

POPULAR ANNUAL FINANCIAL REPORT

WELD COUNTY, COLORADO

JANUARY 1, 2021 - DECEMBER 31, 2021



TABLE OF CONTENTS

Introduction

GFOA Accolades	2
Welcome Letter	3
County Accomplishments	4

About Weld County

County At a Glance	5-8
Weld by the Numbers	9-10

County Funding & Budget

Finances	11
Net Position/Activities Statements	12-13
General Fund Revenue/Expenses	14-15

Conclusion

Meet Elected Officials	16
Connect with Us	16

GFOA AWARD ALL STARS

Forty-one. That is how many years the Government Finance Officers Association (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting for its annual comprehensive financial report to Weld County Government. GFOA has also awarded the Distinguished Budget Award to the county during these years.

The Certificate of Achievement, which was established in 1945, is the highest form of recognition in governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government organization. It encourages state and local governments to exceed the baseline financial reporting standards and prepare comprehensive reports that encourage full disclosure.



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**County of Weld
Colorado**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended
December 31, 2020

Christopher P. Monell
Executive Director/CEO



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Weld County
Colorado**

For the Fiscal Year Beginning
January 01, 2021

Christopher P. Monell
Executive Director



WELCOME



In an effort to provide transparency and accountability to our residents, Weld County Government presents the 2021 Popular Annual Financial Report. This document provides an eye-catching and easy-to-digest overview of the county's financial condition, analyzing where revenues come from and how tax dollars are spent. Financial reports are valuable as they provide a permanent historical record of a government agency's operation to management and the general public. It

is our belief that this is a comprehensive report of the 2021 financial transactions under our control and that it presents an accurate, informative record of the financial activities of Weld County and its financial condition on December 31, 2021. The preparation of this report could not be accomplished without the efficient and dedicated services of the entire Accounting/ Finance Department staff. I would like to express my appreciation to all members of the department who assisted and contributed to its preparation. I would also like to thank the members of the Board of County Commissioners for their interest and support in planning and conducting financial operations of the county in a responsible manner.

In 2021, Weld County has worked on several strategic initiatives ranging from increasing trail and transportation systems for residents to ensuring county staff are able to efficiently and effectively provide needed services. More detailed financial reporting information can be found at www.weldgov.com/departments/accounting.

Sincerely,

Don Warden, Weld County Director of Finance & Administration

ACCOMPLISHMENTS

County departments find new homes

For the first time since 2006, all three divisions of the Clerk and Recorder's Office are under one roof. The new office, located at 1250 H St., in Greeley, is just a half-mile southeast of its previous location. After many years located in the Centennial Center in downtown Greeley, the Weld County Coroner's Office also moved to a newly renovated facility, located at 1121 M St. in Greeley in June 2021.



Weld Legacy Trail opened in July

Since July, residents throughout Weld County have been able to enjoy a new recreational opportunity. The Weld Legacy Trail, located behind the Southwest Services Complex at 4209 County Road 24 ½ in Firestone, is the culmination of years of planning and partnerships, along with several months of design work and renovations to make the trail more user friendly and resistant to flooding.

Expansion of jail complete

In 2010, Weld County started saving money for future expansion of the jail to include a new, three-story addition. In 2019, the county began constructing the west wing to house 373 more inmate beds as well as administrative offices and training rooms for staff. The kitchen and inmate property storage within the existing facility were also both renovated.

Solar regulations approved

Finalizing a more than six-month process to shed light on solar designations in unincorporated Weld County, the board approved Chapter 21 (Areas and Activities of State Interest) code changes in July after a three-reading process. Chapter 23 code changes were previously approved in May 2021.

CDBG program helps communities thrive

To help with improvements in municipalities across Weld County, the Board of Commissioners approved three community improvement projects presented by the Community Development Block Grant (CDBG) Advisory Committee in March 2021. Projects included expansion of Firestone's VIA transit service, Evans Water Efficiency and Idaho Street upgrades.

Read more about these accomplishments in the [2021 Annual Summary](#).



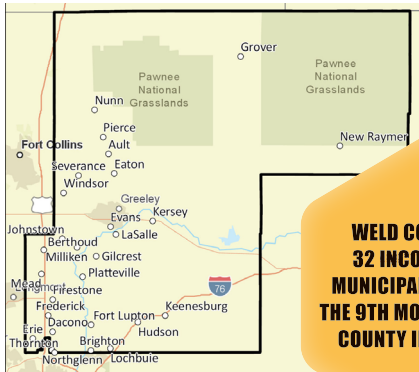
WHY YOU LIVE HERE

The secret is out — the state demographer predicts Weld County will double in population by 2050. And it's obvious why — Weld County is a great place to live and work. Here you can establish roots while growing both personally and professionally. Home to 16 school districts, Aims Community College and the University of Northern Colorado, education is a vital part of Weld County's culture.

As a leader in both agricultural and energy production, Weld County is home to several national businesses including JBS Swift, Vestas and Halliburton Energy Services. Annually, these businesses bring in around \$6 billion in revenue. We're a relatively young county with high income and a lower cost of living. Weld County covers 4,016 square miles in the northern part of the state where 325,000 people call home and is larger than the size of Rhode Island, Delaware and the District of Columbia.

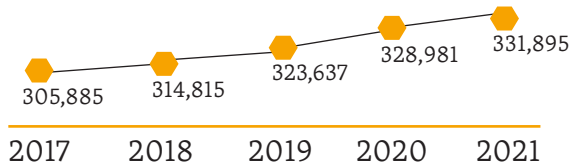
An hour's drive from Denver, the Rocky Mountains, and Cheyenne, Wyoming, adventure is at your fingertips in Weld County. We have plenty of open space for hiking, biking, and walking along with plenty of watering holes full of prime fishing opportunities.

COUNTY AT A GLANCE



**WELD COUNTY HAS
32 INCORPORATED
MUNICIPALITIES AND IS
THE 9TH MOST POPULATED
COUNTY IN COLORADO**

POPULATION GROWTH



Source: U.S. Census Bureau

TOP TEN EMPLOYERS

- | | |
|--------------------------------|-------|
| 1. JBS Swift & Company | 6,000 |
| 2. North CO Med. Center | 3,710 |
| 3. Vestas | 2,890 |
| 4. Greeley/Evans Schools | 2,860 |
| 5. Weld County Government | 1,783 |
| 6. Univ. of Northern Colorado | 1,530 |
| 7. State Farm Insurance | 1,200 |
| 8. UC Health | 1,030 |
| 9. Halliburton Energy Services | 900 |
| 10. Occidental Petroleum | 580 |

Source: Upstate Colorado

AVERAGE AGE



34

AVERAGE HOUSEHOLD INCOME



\$74,150

MAJOR INDUSTRIES



AGRICULTURE

Number 1 in Colorado for sugar beet, grain, beef and cattle production

Revenue: \$2 billion annually



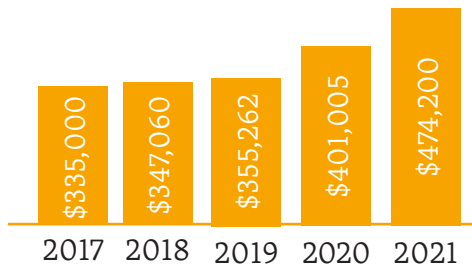
ENERGY

84M barrels of oil produced in 2021

Revenue: \$4 billion in 2021

Source: Upstate Colorado

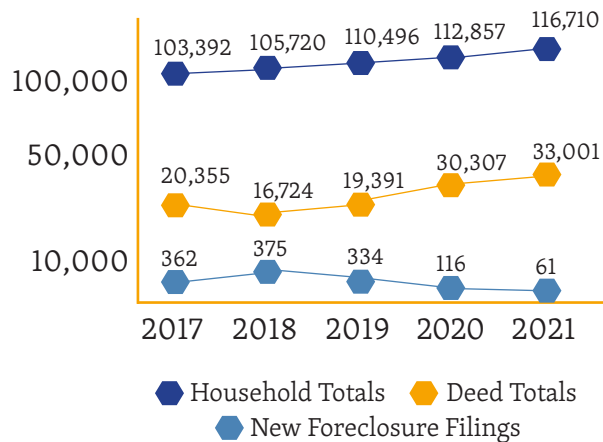
AVERAGE MEDIAN HOME PRICE



Source: Colorado Association of Realtors

In 2021, the median sales price for a single-family home in Weld County was \$474,200, an 18% increase over the prior year. Median sales price is the preferred summary statistic for price activity because, unlike average sales price, median sales price is not sensitive to high sales prices for small numbers of homes that may not be characteristic of the market area.

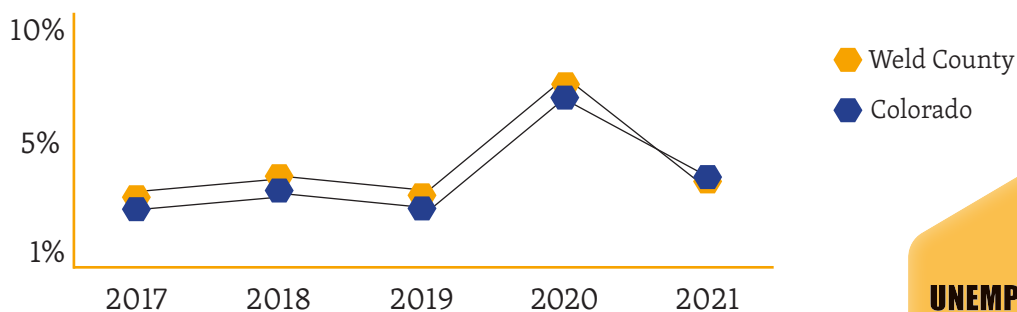
HOUSEHOLDS, DEEDS & FORECLOSURES



Source: Weld County Treasurer's Office / Upstate CO

Another important benchmark for measuring the health of the real estate market is the number of households, deeds and foreclosures recorded annually. Since 2017, the number of households and deeds recorded each year has increased. The number of foreclosures filed in Weld County decreased by 47% in 2021, and since 2017, has fallen 83%.

UNEMPLOYMENT



Unemployment rates are an important metric used to measure the strength of the local labor market. The unemployment rates for Weld County and Colorado declined significantly during FY 2021.

**UNEMPLOYMENT
RATE = 4.2%**

Source: Colorado Department of Labor and Employment

TOP FIVE TAXPAYERS' ASSESSED VALUE

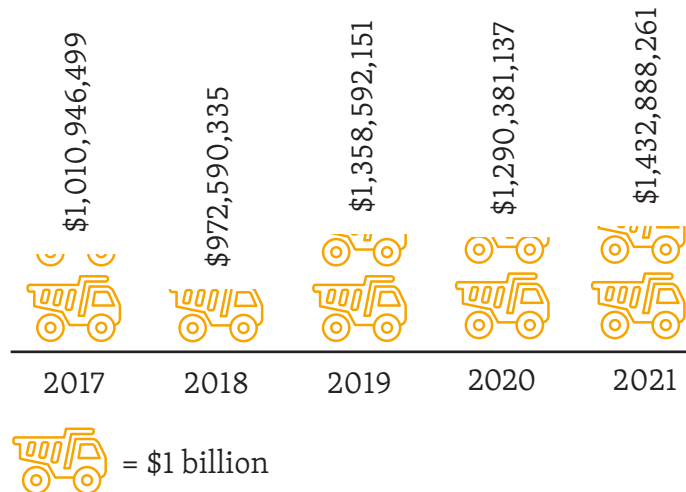
1. Kerr-McGee Oil and Gas Onshore LP	\$1,177,439,470
2. PDC Energy Inc.	\$966,924,880
3. Noble Energy Inc.	\$836,497,600
4. Extraction Oil & Gas LLC	\$392,073,120
5. Kerr McGee Gathering LLC	\$334,250,900

Figures based on taxable assessed value

Source: Weld County Assessor's Office

NET TAXABLE VALUE OF NEW CONSTRUCTION

New construction is an important economic driver for local governments because it generates additional property tax revenue that can be used to pay for services and operations. New construction in Weld County added \$1.4 billion in taxable value to the county's tax roll in 2021, up from \$1.2 billion the previous year.

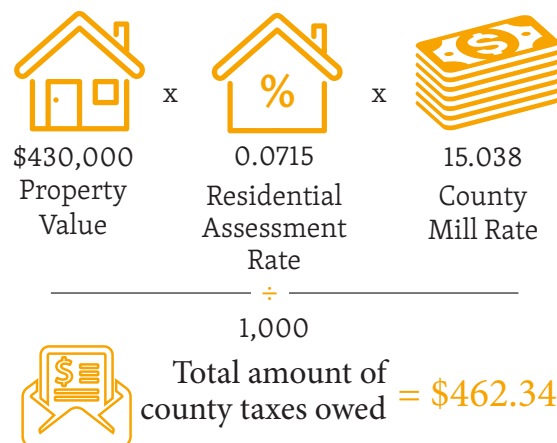


Source: Weld County Assessor's Office

ASSESSED VALUE OF PROPERTY TYPES

After receiving a property tax bill, have you wondered why the assessed value of a residential property is so much lower than the market value? That's because the assessed value of homes in Weld County are only 7.15% of the actual value of their property. Compare that with 29% for commercial/agricultural land and 87.5% for oil and gas. Mills collected by the county are simply a portion of the property tax bill. Other entities, such as schools, also have a mill levy.

RESIDENTIAL PROPERTY TAX CALCULATION



Source: Weld County Assessor's Office



WHAT WE DO FOR YOU

With more than 1,800 employees, encompassing 25 departments, Weld County provides you and your family with a foundation of cost-effective, responsive and innovative services, support and resources to help you thrive. To accomplish this, the Board of County Commissioners adopts an annual budget each year which funds the programs, services and projects the county operates. The board focuses on maintaining a balanced operating budget by continuing to find ways to become more efficient and effective. By doing so, we take care of residents and manage their tax dollars efficiently while following the county's mission to provide the best government services.

In 2021, financial goals met included:

- ◆ Increase reserve contingency fund to \$100M to mitigate future price and production fluctuations in oil and gas.
- ◆ Fund the 2021-2025 Capital Improvements Plan for facilities at \$78,525,000.
- ◆ Construct and staff a new coroner's building.
- ◆ Open the west wing expansion of jail and add 24 full-time Sheriff's Office employees.

COUNTY BY THE NUMBERS 2021

2,169 miles of gravel roads



447 bridges



748 miles of paved roads



155,990

lane miles of
snow removed



140,957

lane miles of
roads graded



3,500

county fair
attendees



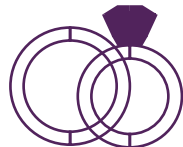
10,108

Veterans' Office
contacts



115,813

meals served to
senior citizens



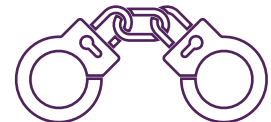
1,746

marriage
licenses issued



15,910

vital records
issued



943

arrests made by
Sheriff's Office



23,114

employment
services clients
served



432,148

pounds of
household hazardous
waste disposed



124,458

E-911 calls taken
by dispatch



307,628

vehicle titles/
registrations
issued



2,042

building
permits issued



182,076

parcels
assessed



27,498

building
inspections



560

land use
applications
processed



DEBT FREE

HOW WE DO IT

When it comes to budgeting, Weld County's philosophy is just like yours — we don't spend more money than we have. Weld County continually looks for efficiencies and cost-saving measures to ensure taxpayer dollars are spent wisely. We have no debt, no county sales tax, a significant cash reserve, a fully funded pension plan, the ability to pay for projects with cash and one of the lowest mill levies among all Colorado counties.

In fact, Weld County has extended a mill-levy credit to property owners for the past 20 years, resulting in more than \$885 million remaining in the pockets of Weld County residents and businesses. In 2021, Weld County's finances remained robust with \$438 million in revenue and \$303 million in expenses.

NET POSITION

The Statement of Net Position presents information regarding the county's assets and deferred outflows of resources, as well as liabilities and deferred inflows of resources with the difference being reported as net position. Deferred outflows and inflows of resources represent revenues and expenses that will be recognized in future periods. Over time, increases or decreases in net position may serve as a useful indicator of whether the county's financial position is improving or deteriorating. The accompanying table presents a summary of the county's Statement of Net Position for the years ending December 31, 2020, and 2021.

On December 31, 2021, the county's assets and deferred outflows exceeded liabilities and deferred inflows by \$1,098.27 million. The unrestricted net position increased to \$296.05 million as the county continued to build reserves for future capital projects needed to meet growing population needs and to mitigate fluctuations in property tax revenue caused by dramatic swings in oil and gas valuation. The unrestricted portion of net position is available to meet the county's obligations to citizens and creditors. The remaining net position consists of \$521.06 million investment in capital assets (land, buildings, infrastructure, equipment) and \$281.16 million restricted for other purposes (Health/Humans Service programs, emergencies, road/bridge, insurance claims). It's important to note the county reported no outstanding debt in any of the years presented. See the full annual report: www.weldgov.com/departments/accounting.

Statement of Net Position (in millions)	Governmental Activities		Business-type Activities		Total	
	2020	2021	2020	2021	2020	2021
ASSETS						
Current & Other Assets	\$687.45	\$776.50	\$0.54	\$0.71	\$687.99	\$777.21
Capital Assets	520.90	517.59	3.57	3.47	524.47	521.06
Total Assets	1,208.35	1,294.09	4.11	4.18	1,212.46	1,298.27
DEFERRED OUTFLOWS OF RESOURCES						
Pension Plans	\$52.92	\$52.78	-	-	\$52.92	\$52.78
Other Retirement Benefits	0.07	0.08	-	-	0.07	0.08
Total Deferred Outflows	52.99	52.86	-	-	52.99	52.86
LIABILITIES						
Current & Other Liabilities	\$45.55	\$37.53	\$0.20	\$0.27	\$45.75	\$37.80
Longterm Liabilities	13.61	11.61	-	-	13.61	11.61
Total Liabilities	59.16	49.14	0.20	0.27	59.36	49.41
DEFERRED INFLOWS OF RESOURCES						
Property Taxes	\$238.81	\$190.36	-	-	\$238.81	\$190.36
Pension Plans	4.81	12.88	-	-	4.81	12.88
Other Retirement Benefits	0.15	0.21	-	-	0.15	0.21
Total Deferred Inflows	243.77	203.45	-	-	243.77	203.45
NET POSITION						
Invested in Capital Assets	\$520.90	\$517.59	\$3.57	\$3.47	\$524.47	\$521.06
Restricted	229.84	281.16	-	-	229.84	281.16
Unrestricted	207.67	295.61	0.34	0.44	208.01	296.05
Total Net Position	\$958.41	\$1,094.36	\$3.91	\$3.91	\$962.32	\$1,098.27

ACTIVITIES

The Statement of Activities presents the county's revenues and expenses and resulting change in net position during the fiscal year. The accompanying table presents a summary of the county's Statement of Activities for the years ending December 31, 2020, and 2021.

County revenues totaled \$438.97 million, up \$50.92 million, from 2020, because of significant increases in Operating Grants and Contributions (\$26.92 million increase), Property Taxes (\$13.23 million increase), and Other Revenues (\$10.76 million increase). The increases in both Property Taxes and Other Revenues, specifically oil and gas royalties, were a result of rising oil prices and increased oil and gas production. Operating Grants and Contributions grew because of federal funds received through the American Rescue Plan Act (ARPA) (\$31.50 million) and for the Emergency Rental Assistance Program (\$9.16 million). These 2021 COVID-19 related grants were offset by the decline in federal funding through the Coronavirus Aid, Relief and Economic Security Act (CARES) (\$17.17 million decrease).

County expenses totaled \$303.02 million in 2021, growing \$9.28 million from 2020, mainly due to additional expenses in Health and Welfare related to the Emergency Rental Assistance Program. Expenses in all other categories remained consistent with 2020 levels.

Statement of Activities (in millions)	Governmental Activities		Business-type Activities		Total	
	2020	2021	2020	2021	2020	2021
REVENUES						
Program Revenues:						
Changes to Services	\$79.11	\$82.10	\$0.27	\$0.23	\$79.38	\$82.33
Operating Grants and Contributions	50.78	77.70	-	-	50.78	77.70
General Revenues:						
Property Taxes	216.21	229.44	-	-	216.21	229.44
Other Taxes	14.76	11.82	-	-	14.76	11.82
Other Revenues	26.92	37.68	-	-	26.92	37.68
Total Revenues	387.78	438.74	0.27	0.23	388.05	438.97
EXPENSES						
General Government	\$66.02	\$67.78	-	-	\$66.02	\$67.78
Public Safety	88.79	88.87	-	-	88.79	88.87
Streets & Highways	66.46	67.51	-	-	66.46	67.51
Culture & Recreation	2.13	2.36	-	-	2.13	2.36
Health & Welfare	57.02	65.09	-	-	57.02	65.09
Economic Assistance	13.05	11.18	-	-	13.05	11.18
Forensic Crime Lab	-	-	0.27	0.23	0.27	0.23
Total Expenses	293.47	302.79	0.27	0.23	293.74	303.02
INCREASE/DECREASE IN NET POSITION BEFORE TRANSFERS	\$94.31	\$135.95	-	-	\$94.31	\$135.95
Transfers	-	-	-	-	-	-
Net Positioning Beginning	864.10	958.41	3.91	3.91	868.01	962.32
Net Position Ending	\$958.41	\$1,094.36	\$3.91	\$3.91	\$962.32	\$1,098.27


GENERAL FUND REVENUES

The General Fund is the primary fund used by the county to record all resource inflows and outflows that are not associated with special-purpose funds. General Fund activities comprise of core administrative and operational tasks of the county including, but not limited to, public safety, planning and zoning, recording and elections, courts and tax valuation and collection. The major sources of revenue for these activities are property taxes, intergovernmental revenues and fees for county services. General Fund revenue totaled \$176.06 million in 2021, a \$6.55 million decrease from 2020.

Although overall property taxes increased for the county, property taxes allocated to the General Fund decreased by \$2.03 million. Property taxes are allocated to the General Fund after determining the amount needed to fund state-mandated services (road/bridge, public welfare), capital projects and strong reserves required to mitigate fluctuations in future property tax revenues. The General Fund allocation fell due to the funding needs in these other areas. The drop in Intergovernmental revenue was caused by the \$17.17 million decline in CARES funding in 2021. This decline was partially offset by the addition of \$15.50 million in ARPA funds received this year.

Significantly lower interest rates earned on county investments had a large impact on Miscellaneous revenues. Low interest rates led to a \$2.00 million fall in investment earnings and a \$4.20 decline in market value of the county's investments. In 2021, the county and E911 Authority Board reached an agreement on a new funding formula for dispatch services provided at the Weld County Regional Communication Center. This agreement increased Charges for Services by \$2.43 million. Fees rose by \$2.18 million due to increased collection (\$1.19 million) and Public Trustee (\$0.48 million) fees in the Treasurer's Office.

Revenues (in millions)	2020	2021
Taxes	\$113.87	\$111.84
Licenses/Permits	\$3.04	\$3.04
Intergovernmental	\$24.64	\$23.67
Fines/forfeitures	\$0.18	\$0.14
Charges for services	\$8.24	\$10.42
Miscellaneous	\$14.98	\$7.11
Fees	\$17.57	\$19.75
Transfers In	\$0.09	\$0.09
Total	\$182.61	\$176.06



- Taxes - 63.6%
- Intergovernmental - 13.4%
- Fees - 11.2%
- Charges for Services - 5.9%
- Misc. - 4%
- Licenses/Permits - 1.7%
- Fines/Forfeitures - 0.01%

GENERAL FUND EXPENSES

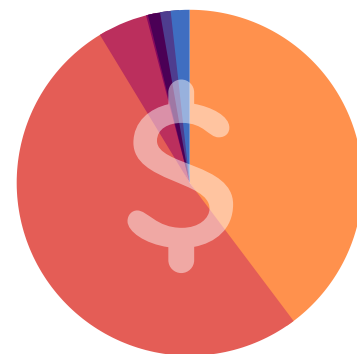
Expenses for core activities such as public safety, planning and zoning, property valuation, tax collection and distribution, vehicle licensing, county administration and other activities are recorded in the General Fund. These activities are financed from property taxes and general revenues. In 2021, they totaled \$175.25 million, a \$0.94 million decrease from 2020.

General Government expenses increased by \$5.25 million. The \$7.19 million contribution to the Weld Trust for the Bright Futures program was partly offset by the \$2.57 million reduction in contribution to the county's fully funded retirement program.

In 2020 the county entered into several intergovernmental agreements for road projects with local municipalities and the amount contributed to these projects declined by \$7.70 million in 2021. The drop in Economic Assistance is attributed to the creation of the Weld County Service Industry Worker fund in 2020 (\$2.00 million). No additional funding was given in 2021.

The \$1.61 million decrease in capital expenses was the result of a \$2.11 million decline in the amount spent on network infrastructure and remote working technology enhancements. This reduction was somewhat offset by the \$0.40 million paid to construct air quality monitoring stations. Transfers Out are transfers to support other county funds and, in 2021, the additional \$6 million transferred to the capital projects reserve mainly led to the \$5.81 increase.

Expenses (in millions)	2020	2021
General Government	\$58.55	\$63.80
Public Safety	\$83.75	\$82.81
Public Works	\$15.16	\$7.43
Public Health/Welfare	\$0.31	\$0.28
Culture/Recreation	\$1.63	\$1.83
Economic Assistance	\$3.47	\$1.58
Capital Expenses	\$4.43	\$2.82
Transfers Out	\$8.89	\$14.70
Total	\$176.19	\$175.25



- Public Safety - 51.6%
- General Government - 39.7%
- Public Works - 4.63%
- Capital Expenses - 1.76%
- Culture/Rec - 1.14%
- Economic Assistance - 0.99%
- Public Health/Welfare - 0.17%

MEET THE ELECTED OFFICIALS

BOARD OF COUNTY COMMISSIONERS

The five member Board of County Commissioners is the statutory head of Weld County's government. Two commissioners are elected At-Large and three are elected from the district in which they reside. Commissioners are voted in for a four-year term, and if reelected, can serve up to three consecutive four-year terms under charter provisions.

Following a 1970 amendment to the Colorado Constitution, which allowed for counties to adopt a home rule charter, the residents of Weld County elected a 21-member commission to begin drafting Weld County's own set of governing rules. Passage of the charter on January 1, 1976, made Weld County the first county in the state to adopt its own home rule charter. Since then, only one other, Pitkin County, has followed course. The charter brings government closer to the residents of Weld County and gives them the authority to manage their own affairs.



MIKE FREEMAN

District 1



SCOTT JAMES

District 2



LORI SAINE

District 3



STEVE MORENO

At Large



PERRY BUCK

At Large

CONNECT WITH US

Weld County Government is dedicated to supplying the most transparent information about how taxpayer money is managed and spent in Weld County. We welcome your feedback, questions and/or comments regarding the information provided in this report along with requests for additional financial information by calling (970) 400-4451 or emailing cpattelli@weldgov.com.



weldgov.com



[@weldcountygovernment](https://www.facebook.com/weldcountygovernment)



[@weldgov](https://twitter.com/weldgov)



Weld County
Government



Weld County
Government