

Financing Options

There are several ways to fund the necessary improvements for our District's infrastructure. Each option has different implications for taxes and water/sewer rates:

Tax Supported Bonds: Costs are spread over the **entire tax base for 20-30 years**, meaning the costs are **shared** by current and future users of the facilities & improvements. This option provides the **lowest annual costs** for end users and funds are available quickly

Water & Sewer Rates: Costs are spread over the District's **current customer base**. Rates are generally proportionally higher for residential users than commercial users. Current **users pay more** with this option because capital improvements are constructed immediately, but the costs are not spread out over several years. Funds take more time to collect.

Here is an example of how a \$5M project could be funded using one of the following options:

Example: With a Project Cost of \$5.0MM	
Financed by Bond Issuance (using existing tax rates)	Funded by Water & Sewer Rates (if a water rate increase was used)
<ul style="list-style-type: none"> Bonds are sold to fund project Ad valorem (property tax rate) remaining at current rate Average contribution per home: \$12.75/mo or \$153/yr Current & future residents share the cost over 30 years 	<ul style="list-style-type: none"> Resident water bills fund project Water rates increase <u>before</u> project funding Average contribution per home: \$2,210/yr Current residents pay 100% of the projects (0% paid by future residents)

Historical Tax Statistics

Over the past 5 years the Board has lowered tax rates from \$0.60 to \$0.43, stabilizing taxes against rising home values.

Tax Rates / \$100				
Tax Year	Debt Rate	M&O Rate	Total	YoY Variance
2024	0.210	0.220	0.430	-4.44%
2023	0.220	0.230	0.450	-10.00%
2022	0.250	0.250	0.500	-9.09%
2021	0.300	0.250	0.550	-5.21%
2020	0.332	0.248	0.580	-3.30%
2019	0.350	0.250	0.600	-3.23%
2018	0.370	0.250	0.620	-4.62%
2017	0.400	0.250	0.650	-7.14%
2016	0.450	0.250	0.700	-1.41%
2015	0.490	0.220	0.710	

Assessed Value History	
Year	Total Assessed Value of District Properties
2024	\$611,000,000
2023	\$546,400,000
2022	\$524,000,000
2021	\$468,650,298
2020	\$446,624,316
2019	\$426,879,770
2018	\$410,861,541
2017	\$398,000,000
2016	\$375,500,000
2015	\$344,600,000
2014	\$310,000,000
2013	\$288,257,856
2012	\$263,074,197