



2023 Audited Financial Statements Presentation

Independent Audit
Conducted by



Dazzio & Associates, PC

Certified Public Accountants

Auditor's Responsibilities and
opinion for the Audit of the
Financial Statements 2023

Page 1-3

The management's discussion and analysis (MDA) on pages 4–16 are presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB)

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MDA was prepared by Heike Wilson, Town Treasurer

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Government-Wide Financial Statements

The first of these government-wide statements is the *Statement of Net Position*. This presents information that includes all the Town's assets and liabilities, with the difference reported as *net position*.

Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating. Page 17

Net Position

* In 2023

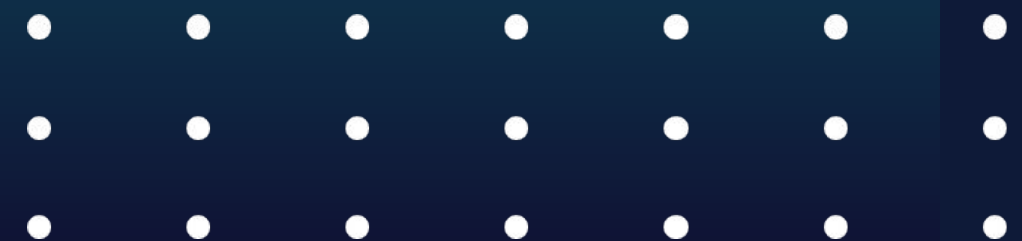
	Governmental Activities		Business Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Assets						
Current Assets	\$ 5,210,150	\$ 5,020,524	\$3,192,607	\$3,097,637	\$ 8,402,757	\$ 8,118,161
Capital Assets	14,479,486	14,676,106	2,098,162	2,261,598	16,577,648	16,937,704
Total Assets	<u>19,689,636</u>	<u>19,696,630</u>	<u>5,290,769</u>	<u>5,359,235</u>	<u>24,980,405</u>	<u>25,055,865</u>
Liabilities						
Current Liabilities	326,980	544,178	123,791	141,582	450,771	685,760
Long-Term	<u>4,821,241</u>	<u>5,086,937</u>	<u>1,126,874</u>	<u>1,223,530</u>	<u>5,948,115</u>	<u>6,310,467</u>
Total Liabilities	<u>5,148,221</u>	<u>5,631,115</u>	<u>1,250,665</u>	<u>1,365,112</u>	<u>6,398,886</u>	<u>6,996,227</u>
Deferred Inflows of Resources	<u>690,369</u>	<u>644,645</u>	<u>-</u>	<u>-</u>	<u>690,369</u>	<u>644,645</u>
Net Position						
Net Investment in Capital Assets	9,489,941	9,592,064	910,193	1,003,652	10,400,134	10,595,716
Restricted	1,094,777	922,742	153,215	124,100	1,247,992	1,046,842
Unrestricted	<u>3,266,328</u>	<u>2,906,064</u>	<u>2,976,696</u>	<u>2,866,371</u>	<u>6,243,024</u>	<u>5,772,435</u>
Total Net Position	<u>\$13,851,046</u>	<u>\$13,420,870</u>	<u>\$4,040,104</u>	<u>\$3,994,123</u>	<u>\$17,891,150</u>	<u>\$17,414,993</u>

Current
Assets
increased

and

Current
Liabilities
decreased

The second government-wide statement is the ***Statement of Activities***, which reports how the Town's net position changed during the current fiscal year. Page 18



Function/Program Activities	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Permits, Fees, Fines, and Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental Activities							
Administration	\$ 1,413,869	\$ 180,702	\$ 20,601	\$ -	\$ (1,212,566)	\$ -	\$ (1,212,566)
Public Safety	277,858	-	-	-	(277,858)	-	(277,858)
Public Works	1,777,858	-	45,445	-	(1,732,413)	-	(1,732,413)
Grand Lake Center	390,458	112,629	6,044	-	(271,785)	-	(271,785)
Parks	276,379	-	2,918	-	(273,461)	-	(273,461)
Interest and Related Costs on Long-term Debt	175,743	-	-	-	(175,743)	-	(175,743)
Total Governmental Activities	4,312,165	293,331	75,008	-	(3,943,826)	-	(3,943,826)
Business-type Activities							
Water	780,411	693,614	-	110,500	-	23,703	23,703
Marina	518,065	430,273	-	-	-	(87,792)	(87,792)
Pay As You Throw	59,993	68,214	-	-	-	8,221	8,221
Total Business-type Activities	1,358,469	1,192,101	-	110,500	-	(55,868)	(55,868)
Total	\$ 5,670,634	\$ 1,485,432	\$ 75,008	\$ 110,500	(3,943,826)	(55,868)	(3,999,694)
General Revenues:							
					398,010	-	398,010
					25,441	-	25,441
					3,498,008	-	3,498,008
					92,345	-	92,345
					180,737	101,849	282,586
					179,461	-	179,461
					4,374,002	101,849	4,475,851
					430,176	45,981	476,157
					13,420,870	3,994,123	17,414,993
					\$ 13,851,046	\$ 4,040,104	\$ 17,891,150

Fund Financial Statements

A fund is an accountability unit used to maintain control over resources segregated for specific activities or objectives. The Town uses funds to ensure and demonstrate compliance with finance-related laws and regulations.

The town has two funds, Governmental funds and Enterprise funds

The two Governmental Funds
are

General Fund

Capital Improvement Fund (CIF)

**BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2023**

	General Fund	Capital Improvement Fund	Total Governmental Funds
Assets			
Cash and Investments	\$ 3,439,986	\$ -	\$ 3,439,986
Cash and Investments - Restricted	-	886,867	886,867
Receivables:			
Property Taxes	530,203	-	530,203
Sales Taxes	234,502	58,625	293,127
Accounts	24,611	-	24,611
Intergovernmental	7,335	-	7,335
Prepaid Items	23,688	-	23,688
Inventory	4,333	-	4,333
Total Assets	\$ 4,264,658	\$ 945,492	\$ 5,210,150
Liabilities			
Accounts Payable	\$ 28,103	\$ 1,000	\$ 29,103
Deposits and Prepaid Fees	39,089	-	39,089
Total Liabilities	67,192	1,000	68,192
Deferred Inflows of Resources			
Unavailable Revenue - Property Tax	530,203	-	530,203
Unavailable Revenue - Use Tax	160,166	-	160,166
Total Deferred Inflows of Resources	690,369	-	690,369
Fund Balances			
Nonspendable	28,021	-	28,021
Restricted for:			
Emergency Reserves	117,000	-	117,000
Parks and Open Space	46,073	-	46,073
Capital Projects	-	663,992	663,992
Debt Service	-	280,500	280,500
Committed to:			
Affordable Housing	282,006	-	282,006
Cemetery Operations	119,257	-	119,257
Assigned to:			
Subsequent Year's Budget	687,119	-	687,119
Unassigned	2,227,621	-	2,227,621
Total Fund Balances	3,507,097	944,492	4,451,589
Total Liabilities, Deferred Inflows of Resources and Fund Balances	\$ 4,264,658	\$ 945,492	\$ 5,210,150

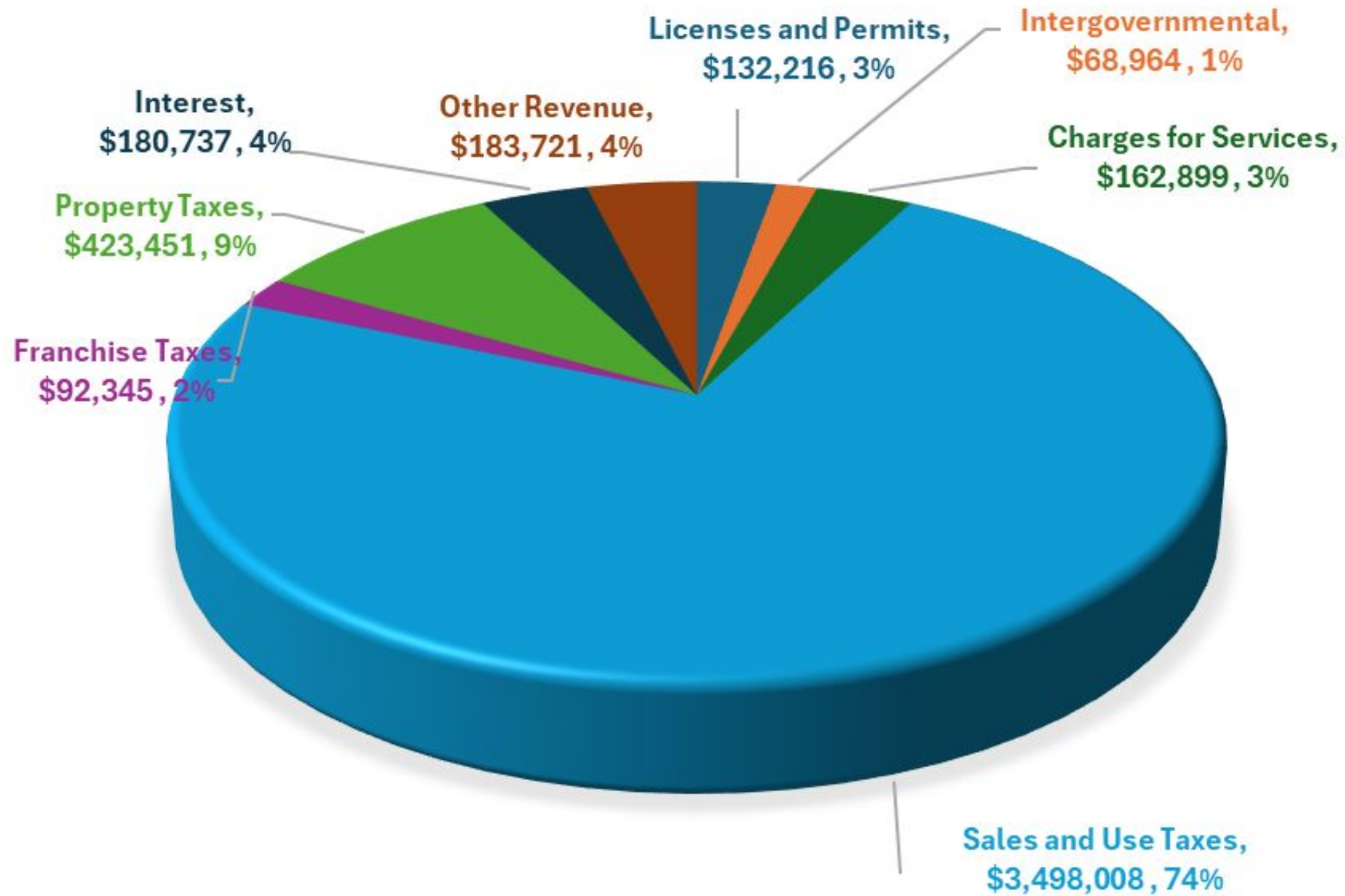
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2023

	General Fund	Capital Improvement Fund	Total Governmental Funds
Revenues			
Taxes	\$ 3,314,202	\$ 699,602	\$ 4,013,804
Licenses and Permits	132,216	-	132,216
Intergovernmental	68,964	-	68,964
Charges for Services	162,899	-	162,899
Fines and Forfeitures	1,760	-	1,760
Fees and Leases	2,500	-	2,500
Net Investment Income	139,081	41,656	180,737
Other Revenue	150,331	-	150,331
Proceeds from Sale of Assets	29,130	-	29,130
Total Revenues	4,001,083	741,258	4,742,341
Expenditures			
Current			
Boards and Committees	226,717	-	226,717
Administration	1,142,149	-	1,142,149
Public Safety	277,858	-	277,858
Public Works	1,073,296	-	1,073,296
Grand Lake Center	382,657	-	382,657
Parks	180,220	-	180,220
Capital Outlay	401,230	273,951	675,181
Debt service			
Principal	90,000	120,000	210,000
Interest and Fees	39,613	157,050	196,663
Total Expenditures	3,813,740	551,001	4,364,741
Net Change in Fund Balances	187,343	190,257	377,600
Fund Balances - Beginning	3,319,754	754,235	4,073,989
Fund Balances - Ending	\$ 3,507,097	\$ 944,492	\$ 4,451,589

The Town relies heavily on sales and use taxes to support governmental operations. In 2023, sales and use taxes were 74% of total governmental revenues for the Town increased from the 2022 calculation of 62%. Overall, governmental activities revenues decreased 22% when compared with 2022. Sales and use taxes increased \$81,524 (2%) over 2022*. Grants and contributions decreased \$1,609,673 from the prior year.

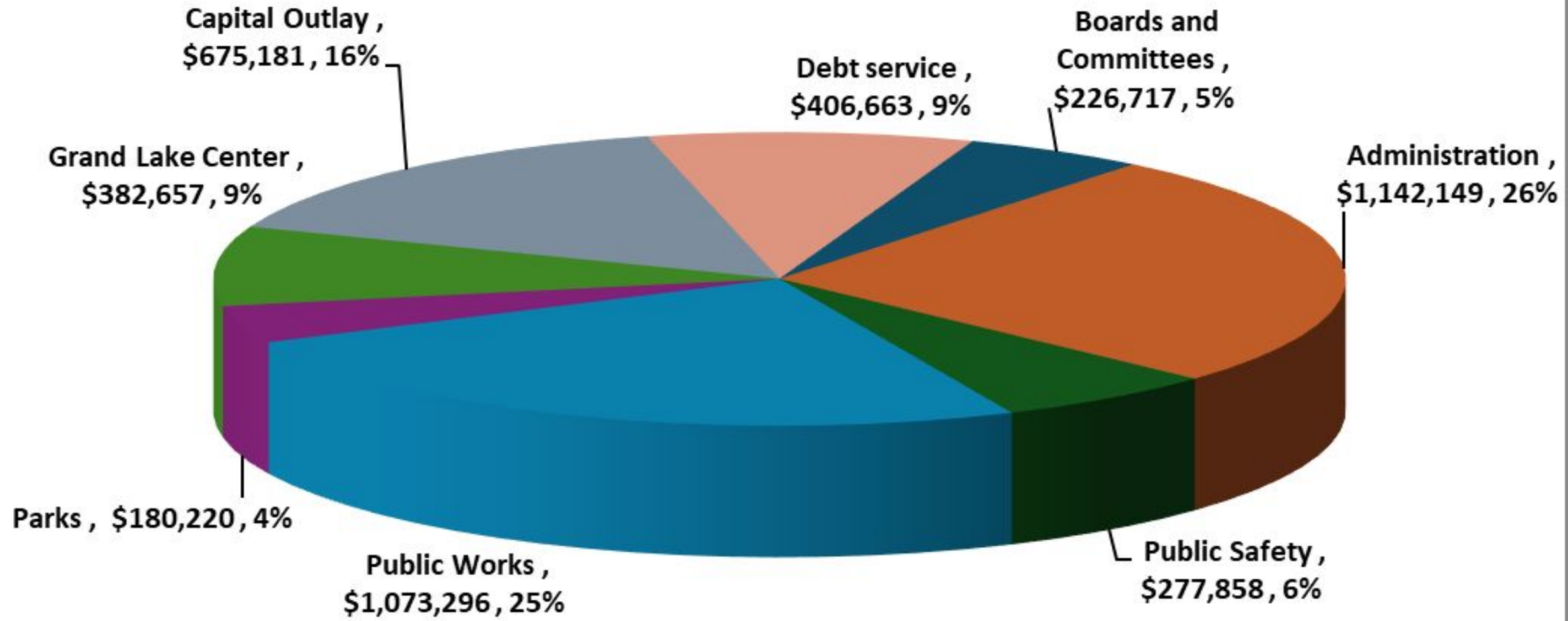
*Sales tax decreased while use tax increase due to policy change.

Pages 23-25 show more detail



2023 GOVERNMENT REVENUE

Expenditures by Function



General Fund Budget (as amended) to Actuals
pages 23-25 detailed breakdown with 2022 actuals

Highlights

Revenues exceeded budget by \$380,503

Revenues decreased 17% when compared with 2022. This is mainly contributed to less grant funding in 2023.

Expenditures were under control, despite increases seen in most departments from the previous year and came in under budget by \$443,208.

Expenditures decreased 18% from the previous year. Capital Outlay saw a decrease of \$1,139,661.

Fund balance increased by \$187,343 and exceeded budget by \$823,711.

The Three Enterprise Funds are

Water

Marina

PAYT

These are business type activities and generate their own revenues to pay their own expenses

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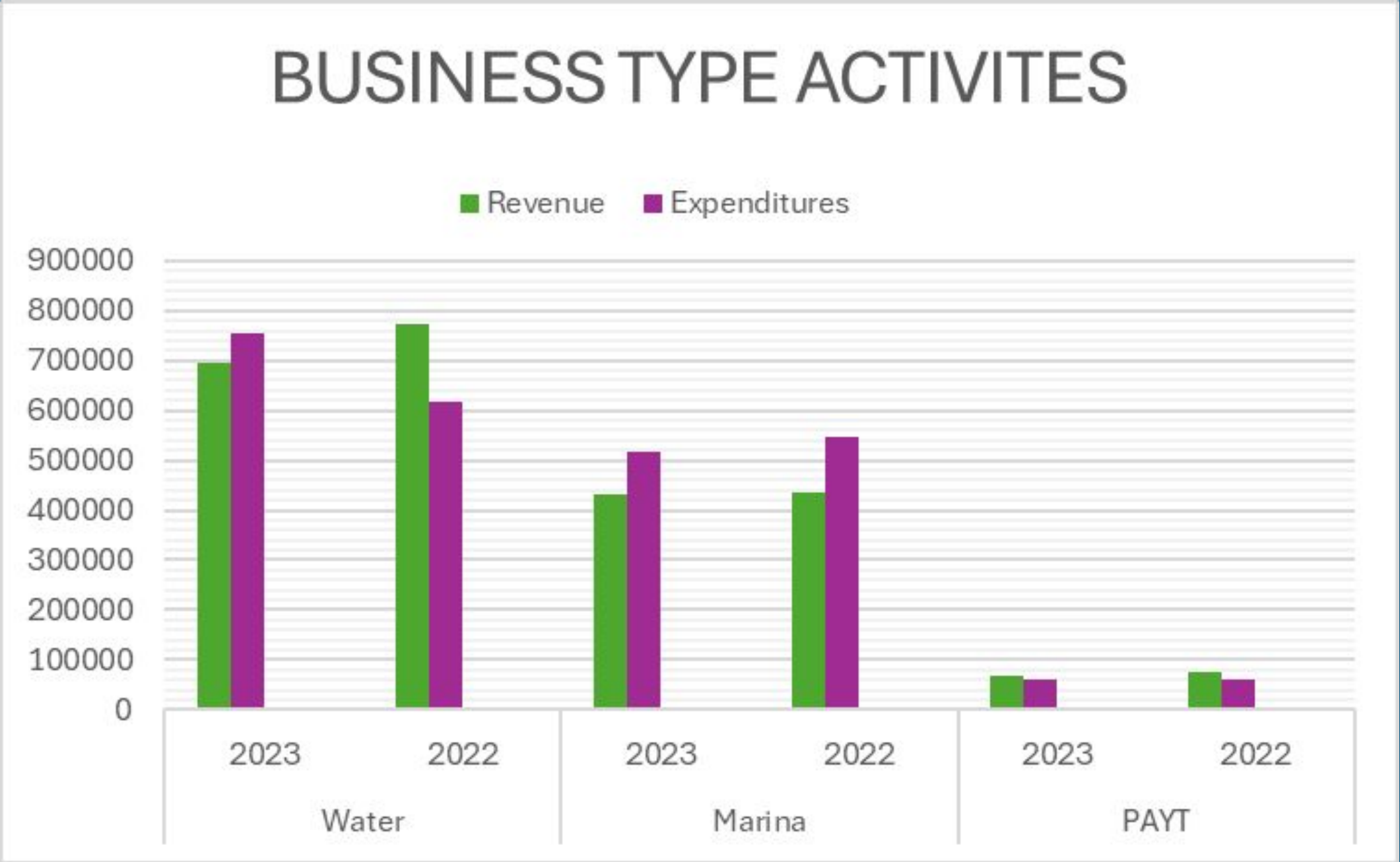


STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2023

	Business-type Activities - Enterprise Funds			Total
	Water	Marina	Pay As You Throw	
Operating Revenues				
Charges for Sales and Services				
Water Sales	\$ 686,024	\$ -	\$ -	\$ 686,024
Marina Rentals	-	430,273	-	430,273
PAYT Bag Sales	-	-	68,214	68,214
Other	7,590	-	-	7,590
Total Operating Revenues	693,614	430,273	68,214	1,192,101
Operating Expenses				
Personnel	449,877	238,452	-	688,329
Operations	162,982	190,487	59,993	413,462
Depreciation	142,741	89,126	-	231,867
Total Operating Expenses	755,600	518,065	59,993	1,333,658
Operating Income	(61,986)	(87,792)	8,221	(141,557)
Nonoperating Revenues (Expenses)				
Net Investment Income	79,222	22,627	-	101,849
Interest Expense	(24,811)	-	-	(24,811)
Total Nonoperating Revenues (Expenses)	54,411	22,627	-	77,038
Income Before Capital Contributions and Transfers	(7,575)	(65,165)	8,221	(64,519)
Capital Contributions - Tap Fees	110,500	-	-	110,500
Change In Net Position	102,925	(65,165)	8,221	45,981
Net Position - Beginning	2,784,968	1,031,999	177,156	3,994,123
Net Position - Ending	\$ 2,887,893	\$ 966,834	\$ 185,377	\$ 4,040,104

- Water Enterprise Fund:** Operating revenues increased 2%, or \$13,802 from the prior year. Operating costs increased by \$115,494 or 18%. This business-type activity reported an operating loss of \$61,986 in the current year, compared to an operating income of \$39,706 in 2022. Increased personnel and operating cost have contributed to the increase.
- Marina Enterprise Fund:** The Marina generated operating revenue in the amount of \$430,273, increased 10% from 2022. Operating costs were \$518,065, up \$18,420 in the current year, resulting in operating loss of \$87,792 for 2023. Increased personnel costs and fireworks celebration costs contributed to the increase.
- PAYT Enterprise Fund:** PAYT Enterprise reported operating revenue of \$68,214 down 11% from 2022 and expenses increased \$243, with a resulting operating income of \$8,221 for the current year.

Revenue vs Expenditures for business type activities.



Notes to the financial statements are listed on pages 29-49

Notes to the financial statements are an integral part of financial reporting and provide additional information to help users understand the company's financial position and performance.

Supplementary Information listed on pages 50-55 provides a more comprehensive view of the Town's performance and position

Budget to actual comparisons for the Capital Improvement Fund and the Enterprise Funds are presented in the supplementary section of this report, as well as the Local Highway Finance Report.

NOTE 6 LONG-TERM OBLIGATIONS

The following is an analysis of changes in long-term debt for the year ended December 31, 2023:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
2017 Sales Tax Bonds	\$ 3,570,000	\$ -	\$ 120,000	\$ 3,450,000	\$ 125,000
2017 Sales Tax Bonds Premium	260,228	-	20,620	239,608	-
2021 Certificates of Participation	1,389,937	-	90,000	1,299,937	90,000
Compensated Absences	95,972	131,766	150,042	77,696	31,000
Total	\$ 5,316,137	\$ 131,766	\$ 380,662	\$ 5,067,241	\$ 246,000
Business-type Activities					
Colorado Water Resources & Power Development Authority Water Fund, 2018	\$ 1,257,946	\$ -	\$ 69,977	\$ 1,187,969	\$ 71,384
Compensated Absences	44,461	26,172	22,344	48,289	38,000
	\$ 1,302,407	\$ 26,172	\$ 92,321	\$ 1,236,258	\$ 109,384

The Town's
Long-Term
obligations

2017 sales tax
bonds matures in
2042

COP matures in
2035

CWRPDA also
know as DWRF
matures in 2038

