

ADAMS COUNTY, COLORADO 

# Popular Annual Financial Report

FOR THE YEAR ENDED DEC. 31, 2024



**ADAMS COUNTY**  
— **COLORADO** —  
**BUDGET & FINANCE**

# MESSAGE FROM THE Budget & Finance Director

June 30, 2025

Dear Residents of Adams County,

On behalf of the Adams County accounting team, the county is pleased to present the Popular Annual Financial Report (PAFR). The PAFR is a condensed version of the Annual Comprehensive Financial Report (ACFR). The ACFR is the detailed and complete financial report prepared by the county annually. The ACFR is prepared in conformance with generally accepted accounting principles (GAAP) and audited by CliftonLarsonAllen LLP. The county received an unmodified (clean) opinion for the financial statements prepared for the year ending on Dec. 31, 2024. The county's 2023 ACFR received the Certificate of Achievement for Excellence in Financial Reporting from the Government Finance Officer's Association for the year ending Dec. 31, 2023.

The PAFR is a summarized version of the ACFR and is similarly prepared in conformance with GAAP. It contains supplemental information with a focus on the financial results of the primary government. This document is presented in a user-friendly format allowing the reader to find general financial information more easily.

Thank you for your interest and continued support of Adams County. Please feel free to review both the ACFR and PAFR at [Annual Comprehensive Financial Report \(ACFR\) | Adams County Government \(adco.gov.org\)](https://adco.gov.org).

We are Adams!

Marc Osborne, Interim Budget  
& Finance Director



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# Profile of Adams County

## MAP & DEMOGRAPHICS

With rich traditions and history, Adams County offers the best of suburban and rural life – vibrant cities, quiet towns, and miles of recreation. Located in the Denver metro area, Adams County is the state’s fifth-largest county, serving a population of more than 540,000 residents. With an annual growth rate of 3.8%, Adams County is projected by the Denver Council of Regional Governments (DRCOG) to have a population of 722,000 by 2040.

Adams County is a nexus in the region’s transportation network, with I-25, I-70, I-76, I-270, and E-470, along with other state highways and regional arterials, all intersecting in the county. Adams County surrounds

Denver International Airport (DEN), the sixth busiest airport in the world in 2024.

In addition to its convenient location, Adams County is the most affordable county in the Denver metro area. The relatively lower cost of housing is attracting a younger population, creating a vibrant community and steadily growing workforce.

Adams County is home to the cities of Brighton, Commerce City, Federal Heights, Northglenn, and Thornton; portions of Arvada, Aurora, and Westminster; the town of Bennett; and a portion of the town of Lochbuie. Unincorporated communities include Henderson, Strasburg, and Watkins.





# Meet the Elected Officials

## AS OF DECEMBER 31, 2024

### BOARD OF COUNTY COMMISSIONERS

From left to right: Eva J. Henry, Charles “Chaz” Tedesco, Emma Pinter, Steve O’Dorisio, Lynn Baca



### ELECTED OFFICIALS



ASSESSOR  
Ken Musso



CLERK &  
RECORDER  
Josh  
Zygielbaum



CORONER  
Monica  
Broncucia-  
Jordan



DISTRICT  
ATTORNEY  
Brian Mason



SHERIFF  
Gene R. Claps



TREASURER  
& PUBLIC  
TRUSTEE  
Alexander  
Villagran

### ADAMS COUNTY EXECUTIVE LEADERSHIP TEAM

INTERIM COUNTY MANAGER David Fraser

SENIOR DEPUTY COUNTY MANAGER Alisha Reis

DEPUTY COUNTY MANAGER Dionne Stroter

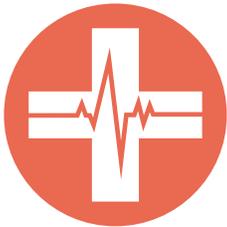
DEPUTY COUNTY MANAGER Kristin Sullivan

COUNTY ATTORNEY Heidi Miller

# Adams County

2024

## ADAMS COUNTY HEALTH DEPARTMENT



Distributed over \$7 million in American Rescue Plan Act (ARPA) funds to expand access to behavioral health services, reduce stigma, and support community programs addressing mental health and substance use.

## BUDGET & FINANCE



Adopted a five-year Capital Improvement Plan with \$48 million in capital projects and \$13 million in major maintenance projects that started in 2025.

## COLORADO AIR AND SPACE PORT



Busiest year of airport operations ever with 127,777 takeoffs and landings.

## COMMUNITY & ECONOMIC DEVELOPMENT



Invested \$6.04 million in grant funds for public services, housing, and the Minor Home Repair program.

## FACILITIES & FLEET MANAGEMENT



Saved 151,275 kilograms of greenhouse gases from Adams County electric vehicle chargers.

## HUMAN SERVICES



Served 224,438 Adams County residents with food, medical, and cash assistance.

## PARKS, OPEN SPACE & CULTURAL ARTS



More than 175,000 community members attended Pride, Stars & Stripes, Adams County Fair, and Festival Latino.

## PEOPLE & CULTURE SERVICES



Over 967 employees were onboarded to start their Adams County careers.

## PUBLIC WORKS



Secured \$35 million in financing to support and smooth active construction in the Capital Improvement Plan delivery schedule.

## RIVERDALE ANIMAL SHELTER



Provided over 121,000 days of sheltering to more than 8,000 pets.

# Celebrations in 2024



## Adams County Pride

Adams County Pride returned in 2024 as a diverse crowd celebrated love, diversity, and equality at the free, family-friendly festival. Highlights included roller skating and art exhibits with Rainbow Dome, live music, volleyball, great food, and more!



## Stars & Stripes

Adams County's annual pre-Independence Day celebration at Riverdale Regional Park was a patriotic night featuring country singer Thomas Mac and a festive display of fireworks with the newly opened Adams County Veterans Memorial as a backdrop.



# Celebrations in 2024



## Adams County Fair

The Adams County Fair continued to be one of the region's highlights as 2024 featured music from Nate Smith, Kassi Ashton, Craig Morgan, and Jon Langston. In addition, the always-popular demolition derby, truck pull, and Dia de La Familia entertained fans in between food and rides on the Midway. And don't forget the 4-H exhibits and competitions!



## Festival Latino

Festival Latino was such a big hit in its first year, and there was no question it would become an annual event. In 2024, this free, family-friendly event expanded to showcase the rich heritage and diversity of Latino culture with live music, dance performances, art installations, and delicious cuisine.



# Net Position

The statement of net position presents all of Adams County’s assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference reported as the net position.

Adams County’s fiscal year runs Jan. 1 to Dec. 31 each year. The county’s statement of net position for fiscal years ending Dec. 31, 2022 – Dec. 31, 2024 is shown in the chart below.

	GOVERNMENTAL ACTIVITIES			BUSINESS-TYPE ACTIVITIES		
	2024	2023	2022	2024	2023	2022
Cash & Investments	\$557,764,345	\$461,579,905	\$464,448,824	\$22,901,214	\$20,766,929	\$17,691,835
Capital Assets (Net)	1,007,085,607	928,161,379	900,453,483	52,581,375	49,692,956	42,663,861
Other Assets	422,105,392	395,352,588	312,732,435	12,445,828	12,463,423	12,667,230
<b>Total Assets</b>	<b>1,986,955,344</b>	<b>1,785,093,872</b>	<b>1,677,634,742</b>	<b>87,928,417</b>	<b>82,923,308</b>	<b>73,022,926</b>
Deferred Outflows of Resources	46,814,275	56,029,604	41,782,874	371,975	436,970	306,406
Current Liabilities	75,584,623	93,120,288	113,444,611	2,223,692	1,289,522	1,574,396
Long-term Liabilities	528,639,560	457,900,950	407,876,635	2,329,815	2,518,218	1,804,229
<b>Total Liabilities</b>	<b>604,224,183</b>	<b>551,021,238</b>	<b>521,321,246</b>	<b>4,553,507</b>	<b>3,807,740</b>	<b>3,378,625</b>
Deferred Inflows of Resources	387,634,218	357,574,776	322,286,364	7,388,439	7,590,796	8,240,440
Net Investment in Capital Assets	743,311,941	777,453,832	747,897,971	50,747,304	49,077,734	42,373,942
Restricted	287,307,108	224,250,832	210,304,999	–	–	–
Unrestricted	11,292,169	(69,177,202)	(82,392,964)	25,611,142	22,884,008	19,336,325
<b>Total Net Position</b>	<b>\$1,041,911,218</b>	<b>\$932,527,462</b>	<b>\$875,810,006</b>	<b>\$76,358,446</b>	<b>\$71,961,742</b>	<b>\$61,710,267</b>

# Changes in Net Position

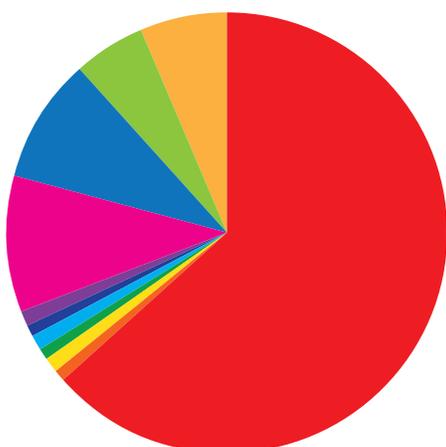
The statement of activities shows how Adams County's net position changed during the year reported, and shows total revenues earned and expenses incurred. When revenues exceed expenses, the county's net position increases.

	GOVERNMENTAL ACTIVITIES			BUSINESS-TYPE ACTIVITIES		
	2024	2023	2022	2024	2023	2022
Program Revenues	\$268,243,402	\$230,884,110	\$242,218,665	\$12,047,988	\$11,600,711	\$14,195,350
General Revenues	504,793,105	428,601,073	374,447,004	1,683,056	1,291,685	1,155,371
<b>Total Revenues</b>	<b>773,036,507</b>	<b>659,485,183</b>	<b>616,665,669</b>	<b>13,731,044</b>	<b>12,892,396</b>	<b>15,350,721</b>
General Gov't	162,379,370	178,658,393	163,023,400	-	-	-
Public Safety	198,087,533	136,482,254	115,051,700	-	-	-
County-Funded Human Services	2,499,675	3,470,568	8,110,088	-	-	-
Public Works	73,727,686	73,941,790	69,201,729	-	-	-
Culture & Recreation	9,558,046	10,394,911	8,501,938	-	-	-
Health & Welfare	180,953,596	159,389,465	147,734,974	-	-	-
Urban Housing & Redevelopment	3,512,261	2,052,719	1,685,941	-	-	-
Conservation of Natural Resources	19,074,010	20,372,995	18,757,160	-	-	-
Economic Opportunity	5,760,865	6,056,487	6,285,279	-	-	-
Interest on Long-Term Debt	5,720,711	5,384,763	5,892,298	-	-	-
Colorado Air and Space Port	-	-	-	7,101,049	6,468,792	5,044,445
Golf Course	-	-	-	3,726,362	3,547,234	3,328,282
Stormwater	-	-	-	885,907	1,152,513	789,120
<b>Total Expenses</b>	<b>\$661,273,773</b>	<b>\$596,204,345</b>	<b>\$544,244,507</b>	<b>\$11,713,318</b>	<b>\$11,168,539</b>	<b>\$9,161,847</b>
Change in Net Position Before Transfers	111,762,734	63,280,838	72,421,162	2,017,726	1,723,857	6,188,874
Transfers	(2,378,978)	(8,527,618)	(400,000)	2,378,978	8,527,618	400,000
Change in Net Position	109,383,756	54,753,220	72,021,162	4,396,704	10,251,475	6,588,874
Net Position, Beginning of Year	932,527,462	877,774,242	803,788,844	71,961,742	61,710,267	55,121,393
<b>Net Position, End of Year</b>	<b>\$1,041,911,218</b>	<b>\$932,527,462</b>	<b>\$875,810,006</b>	<b>\$76,358,446</b>	<b>\$71,961,742</b>	<b>\$61,710,267</b>

# General Fund Revenues

In 2024, Adams County's total General Fund Revenues were \$415,974,272, which was an increase of \$82,088,387 from the previous year.

	2024	2023	2022
Property Taxes	\$288,973,952	\$222,130,184	\$211,105,712
Other Taxes	666,869	663,720	734,465
Liquor Licenses	17,273	27,488	25,425
Marriage Licenses	29,624	28,602	18,277
Marijuana Licenses	200,000	195,000	180,000
Building Permits	2,847,823	2,503,952	2,547,585
Other Licenses & Permits	65,382	78,472	64,956
Intergovernmental	49,094,820	35,151,016	47,364,711
Charges for Services	35,114,112	32,495,811	32,520,805
Investment Earnings	22,790,515	18,498,618	(1,854,772)
Miscellaneous Revenues	16,173,901	22,113,022	10,083,164
<b>Total General Fund Revenues</b>	<b>\$415,974,271</b>	<b>\$333,885,885</b>	<b>\$302,790,328</b>



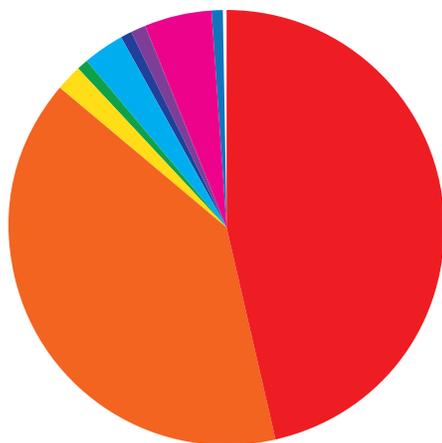
- Property Taxes 69.5%
- Other Taxes <1%
- Liquor Licenses <1%
- Marriage Licenses <1%
- Marijuana Licenses <1%
- Building Permits <1%
- Other Licenses & Permits <1%
- Intergovernmental 11.8%
- Charges for Services 8.4%
- Investment Earnings 5.5%
- Miscellaneous 3.9%

**Total General Fund Revenues 2024 = \$415,974,271**

# General Fund Expenditures

In 2024, Adams County’s total General Fund Expenditures were \$381,495,278, which was \$34,478,994 less than the General Fund Revenues from this year.

	2024	2023	2022
General Government	\$175,644,640	\$153,482,476	\$149,607,412
Public Safety	162,902,300	131,106,887	109,329,170
County-Funded Human Services	4,108,924	3,559,645	8,026,049
Public Works	3,360,067	2,897,438	1,776,044
Culture & Recreation	8,969,355	9,128,479	7,757,278
Conservation of Natural Resources	174,787	225,993	323,514
Economic Opportunity	225,156	149,915	128,121
Capital Outlay	21,913,173	16,747,533	14,376,674
Debt Service	3,926,876	2,860,917	738,317
<b>Total General Fund Expenditures</b>	<b>\$381,495,278</b>	<b>\$320,159,283</b>	<b>\$292,062,579</b>

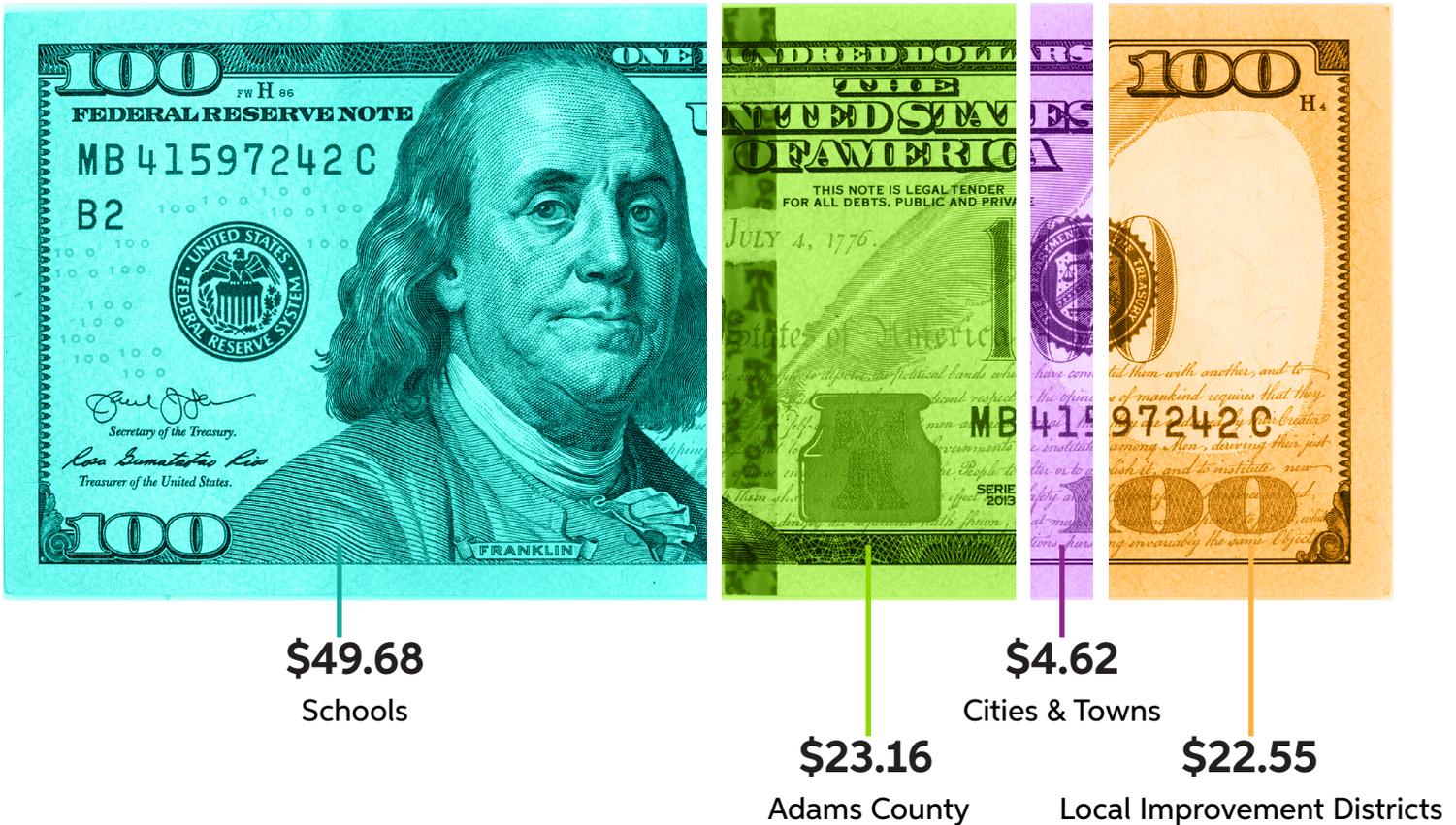


- General Government 46.0%
- Public Safety 42.7%
- County-Funded Human Services 1.1%
- Public Works <1%
- Culture & Recreation 2.4%
- Conservation of Natural Resources <1%
- Economic Opportunity <1%
- Capital Outlay 5.7%
- Debt Service 1.0%

**Total General Fund Expenditures 2024 = \$381,495,278**

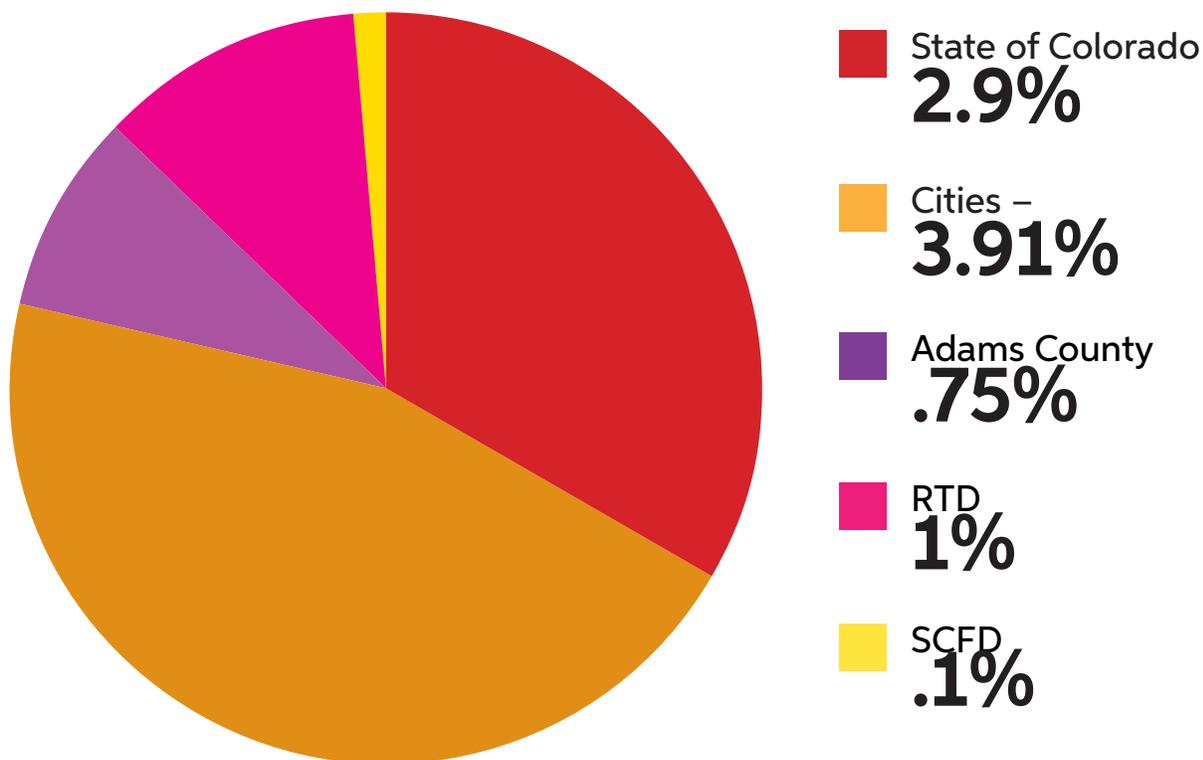
# Property Tax Distribution

In addition to collecting property taxes for the county, the Adams County Treasurer's Office also collects property taxes on behalf of many other taxing authorities such as schools, cities, metro districts, water districts, and fire districts. After collection, the amounts due to other taxing authorities are distributed monthly to the appropriate parties. In 2024, \$1,523,670,173 was certified to be collected by the Treasurer's Office. Of that amount, less than 25% remained with the county after collection. See below for a breakdown of where your property taxes go.



# Sales Taxes

The State of Colorado collects and remits sales tax to Adams County on the retail sales of tangible personal property sold within county limits. Since each city within Adams County has its own sales tax rate, the total rate residents pay will vary depending on location. However, the illustration below demonstrates how the sales tax rate you pay is allocated to different entities using an average rate of all the cities within Adams County:



*\*Note: There is no city sales tax for retail sales in unincorporated Adams County.*

One of the ways Adams County residents will see the impact of their sales tax dollars is through parks and open space. One-third of sales tax revenue is used for this purpose, which is split into three components:

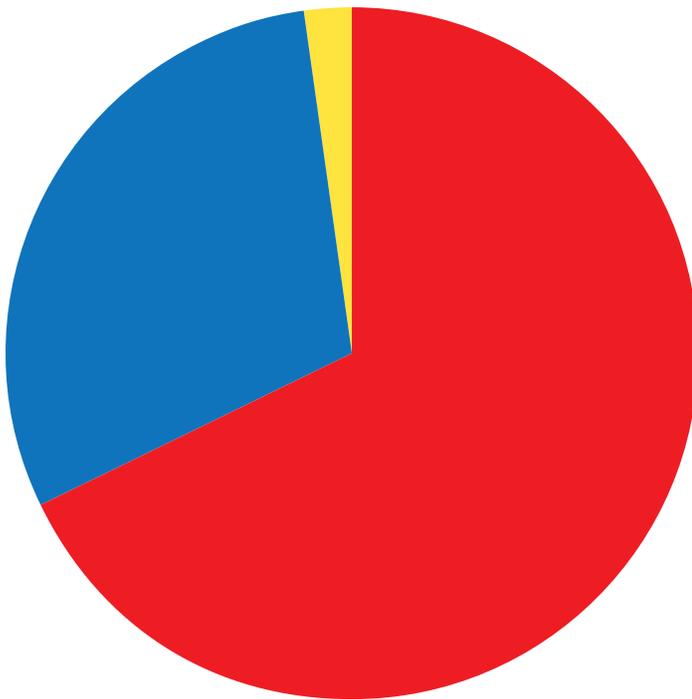
- **2% ADMINISTRATIVE FEE:** Used to cover the costs to administer the sales tax program, including salaries of staff, office supplies, and promotional materials.
- **30% SHAREBACK:** 30% of the revenue received is automatically returned to the cities, towns, and unincorporated areas of Adams County for use in open space projects.
- **68% GRANT FUND:** Adams County Parks, Open Space & Cultural Arts staff administer a competitive grant process in which qualified jurisdictions can apply for funding to complete a wide variety of projects that enhance open space within Adams County.

# Sales Taxes

## Adams County Open Space Sales Tax Distribution Report 2024

### SHAREBACK OVERVIEW

Proceeds from the sales tax benefit parks, recreation, trails, and open space projects countywide. Funds are distributed in three ways:



Competitive Grant Program:  
**68%**

Shareback Program:  
**30%**

Administrative Costs:  
**2%**

The Shareback Program distributes 30% of open space sales tax revenue back to the taxing jurisdiction for use on either passive or active projects.

In 2024, the 30% Shareback Program totaled \$9,642,097.94.

City of Arvada	\$101,763.60
City of Aurora	\$1,757,858.85
Town of Bennett	\$81,683.35
City of Brighton	\$872,363.92
City of Commerce City	\$1,185,942.98
City of Federal Heights	\$175,552.11
City of Northglenn	\$504,630.65
City of Thornton	\$1,981,711.56
City of Westminster	\$1,036,729.89
Unincorporated Adams County	\$1,943,861.03
<b>Program totaled</b>	<b>\$9,642,097.94</b>

# Open Space Sales Tax Grants

## SPRING 2024 PROGRAM

Applicant	Project	Total Awarded
Adams County	Confluence Acquisition	\$3,500,000
Adams County	High Line Canal Trail Underpass at Colfax Avenue	\$830,000
Town of Bennett	Purple Pipe Phase III	\$2,000,000
Town of Bennett	Trupp Park Electrical Upgrades	\$25,000
Bennett Park & Recreation District	Facelift Phase III	\$51,680
Colorado Front Range National Wildlife Refuge	Invasive Species Control at Rocky Mountain Arsenal NWR	\$24,202
City of Commerce City	Ragweed Draw Open Space and River Run Park Improvements	\$500,000
City of Commerce City	Pioneer Park Scoreboard Replacement	\$25,000
City of Commerce City	Paradise Island Aquatics Park Leak Repair and Re-plaster	\$1,000,000
High Line Canal Conservancy	High Line Canal Natural Resources Management Plan	\$43,000
Hyland Hills Parks & Recreation District	Camenisch Park Master Plan	\$108,434

# Open Space Sales Tax Grants

Applicant	Project	Total Awarded
Hyland Hills Parks & Recreation District	Sports Complex Phase II	\$2,700,000
Hyland Hills Parks & Recreation District	Clear Creek Valley Bike Park	\$300,000
City of Northglenn	Greenway Trails Project	\$225,000
City of Northglenn	Audio, Lighting & Video— Safety Enhancements	\$25,000
City of Northglenn	Northglenn’s First EV Mower	\$25,000
Bird Conservancy of the Rockies	Environmental Education: Providing Opportunities for Everyone	\$739,863
Strasburg Park and Recreation District	North Baseball Field— Field Improvements	\$25,000
The Stead School	Founders Field	\$550,000
City of Thornton	Thornton Community Center Design	\$1,744,521
City of Thornton	Thornton Grounds for Inclusion: Cherrywood and Margaret Carpenter Parks	\$2,000,005
City of Thornton	Electrified Handheld Grounds Maintenance Equipment	\$25,000
Town of Bennett	Civic Center Park Construction Phase III	\$3,891,551
City of Westminster	Barber Property Acquisition	\$1,100,295
<b>Spring 2024 Total</b>		<b>\$21,551,296</b>

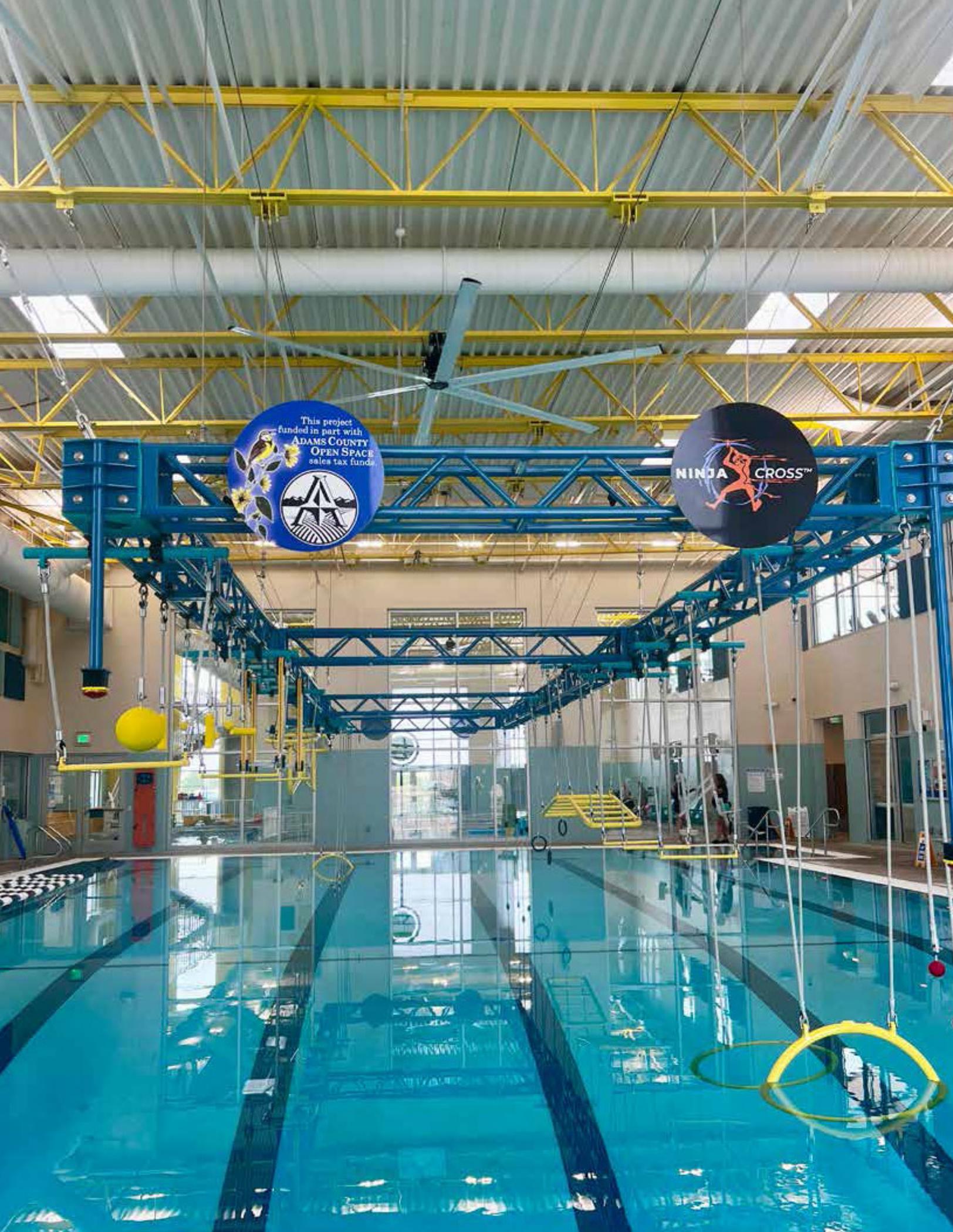
# Open Space Sales Tax Grants

## FALL 2024 PROGRAM

Applicant	Project	Total Awarded
Adams County	Brantner Gulch Improvements—Riverdale Regional Park	\$2,800,000
Adams County	Niver Creek Improvements	\$350,000
Town of Bennett	Trupp Park Skate Park Phase II	\$262,500
Bennett Park and Recreation District	Facelift Phase V	\$105,000
City of Brighton	Bromley-Hishinuma Farm Site Upgrades	\$16,000
City of Commerce City	Irrigation Replacement at Pioneer	\$1,300,000
Commerce City Parks, Recreation & Golf Dept.	StoryWalk in Monaco Park	9,000
Commerce City Parks, Recreation & Golf Dept.	Eagle Pointe Pool Re-Plaster	\$80,000
High Line Canal Conservancy	High Line Canal North Aurora Access Improvements	\$350,000
Hyland Hills Parks & Recreation District	Commissioners Park Improvements	\$918,000
Hyland Hills Parks & Recreation District	Rotary Park Improvements	\$1,120,000

# Open Space Sales Tax Grants

Applicant	Project	Total Awarded
Hyland Hills Parks & Recreation District	EV Charging Station Evaluation	\$14,000
City of Northglenn	Danahy Park Renovation	\$600,000
City of Northglenn	Jaycee Park Renovation	\$400,000
City of Northglenn	Smarth Commute eBike Library & Mobility Hub	\$24,986
Strasburg Parks and Recreation District	Community Park East Phase II	\$1,534,039
Strasburg Parks and Recreation District	Facility Signage Upgrade	\$21,245
City of Thornton	Over, Under, and Through: Extending the Reach of Grange Hall Creek Trail	\$2,498,686
City of Thornton	Infield Dreams	\$25,000
City of Thornton	Pickle and a Biscuit	\$329,407
City of Westminster	Tree Inventory Project	\$17,500
<b>Fall 2024 Total</b>		<b>\$12,775,363</b>
<b>2024 Open Space Sales Tax Grant Program Total</b>		<b>\$34,326,660</b>



# ARPA Grants

In 2021, Adams County received \$101 million in American Rescue Plan Act (ARPA) funds, distributed in two parts: Tranche 1 and Tranche 2. Tranche 1 was primarily allocated to direct COVID-19 response and recovery efforts.

In 2023, the county launched Tranche 2 projects with a focus on long-term regional impact. These investments targeted three core areas: Housing and Homelessness, Mental and Behavioral Health, and addressing Domestic Violence and Food Insecurity.

In 2024, Adams County continued its strategic deployment of Tranche 2 funds, expanding support for the established priorities and introducing new efforts to strengthen Community-Based Organizations (CBOs). Over \$18.2 million in additional ARPA grants were awarded, bringing the total number of active grants to more than 130.

As of Dec. 31, 2024, Adams County has fully obligated all ARPA funds. The county remains committed to monitoring outcomes and ensuring all projects are completed by the close of the ARPA program in 2026.

GRANTS AWARDED IN 2021-2022	
Tranche 1: COVID-19 Grants	\$33,461,357
2021-2022 Total	\$33,461,357
GRANTS AWARDED IN 2023	
Internal Project DA – Temporary Youth Shelter Program	\$1,200,000
Almost Home – Next Step Program	\$134,400
Boyers Coffee Site	\$2,250,000
Colorado Coalition for the Homeless Partnership for Clarion Hotel Conversion/Renewal Village	\$3,800,000
Farmworker Housing Partnership with Community Resources and Housing Development Corp.	\$100,000
Tiny Home Village - ACCESS Housing	\$485,000
Severe Weather Activation Program (SWAP)	\$2,000,000
Food security programs - Human Services Center (HSC)	\$1,923,253
2023 Total	\$11,892,653
GRANTS AWARDED IN 2024	
Building Resilient Community Based Organizations	\$325,000
Aurora Mental Health and Recovery: Non-Medical Detoxification and Walk-in Crisis Services	\$1,003,151
Food Security Grants	\$1,359,500
Aurora Regional Navigation Campus	\$5,000,000
Housing and Homelessness Prevention Projects	\$5,617,142
Mental & Behavioral Health Grants	\$4,964,987
2024 Total	\$18,269,780
Grand Total - All Years	\$63,623,790

# CDBG and HOME Grants Overview

Adams County receives Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funding from the U.S. Department of Housing & Urban Development (HUD) annually. For the 2023 program year (Oct 1, 2023 – Sept 30, 2024), the county was awarded \$1.29 million in CDBG and \$1.31 million in HOME funds. These grants support affordable housing, home repairs, anti-poverty initiatives, and infrastructure improvements, primarily benefiting low-and moderate-income residents.

## Key 2024 Investments:

### CDBG:

- \$339,692 to minor home repair projects assisting 26 households
- \$73,323 to Project Angel Heart's Medically Tailored Meals
- \$96,557 to Almost Home's Respite Housing Program
- \$97,037 to Federal Heights Rental Housing Inspection Program

### HOME:

- \$1,261,825 to build 60 affordable housing units at South Platte Crossing Apartments
- \$354,119 to rehabilitate 10 affordable housing units in Brighton
- \$383,580 to Brighton Housing Authority's Tenant-Based Rental Assistance program

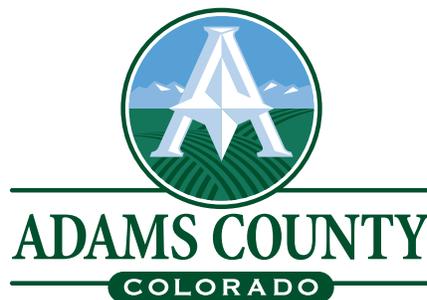


ADAMS COUNTY, COLORADO 

# Popular Annual Financial Report



FOR THE YEAR ENDED DEC. 31, 2024



4430 S. Adams County Pkwy. Brighton, CO 80601

