, adjusted for inflation plus annual local growth in each subsequent fiscal year thereafter, at a mill levy rate not to exceed one mill for general operations and maintenance. The election also allows the District to collect, spend, and return all revenues without regard to the limitations contained within Article X, Section 20 of the Colorado Constitution (TABOR).

## **SUPPLEMENTARY INFORMATION**



**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
DEBT SERVICE FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
DECEMBER 31, 2019**

	Budgets		Actual Amounts	Variance with Final Budget Positive (Negative)
	Original	Final		
<b>REVENUES</b>				
Property Taxes	\$ 89,559	\$ 89,559	\$ 89,396	\$ (163)
Public Improvement Fees	125,913	125,913	134,728	8,815
Net Investment Income	5,950	5,950	9,670	3,720
Total Revenues	<u>221,422</u>	<u>221,422</u>	<u>233,794</u>	<u>12,372</u>
<b>EXPENDITURES</b>				
Current:				
County Treasurer's Fee	1,343	1,343	1,345	(2)
Bond Interest - Series 2017	196,100	196,100	196,100	-
Bond Principal - Series 2017	25,000	25,000	25,000	-
Paying Agent Fees	2,000	3,500	3,500	-
Contingency	557	4,057	-	4,057
Total Expenditures	<u>225,000</u>	<u>230,000</u>	<u>225,945</u>	<u>4,055</u>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(3,578)	(8,578)	7,849	16,427
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfers from (to) Other Funds	(50,000)	(50,000)	(50,000)	-
Total Other Financing Uses	<u>(50,000)</u>	<u>(50,000)</u>	<u>(50,000)</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE</b>	(53,578)	(58,578)	(42,151)	16,427
Fund Balance - Beginning of Year	<u>419,680</u>	<u>418,620</u>	<u>418,620</u>	<u>-</u>
<b>FUND BALANCE - END OF YEAR</b>	<u>\$ 366,102</u>	<u>\$ 360,042</u>	<u>\$ 376,469</u>	<u>\$ 16,427</u>

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
CAPITAL PROJECTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE  
BUDGET AND ACTUAL  
DECEMBER 31, 2019**

	Original and Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
<b>REVENUES</b>			
Net Investment Income	\$ 10,000	\$ 21,105	\$ 11,105
Total Revenues	10,000	21,105	11,105
<b>EXPENDITURES</b>			
Current:			
Accounting	-	325	(325)
Engineering	-	149	(149)
Capital Improvements:			
Capital outlay	990,294	29,708	960,586
Total Expenditures	990,294	30,182	960,112
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	(980,294)	(9,077)	971,217
<b>OTHER FINANCING SOURCES (USES)</b>			
Developer Advances	-	29,708	29,708
Repayment of Developer Advance	-	(29,708)	(29,708)
Transfers from (to) Other Funds	-	474	474
Total Other Financing Sources	-	474	474
<b>NET CHANGE IN FUND BALANCE</b>	(980,294)	(8,603)	971,691
Fund Balance - Beginning of Year	980,294	1,014,566	34,272
<b>FUND BALANCE - END OF YEAR</b>	\$ -	\$ 1,005,963	\$ 1,005,963

## **OTHER INFORMATION**

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
SCHEDULE OF DEBT SERVICE REQUIREMENTS TO MATURITY  
DECEMBER 31, 2019**

\$4,000,000  
Limited Property Tax and Public  
Improvement Fee Revenue Bonds  
Series 2017  
Dated December 19, 2017  
Interest Rate 4.5% - 5.0%  
Interest due June 1 and December 1  
Principal due December 1

<u>Year Ending December 31.</u>	<u>Principal</u>	<u>Interest</u>	<u>Total All Bonds</u>
2020	\$ 30,000	\$ 194,975	\$ 224,975
2021	50,000	193,625	243,625
2022	55,000	191,375	246,375
2023	55,000	188,900	243,900
2024	65,000	186,425	251,425
2025	70,000	183,500	253,500
2026	75,000	180,350	255,350
2027	80,000	176,975	256,975
2028	85,000	173,375	258,375
2029	90,000	169,550	259,550
2030	100,000	165,500	265,500
2031	105,000	161,000	266,000
2032	115,000	155,750	270,750
2033	120,000	150,000	270,000
2034	130,000	144,000	274,000
2035	140,000	137,500	277,500
2036	150,000	130,500	280,500
2037	160,000	123,000	283,000
2038	170,000	115,000	285,000
2039	180,000	106,500	286,500
2040	195,000	97,500	292,500
2041	205,000	87,750	292,750
2042	220,000	77,500	297,500
2043	235,000	66,500	301,500
2044	250,000	54,750	304,750
2045	265,000	42,250	307,250
2046	280,000	29,000	309,000
2047	300,000	15,000	315,000
Total	<u>\$ 3,975,000</u>	<u>\$ 3,698,050</u>	<u>\$ 7,673,050</u>

**INTERQUEST SOUTH BUSINESS IMPROVEMENT DISTRICT  
SCHEDULE OF ASSESSED VALUATION, MILL LEVY, AND PROPERTY TAXES COLLECTED  
DECEMBER 31, 2019**

Year Ended December 31,	Prior Year Assessed Valuation for Current Year Tax Levy	Mills Levied	Total Property Taxes			Percent Collected to Levied
			Levied	Collected		
2015	\$ 15,562,210	1.000	\$ 15,562	\$ 14,615	(1)	93.91 %
2016	18,950,660	1.000	18,951	17,602	(2)	92.88
2017	18,048,200	1.000	18,048	18,048		100.00
2018	17,302,950	6.000	103,818	96,484		92.94
2019	17,037,320	6.308	107,471	107,275	(3)	99.82

Estimated for  
the Year Ending  
December 31,  
2020

\$ 22,159,120	6.000	\$ 132,955
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Notes:

- (1) Includes a property tax rebate of \$947 paid to taxpayers.
- (2) Includes a property tax rebate of \$1,349 paid to taxpayers.
- (3) Includes a levy of 0.308 for refunds and abatements from the prior year.

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