

**TOWN OF FAIRPLAY**  
**FINANCIAL STATEMENTS**  
**WITH**  
**INDEPENDENT AUDITORS' REPORT**  
**FOR THE YEAR ENDED**  
**December 31, 2022**

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## **INTRODUCTORY SECTION**

**TOWN OF FAIRPLAY, COLORADO  
BOARD OF TRUSTEES  
December 31, 2022**

**Board of Trustees**

Frank Just, Mayor  
Scott Dodge, Mayor Pro Tem  
Peter Lynn, Trustee  
Josh Voorhis, Trustee  
Ray Douglas, Trustee

## TABLE OF CONTENTS

<b>INTRODUCTORY SECTION</b>	<b>PAGE</b>
Board of Trustees	
Table of Contents	
<b>FINANCIAL SECTION</b>	
Management's Discussion and Analysis	M1 - M7
Independent Auditors' Report	1 - 3
<b>BASIC FINANCIAL STATEMENTS</b>	
Statement of Net Position	4
Statement of Activities	5
Balance Sheet - Governmental Funds	6
Reconciliation of Governmental Fund Balance to Governmental Activities Net Position	7
Statement of Revenues, Expenditures and Changes in Fund Balance - Governmental Funds	8
Reconciliation of Governmental Funds Change in Fund Balance to Governmental Activities Change in Net Position	9
Statement of Net Position - Proprietary Funds	10
Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds	11
Statement of Cash Flows - Proprietary Funds	12
Notes to the Financial Statements	13 - 34
<b>PENSION SCHEDULES (Required Supplementary Information – Unaudited)</b>	
Schedule of the Town's Proportionate Share of the Net Pension Asset (Liability)	35
Schedule of the Town's Contributions	36
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
Budgetary Comparison Schedule - General Fund	37 - 39

**TABLE OF CONTENTS**  
**(continued)**

<b>OTHER SUPPLEMENTARY INFORMATION</b>	<b>PAGE</b>
<u>Nonmajor Governmental Funds</u>	
Combining Balance Sheet	40
Statement of Revenues, Expenditures and Changes in Fund Balance	41
<u>Special Revenue Fund</u>	
Budgetary Comparison Schedule - Conservation Trust Fund	42
<u>Enterprise Fund</u>	
Statement of Revenues, Expenses and Changes in Net Position - Budget and Actual - Utility Fund	43
<u>Internal Service Fund</u>	
Statement of Revenues, Expenses and Changes in Net Position - Budget and Actual - Fleet Fund	44
<b>STATE COMPLIANCE</b>	
Local Highway Finance Report	45 - 47

## **FINANCIAL SECTION**

The discussion and analysis of the Town of Fairplay's financial performance is an overall review of the Town's financial activities for the year ended December 31, 2022. The intent of this discussion and analysis is to look at the Town's financial performance overall. Readers should also review the financial statements and the notes to the financial statements to obtain a broadened understanding of the Town's financial performance.

### **Financial Highlights**

The Town of Fairplay's Governmental Net Position increased by \$1,270,676 and Business-type Net Position increased by \$184,035 for the year.

- The assets of the Town exceeded its liabilities at the close of the fiscal year 2022 by \$11,822,588. Of this amount, \$4,574,193 (*Unrestricted Net Position*) may be used to meet the Town's ongoing obligations or unforeseen expenses.
- At the end of 2022 Unrestricted Net Position for the Proprietary Funds (business-type activities) was \$1,537,918.
- At the close of the fiscal year 2022, the Town's General Fund reported an ending fund balance of \$3,101,288 compared to the fiscal year 2021 balance of \$2,056,902.
- General Fund 2022 revenues increased by \$324,161 to \$2,920,894.
- General Fund 2022 expenditures decreased by \$139,765 to \$1,876,508.

### **Using the Basic Financial Statements**

The Basic Financial Statements consist of the Management's Discussion and Analysis (this section) and a series of financial statements and notes to those statements. These statements are organized so that the reader can understand the Town of Fairplay as an entire operating entity. The statements then proceed to provide an increasingly detailed look at specific financial activities.

The first two statements are Government-wide Financial Statements - the Statement of Net Position and the Statement of Activities. Both provide long and short-term information about the Town's overall financial health and status.



The remaining statements are fund financial statements that focus on individual portions of the Town's operations in more detail. The Governmental Fund Statements tell how general Town services were financed in the short term as well as what remains for future spending. The Town's major governmental fund is the General Fund. The Town also has a Special Revenue Fund that is a non-major fund consisting of the Conservation Trust Fund.

Proprietary Fund Statements offer short and long-term financial information about the activities that the Town operates as a business. The Town operates two Proprietary Funds: the Utility Fund and the Internal Service Fleet Fund.

Fiduciary fund statements provide information about financial relationships where the Town acts solely as a trustee or agent for the benefit of others to whom the resources in question belong. The Town does not have any fiduciary funds.

The Financial Statements also include notes that help to explain specific information and provide more detail on certain data.

### **Financial Analysis of the Town as a Whole**

The Town's Total Net Position was \$11,822,588 as of December 31, 2022, compared to \$10,367,877 as of December 31, 2021. This represents an increase of \$1,454,711.

### **Government-Wide Financial Statements**

The Government-Wide Statements report information about the Town as a whole using accounting methods similar to those used by private businesses. The Net Position Statements include all the government's assets and liabilities. The current year's revenues and expenses are accounted for in the Statement of Activities regardless of when cash is received or paid.

The two Government-Wide Statements report the Town's net position and how it changed. The change in net position is important because it tells the reader that for the Town as a whole, the financial position of the Town has improved or deteriorated. The causes of this change may be the result of various factors, some financial, some not such as facility conditions or unfunded State or Federal government-required programs.

Both of the Government-Wide Financial Statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (*Governmental Activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*Business-type Activities*). The Governmental Activities of the Town include the General Fund and Conservation Trust Fund. The Business-type Activities of the Town of Fairplay consist of the Water Fund and the Internal Service Fleet Fund.

## Net Position

Net position might serve over time as a useful indicator of a government's financial position. In the case of the Town of Fairplay, assets exceeded liabilities by approximately \$10 million at the close of 2022.

Net position of the Town at December 31 were as follows:

<b>CONDENSED STATEMENT OF NET POSITION</b>						
	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
<b>ASSETS</b>						
Current and Other Assets	3,758,713	2,785,008	1,852,308	1,762,377	5,611,021	4,547,385
Capital Assets	3,079,180	2,710,134	6,460,631	6,576,219	9,539,811	9,286,353
Total Assets	<u>6,837,893</u>	<u>5,495,142</u>	<u>8,312,939</u>	<u>8,338,596</u>	<u>15,150,832</u>	<u>13,833,738</u>
<b>DEFERRED OUTFLOWS</b>	<u>99,874</u>	<u>147,386</u>	<u>-</u>	<u>-</u>	<u>99,874</u>	<u>147,386</u>
<b>LIABILITIES</b>						
Current Liabilities	59,361	69,502	35,914	22,607	95,275	92,109
Noncurrent Liabilities	35,543	36,621	2,691,916	2,914,915	2,727,459	2,951,536
Total Liabilities	<u>94,904</u>	<u>106,123</u>	<u>2,727,830</u>	<u>2,937,522</u>	<u>2,822,734</u>	<u>3,043,645</u>
<b>DEFERRED INFOWS</b>	<u>605,384</u>	<u>569,602</u>	<u>-</u>	<u>-</u>	<u>605,384</u>	<u>569,602</u>
<b>NET POSITION</b>						
Net Investment in Capital Assets:	2,945,142	2,642,066	3,779,031	3,670,919	6,724,173	6,312,985
Restricted	256,062	161,396	268,160	290,530	524,222	451,926
Unrestricted	<u>3,036,275</u>	<u>2,163,341</u>	<u>1,537,918</u>	<u>1,439,625</u>	<u>4,574,193</u>	<u>3,602,966</u>
<b>Total Net Position</b>	<b><u>6,237,479</u></b>	<b><u>4,966,803</u></b>	<b><u>5,585,109</u></b>	<b><u>5,401,074</u></b>	<b><u>11,822,588</u></b>	<b><u>10,367,877</u></b>

The Statement of Net Position reflects a cash position totaling \$5,611,021. The bulk of the Town's resources, \$9,539,811, are invested in Capital Assets. These assets consist of land and improvements, buildings, equipment, and utility system assets. The remaining total assets are receivables.

The Town of Fairplay uses Capital Assets to provide services to the citizens. Consequently, these assets are not available for future spending. Although the Town of Fairplay's investment in its Capital Assets is reported net of related debt, it should be noted that the funds needed to repay this debt must be provided from other sources. In general, the Capital Assets themselves cannot be used to liquidate these liabilities. Unrestricted Net Position may be used to meet the Town's ongoing obligations to citizens and creditors.

## Changes in Net Position

Governmental activities increased the Town of Fairplay's net position by \$1,270,676.

Business activities increased the Town's net position by \$184,035.

Town of Fairplay  
Management Discussion and Analysis  
December 31, 2022

A summary of the changes in net position is as follows:

<b>CONDENSED STATEMENT OF ACTIVITIES</b>						
	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>	<b>2022</b>	<b>2021</b>
<b>PROGRAM REVENUES</b>						
Charges for Services	181,289	137,162	1,066,676	1,087,610	1,247,965	1,224,772
Operating Grants	199,763	198,030	-	-	199,763	198,030
Capital Grants	-	-	345,498	58,457	345,498	58,457
Total Program Revenues	<u>381,052</u>	<u>335,192</u>	<u>1,412,174</u>	<u>1,146,067</u>	<u>1,793,226</u>	<u>1,481,259</u>
<b>GENERAL REVENUES</b>						
Property Taxes	234,253	194,943	-	-	234,253	194,943
Specific Ownership Taxes	28,861	25,732	-	-	28,861	25,732
Sales Taxes	2,088,669	1,901,595	-	-	2,088,669	1,901,595
Franchise Taxes	74,719	65,007	-	-	74,719	65,007
Other Taxes	53,632	63,102	-	-	53,632	63,102
Interest Income	38,011	632	22,666	290	60,677	922
Insurance Proceeds	-	-	-	-	-	-
Other Revenues	26,377	15,412	-	-	26,377	15,412
Total General Revenues	<u>2,544,522</u>	<u>2,266,423</u>	<u>22,666</u>	<u>290</u>	<u>2,567,188</u>	<u>2,266,713</u>
Total Revenues & Transfers	<u>2,925,574</u>	<u>2,601,615</u>	<u>1,434,840</u>	<u>1,146,357</u>	<u>4,360,414</u>	<u>3,747,972</u>
<b>PROGRAM EXPENSES</b>						
General Government	505,548	458,275	-	-	505,548	458,275
Public Safety	519,737	354,741	-	-	519,737	354,741
Public Works	483,467	488,412	-	-	483,467	488,412
Culture and Recreation	146,146	89,690	-	-	146,146	89,690
Utility	-	-	1,250,805	1,124,054	1,250,805	1,124,054
Interest	-	20,663	-	-	-	20,663
Total Program Expenses	<u>1,654,898</u>	<u>1,411,781</u>	<u>1,250,805</u>	<u>1,124,054</u>	<u>2,905,703</u>	<u>2,535,835</u>
<b>CHANGE IN NET POSITION</b>	1,270,676	1,189,834	184,035	22,303	1,454,711	1,212,137
Net Position, Beginning	<u>4,966,803</u>	<u>3,776,969</u>	<u>5,401,074</u>	<u>5,378,771</u>	<u>10,367,877</u>	<u>9,155,740</u>
<b>NET POSITION, ENDING</b>	<u><b>6,237,479</b></u>	<u><b>4,966,803</b></u>	<u><b>5,585,109</b></u>	<u><b>5,401,074</b></u>	<u><b>11,822,588</b></u>	<u><b>10,367,877</b></u>

## Financial Analysis of the Town's Funds

The Town uses Fund Accounting to ensure and demonstrate compliance with finance-related legal requirements. The primary focus of Fund Accounting is accountability.

**Governmental Funds** - The focus of the Town's Governmental Funds is to provide information on near-term inflows, outflows, and balance of spendable resources. Such information is useful in assessing the Town's financing requirements. Unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the year.

**General Fund** – The General Fund went from a balance of \$2,056,902 to \$3,101,288. This increase is principally the result of governmental activity operating revenue sources exceeding operating costs. Total revenues increased by \$324,161. Expenditures decreased by \$139,765.

**Proprietary Fund** – The Proprietary Fund has historically operated as an Enterprise Fund using the same basis of accounting as business-type activities; therefore, these statements will essentially match the information provided in the statements for the business-type activities of the Town as a whole. The Proprietary Fund Statements, however, will provide a greater level of detail than the information found in the Government-Wide Statements.

Utility Fund – Utility Fund net position increased by \$184,035.

Internal Service Fund – The Internal Service Fund was created in 2015 and is used for the purchase of vehicles and equipment used by the Town. The ending Net Position is \$496,160.

## Capital Assets

Approximately 40% of the Town's Capital Assets support governmental activities. Most of the value is comprised of land, buildings, and other improvements.

	Balance 1/1/22	Additions	Deletions & Transfers	Balance 12/31/22
<b>Governmental activities:</b>				
Capital assets not being depreciated:				
Land	\$ 654,960	\$ -	\$ -	\$ 654,960
Construction in progress	353,644	-	104,816	248,828
Total capital assets not being depreciated	<u>1,008,604</u>	<u>-</u>	<u>104,816</u>	<u>903,788</u>
Capital assets being depreciated:				
Buildings and Improvements	995,746	-	-	995,746
Infrastructure	690,828	-	-	690,828
Streets Vehicles and Equipment	227,750	60,154	-	287,904
Police Vehicles and Equipment	95,333	41,645	-	136,978
Office Equipment & Software	17,390	-	-	17,390
Improvements - Parks	442,737	49,908	-	492,645
Equipment - Parks and Recreation	121,751	176,037	-	297,788
Equipment - Fleet	335,525	185,557	-	521,082
Total capital assets being depreciated	<u>2,927,060</u>	<u>513,301</u>	<u>-</u>	<u>3,440,361</u>
Less accumulated depreciation for:				
Buildings and Improvements	(215,617)	(21,337)	-	(236,954)
Infrastructure	(308,519)	(23,346)	-	(331,865)
Streets Vehicles and Equipment	(213,999)	(4,530)	-	(218,529)
Police Vehicles and Equipment	(90,706)	(6,328)	-	(97,034)
Office Equipment & Software	(11,270)	(2,448)	-	(13,718)
Improvements - Parks	(233,374)	(16,197)	-	(249,571)
Equipment - Parks and Recreation	(121,751)	(5,868)	-	(127,619)
Equipment - Fleet	(80,758)	(39,370)	-	(120,128)
Total Accumulated Depreciation	<u>(1,275,994)</u>	<u>(119,424)</u>	<u>-</u>	<u>(1,395,418)</u>
<b>Governmental activities capital assets, net</b>	<b><u>\$ 2,659,670</u></b>	<b><u>\$ 393,877</u></b>	<b><u>\$ 104,816</u></b>	<b><u>\$ 2,948,731</u></b>

Town of Fairplay  
Management Discussion and Analysis  
December 31, 2022

**Capital Assets (Continued)**

The Town's Business-Type Activities Capital Assets consist of investments in its utility-related infrastructure and associated equipment.

	<b>Balance 1/1/22</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/22</b>
<b>Business-type activities:</b>				
Capital assets not being depreciated:				
Land	\$ 138,112	\$ -	\$ -	\$ 138,112
Construction in progress	576,148	103,760	541,785	138,123
Total capital assets not being depreciated	714,260	103,760	541,785	276,235
Capital assets being depreciated:				
Buildings	253,639	-	-	253,639
Machinery & Equipment	355,803	29,820	-	385,623
Software and Meter Reading System	157,967	-	-	157,967
Transmission System & Lines	3,343,532	19,100	-	3,362,632
Water Treatment Plant	501,975	520,509	-	1,022,484
Sewer Treatment Plant	3,628,605	18,368	-	3,646,973
Galley System	604,409	-	-	604,409
Ditch/Drainage System	52,822	-	-	52,822
Fire Hydrants	53,878	5,000	-	58,878
Total capital assets being depreciated	8,952,630	592,797	-	9,545,427
Less accumulated depreciation for:				
Buildings	(95,472)	(7,196)	-	(102,668)
Machinery & Equipment	(150,980)	(16,962)	-	(167,942)
Software and Meter Reading System	(157,966)	-	-	(157,966)
Transmission System & Lines	(1,221,083)	(60,310)	-	(1,281,393)
Water Treatment Plant	(325,571)	(23,264)	-	(348,835)
Sewer Treatment Plant	(508,004)	(146,063)	-	(654,067)
Galley System	(589,292)	(13,444)	-	(602,736)
Ditch/Drainage System	(21,192)	(1,218)	-	(22,410)
Fire Hydrants	(21,110)	(1,904)	-	(23,014)
Total Accumulated Depreciation	(3,090,670)	(270,361)	-	(3,361,031)
<b>Business-type activities capital assets, net</b>	<b>\$ 6,576,220</b>	<b>\$ 426,196</b>	<b>\$ 541,785</b>	<b>\$ 6,460,631</b>

**Long-Term Debt**

The Town's governmental long-term debt consists of capital leases and accrued compensated absences (paid time off balances) payable. Governmental activities debt transactions for the year were as follows:

<b>Governmental Activities:</b>	<b>Balance 1/1/22</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/22</b>	<b>Due Within One Year</b>	<b>Interest Expense</b>
Capital Lease Payable	\$ 5,887	\$ -	\$ 2,535	\$ 3,352	\$ 2,665	\$ 237
Accrued Compensated Absences	30,734	1,457	-	32,191	-	-
<b>Total</b>	<b>\$ 36,621</b>	<b>\$ 1,457</b>	<b>\$ 2,535</b>	<b>\$ 35,543</b>	<b>\$ 2,665</b>	<b>\$ 237</b>

### Long-Term Debt(Continued)

The Town's business-type activities long-term debt consists of various bonds and notes payable that were used for utility system improvements. Business-type activities debt transactions for the year were as follows:

Business-type Activities:	Balance 1/1/22	Additions	Deletions	Balance 12/31/22	Due Within One Year	Interest Expense
2018 Vectra Note Payable	\$ 2,905,300	\$ -	\$ 223,700	\$ 2,681,600	\$ 223,700	\$ 93,271
Accrued Compensated Absences	9,615	701	-	10,316	-	-
<b>Total</b>	<b>\$ 2,914,915</b>	<b>\$ 701</b>	<b>\$ 223,700</b>	<b>\$ 2,691,916</b>	<b>\$ 223,700</b>	<b>\$ 93,271</b>

### General Fund Budget

The General Fund accounts for all the general government services provided by the Town of Fairplay including Public Safety (Police), Public Works, Parks and Recreation, and other General Government services. The Town's General Fund revenues were more than budgeted by \$82,322. The Town's expenditures were \$91,726 less than budgeted due to the fact the Board of Trustees approved paying off two separate notes early – 901 Main Street (Town Hall) and a 29-Acre vacant land acquisition.

### Economic Factors and Future Budgets and Rates

During the 2022 budgeting process, the factors considered for increased revenue were a prediction of increased sales tax revenue due to new businesses opening and a consistent overall increase of sales tax revenue from already existing businesses. Expenditures were budgeted based on the completion of planned capital projects and the general operation of the town.

### Request for Information

The financial statements are designed to provide information for regulatory reporting to federal and state agencies and those with an interest in the Town's finances. Questions concerning this or any additional information should be addressed to Town Treasurer, Town of Fairplay, P.O. Box 267, Fairplay, CO 80440.

# Mayberry & Company, LLC

## Certified Public Accountants

Member of the American Institute of Certified Public Accountants  
Governmental Audit Quality Center  
and Private Company Practice Section

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Board of Trustees  
Town of Fairplay  
Fairplay, Colorado

### **Independent Auditors' Report**

#### ***Opinion***

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of Town of Fairplay, as of and for the year ended December 31, 2022, and the related notes to the financial statements which collectively comprise Town of Fairplay's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the Town of Fairplay as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows, thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of Financial Statements section of our report. We are required to be independent of the Town of Fairplay and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements related to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management 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; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Town of Fairplay's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditors' Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 Town of Fairplay's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt Town of Fairplay's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

***Report on Summarized Comparative Information***

We have previously audited the Town of Fairplay's 2021 financial statements, and we expressed an unmodified audit opinion on those audited financial statements in our report dated March 9, 2022. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2021 is consistent, in all material respects, with the audited financial statements from which it has been derived.

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that a management's discussion and analysis, budgetary comparison information, historical pension information and other post -employment benefit plan information listed in the tables of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Fairplay's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such 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. The 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.

***Report on Other Legal and Regulatory Requirements***

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The Local Highway Finance Report is presented for purposes of legal compliance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the 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 information is fairly stated in all material respects in relation to the financial statements as a whole.

*Mayberry + Company, LLC*

Englewood, Colorado  
May 2, 2023

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### ***BASIC FINANCIAL STATEMENTS***

The Basic Financial Statements provide a financial overview of the Town's operations. These financial statements present the financial position, operating results, and cash flows, where applicable, of all funds and activities as of December 31, 2022.

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**TOWN OF FAIRPLAY, COLORADO**

**STATEMENT OF NET POSITION**  
**DECEMBER 31, 2022**

	<b>GOVERNMENTAL ACTIVITIES</b>	<b>BUSINESS TYPE ACTIVITIES</b>	<b>TOTAL</b>
<b>ASSETS AND DEFERRED OUTFLOWS</b>			
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and Investments			
Cash	\$ (134,348)	\$ 151,512	\$ 17,164
Investments	3,034,778	1,235,248	4,270,026
Restricted Cash and Investments	252,025	290,530	542,555
Receivables			
Property Tax Receivable	236,805	-	236,805
Intergovernmental Receivables	333,938	83,531	417,469
Utility Receivable	-	91,487	91,487
Cash with Fiscal Agent	2,454	-	2,454
Other Receivables	16,305	-	16,305
Prepaid Expenses	16,756	-	16,756
Total Current Assets	<u>3,758,713</u>	<u>1,852,308</u>	<u>5,611,021</u>
<b>Noncurrent Assets</b>			
Capital Assets not being Depreciated	903,788	276,235	1,180,023
Capital Assets being Depreciated	3,440,361	9,545,427	12,985,788
Accumulated Depreciation	(1,395,418)	(3,361,031)	(4,756,449)
Net Pension Asset	130,449	-	130,449
Total Noncurrent Assets	<u>3,079,180</u>	<u>6,460,631</u>	<u>9,539,811</u>
TOTAL ASSETS	<u>6,837,893</u>	<u>8,312,939</u>	<u>15,150,832</u>
<b>DEFERRED OUTFLOWS OF FINANCIAL RESOURCES</b>			
Deferred Pension Outflows	99,874	-	99,874
TOTAL ASSETS AND DEFERRED OUTFLOWS	<u>\$ 6,937,767</u>	<u>\$ 8,312,939</u>	<u>\$ 15,250,706</u>
<b>LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>			
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Accounts Payable	\$ 28,241	\$ 29,182	\$ 57,423
Accrued Liabilities	19,326	-	19,326
Accrued Salaries and Benefits	11,257	2,925	14,182
Deposits and Escrow	300	-	300
Accrued Interest Payable	237	3,807	4,044
Total Current Liabilities	<u>59,361</u>	<u>35,914</u>	<u>95,275</u>
<b>Noncurrent Liabilities</b>			
Due within one year	2,665	223,700	226,365
Due in more than one year	32,878	2,468,216	2,501,094
Total Noncurrent Liabilities	<u>35,543</u>	<u>2,691,916</u>	<u>2,727,459</u>
TOTAL LIABILITIES	<u>94,904</u>	<u>2,727,830</u>	<u>2,822,734</u>
<b>DEFERRED INFLOWS OF FINANCIAL RESOURCES</b>			
Deferred Property Taxes	236,805	-	236,805
Net Pension Deferred Inflows	139,902	-	139,902
Deferred Grants	214,112	-	214,112
Other Deferred Inflows	14,565	-	14,565
TOTAL DEFERRED INFLOWS	<u>605,384</u>	<u>-</u>	<u>605,384</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	2,945,142	3,779,031	6,724,173
Restricted Net Position	256,062	268,160	524,222
Unrestricted Net Position	3,036,275	1,537,918	4,574,193
TOTAL NET POSITION	<u>6,237,479</u>	<u>5,585,109</u>	<u>11,822,588</u>
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	<u>\$ 6,937,767</u>	<u>\$ 8,312,939</u>	<u>\$ 15,250,706</u>

The accompanying notes are an integral part of these financial statements.

**TOWN OF FAIRPLAY**

**STATEMENT OF ACTIVITIES**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

		<b>PROGRAM REVENUES</b>		
		<b>CHARGES FOR</b>	<b>OPERATING</b>	<b>CAPITAL</b>
	<b>EXPENSES</b>	<b>SERVICES</b>	<b>GRANTS AND</b>	<b>GRANTS</b>
			<b>CONTRIBUTIONS</b>	
<b>FUNCTIONS/PROGRAMS</b>				
<b>Government Activities</b>				
Current:				
General Government	\$ 505,548	\$ 105,504	\$ 149,424	\$ -
Public Safety	519,737	9,570	-	-
Public Works	483,467	33,774	45,690	-
Culture and Recreation	146,146	32,441	4,649	-
TOTAL GOVERNMENT ACTIVITIES	1,654,898	181,289	199,763	-
<b>Business-type Activities</b>				
Current:				
Utility	1,250,805	1,066,676	-	345,498
TOTAL GOVERNMENT	\$ 2,905,703	\$ 1,247,965	\$ 199,763	\$ 345,498
<b>GENERAL REVENUES</b>				
Property Taxes				
Specific Ownership Taxes				
Sales Taxes				
Franchise Taxes				
Other Taxes				
Interest Income				
Other Revenues				
TOTAL GENERAL REVENUES AND TRANSFERS				
<b>CHANGE IN NET POSITION</b>				
<b>NET POSITION - Beginning</b>				
<b>NET POSITION - Ending</b>				

The accompanying notes are an integral part of the financial statements.

**NET (EXPENSE) REVENUE AND  
CHANGES IN NET POSITION**

<b>GOVERNMENT ACTIVITIES</b>	<b>BUSINESS - TYPE ACTIVITES</b>	<b>TOTAL</b>
\$ (250,620)	\$ -	\$ (250,620)
(510,167)	-	(510,167)
(404,003)	-	(404,003)
(109,056)	-	(109,056)
<u>(1,273,846)</u>	<u>-</u>	<u>(1,273,846)</u>
<u>-</u>	<u>161,369</u>	<u>161,369</u>
<u>(1,273,846)</u>	<u>161,369</u>	<u>(1,112,477)</u>
234,253	-	234,253
28,861	-	28,861
2,088,669	-	2,088,669
74,719	-	74,719
53,632	-	53,632
38,011	22,666	60,677
26,377	-	26,377
<u>2,544,522</u>	<u>22,666</u>	<u>2,567,188</u>
1,270,676	184,035	1,454,711
4,966,803	5,401,074	10,367,877
<u>\$ 6,237,479</u>	<u>\$ 5,585,109</u>	<u>\$ 11,822,588</u>

**TOWN OF FAIRPLAY, COLORADO**

**BALANCE SHEET**

**GOVERNMENTAL FUNDS**

**DECEMBER 31, 2022**

**With Comparative Totals for December 31, 2021**

	<b>General Fund</b>	<b>Other Funds</b>	<b>Total</b>	
			<b>2022</b>	<b>2021</b>
<b>ASSETS AND DEFERRED OUTFLOWS</b>				
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash and Investments				
Cash	\$ (229,554)	\$ -	\$ (229,554)	\$ (43,216)
Investments	3,034,778	-	3,034,778	1,797,179
Restricted Cash and Investments	214,412	37,613	252,025	242,178
Receivables				
Property Tax Receivable	236,805	-	236,805	234,399
Intergovernmental Receivables	333,938	-	333,938	333,976
Cash with Fiscal Agent	2,454	-	2,454	2,186
Other Receivables	16,305	-	16,305	20,573
Prepaid Expenses	16,756	-	16,756	14,683
TOTAL ASSETS	<u>\$ 3,625,894</u>	<u>\$ 37,613</u>	<u>\$ 3,663,507</u>	<u>\$ 2,601,958</u>
<b>LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>				
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
Accounts Payable	\$ 28,241	\$ -	\$ 28,241	\$ 22,413
Accrued Liabilities	19,326	-	19,326	23,879
Accrued Salaries and Benefits	11,257	-	11,257	11,192
Deposits and Escrow	300	-	300	300
TOTAL LIABILITIES	<u>59,124</u>	<u>-</u>	<u>59,124</u>	<u>57,784</u>
<b>DEFERRED INFLOWS OF FINANCIAL RESOURCES</b>				
Deferred Property Taxes	236,805	-	236,805	234,399
Deferred Grants	214,112	-	214,112	207,945
Other Deferred Inflows	14,565	-	14,565	10,995
TOTAL DEFERRED INFLOWS	<u>465,482</u>	<u>-</u>	<u>465,482</u>	<u>453,339</u>
<b>FUND BALANCE</b>				
Nonspendable Fund Balance	16,756	-	16,756	14,683
Restricted Fund Balance	88,000	37,613	125,613	110,933
Unassigned Fund Balance	<u>2,996,532</u>	<u>-</u>	<u>2,996,532</u>	<u>1,965,219</u>
TOTAL FUND BALANCE	<u>3,101,288</u>	<u>37,613</u>	<u>3,138,901</u>	<u>2,090,835</u>
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE	<u>\$ 3,625,894</u>	<u>\$ 37,613</u>	<u>\$ 3,663,507</u>	<u>\$ 2,601,958</u>

The accompanying notes are an integral part of these financial statements.



**TOWN OF FAIRPLAY, COLORADO**

**RECONCILIATION OF GOVERNMENTAL FUND BALANCE  
TO GOVERNMENTAL ACTIVITIES NET POSITION  
DECEMBER 31, 2022**

<b>Fund Balance - Governmental Funds</b>		\$ 3,138,901
Capital assets used in governmental activities are not financial resources and are therefore not reported in the funds		
Capital assets, not being depreciated	\$ 903,788	
Capital assets, being depreciated	2,919,279	
Accumulated depreciation	<u>(1,275,290)</u>	2,547,777
Certain long-term pension related costs and adjustments are not available to pay or are payable currently and are therefore not reported in the funds		
Net deferred FPPA pension outflows	99,874	
Net FPPA pension asset	130,449	
Net deferred FPPA pension inflows	<u>(139,902)</u>	90,421
Internal Service operations primarily benefit Governmental Activities		
Internal Service Fund Net Position		496,160
Long-term liabilities are not due and payable in the current year and, therefore, are not reported in the funds.		
Capital leases payable	(3,352)	
Accrued interest payable	(237)	
Accrued compensated absences	<u>(32,191)</u>	(35,780)
<b>Total Net Position - Governmental Activities</b>		<u>\$ 6,237,479</u>

The accompanying notes are an integral part of these financial statements.

**TOWN OF FAIRPLAY, COLORADO**

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**With Comparative Totals for the Year Ended December 31, 2021**

	<b>General</b>	<b>Other</b>	<b>TOTAL</b>	
	<b>Fund</b>	<b>Funds</b>	<b>2022</b>	<b>2021</b>
<b>REVENUES</b>				
Taxes	\$ 2,480,134	\$ -	\$ 2,480,134	\$ 2,250,379
Intergovernmental Revenues	189,282	4,649	193,931	191,253
Licenses and Permits	56,360	-	56,360	32,421
Fines and Forfeits	9,472	-	9,472	12,045
Charges for Services	115,458	-	115,458	92,696
Investment Earnings	37,980	31	38,011	632
Other Revenues	32,208	-	32,208	22,189
<b>TOTAL REVENUES</b>	<b>2,920,894</b>	<b>4,680</b>	<b>2,925,574</b>	<b>2,601,615</b>
<b>EXPENDITURES</b>				
Current:				
General Government	459,414	-	459,414	416,263
Public Safety	516,001	-	516,001	361,867
Public Works	284,336	-	284,336	244,575
Parks, Recreation and Other	115,028	-	115,028	74,622
Internal Charges	74,492	-	74,492	52,614
Capital Outlay	427,237	1,000	428,237	425,652
Debt Service	-	-	-	440,680
<b>TOTAL EXPENDITURES</b>	<b>1,876,508</b>	<b>1,000</b>	<b>1,877,508</b>	<b>2,016,273</b>
<b>NET CHANGE IN FUND BALANCE - GAAP BASIS</b>	<b>1,044,386</b>	<b>3,680</b>	<b>1,048,066</b>	<b>585,342</b>
<b>FUND BALANCE, BEGINNING</b>	<b>2,056,902</b>	<b>33,933</b>	<b>2,090,835</b>	<b>1,505,493</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 3,101,288</b>	<b>\$ 37,613</b>	<b>\$ 3,138,901</b>	<b>\$ 2,090,835</b>

The accompanying notes are an integral part of these financial statements.

**TOWN OF FAIRPLAY, COLORADO**

**RECONCILIATION OF GOVERNMENTAL FUNDS CHANGE IN FUND BALANCE  
TO GOVERNMENTAL ACTIVITIES CHANGE IN NET POSITION  
FOR THE YEAR ENDED DECEMBER 31, 2022**

**Change in Fund Balance - Governmental Funds** \$ 1,048,066

Capital assets used in governmental activities are expensed when purchased in the funds and depreciated at the activity level

Capitalized Asset Purchases	\$ 222,928	
Depreciation Expense	<u>(80,054)</u>	142,874

Internal Service operations primarily benefit Governmental Activities

Change in net position - Internal Service Funds		58,342
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Pension expense at the fund level represents cash contributions to the defined benefit plan. For the activity level presentation, the amount represents the actuarial cost of the benefits for the fiscal year.

Change in deferred pension outflows	(47,512)	
Change in net pension liability/ asset	79,986	
Change in deferred pension inflows	<u>(23,639)</u>	8,835

Repayments of long-term liabilities are expensed in the fund and reduce outstanding liabilities at the activity level. In addition, proceeds from long-term debt issuances are reported as revenues in the funds and increase liabilities at the activity level

Principal payments on capital leases	2,535	
Change in accrued interest payable	11,481	
Change in accrued compensated absences	<u>(1,457)</u>	<u>12,559</u>

**Change in Net Position - Governmental Activities** \$ 1,270,676

The accompanying notes are an integral part of these financial statements.

**TOWN OF FAIRPLAY, COLORADO**

**STATEMENT OF NET POSITION**

**PROPRIETARY FUNDS**

**DECEMBER 31, 2022**

**With Comparative Totals for December 31, 2021**

	<b>Business-type Activities</b>	<b>Govt Activities</b>		
	<b>Utility</b>	<b>Internal Service</b>	<b>Total</b>	
	<b>Fund</b>	<b>Funds</b>	<b>2022</b>	<b>2021</b>
<b>ASSETS AND DEFERRED OUTFLOWS</b>				
<b>ASSETS</b>				
<b>Current Assets</b>				
Cash and Investments				
Cash	\$ 151,512	\$ 95,206	\$ 246,718	\$ 277,965
Investments	1,235,248	-	1,235,248	1,281,524
Restricted Cash and Investments	290,530	-	290,530	290,530
Receivables				
Intergovernmental Receivables	83,531	-	83,531	-
Utility Receivable	91,487	-	91,487	95,408
Total Current Assets	<u>1,852,308</u>	<u>95,206</u>	<u>1,947,514</u>	<u>1,945,427</u>
<b>Noncurrent Assets</b>				
Capital Assets not being depreciated	276,235	-	276,235	714,260
Capital Assets being depreciated	9,545,427	521,082	10,066,509	9,288,156
Accumulated Depreciation	<u>(3,361,031)</u>	<u>(120,128)</u>	<u>(3,481,159)</u>	<u>(3,171,429)</u>
Total Noncurrent Assets	<u>6,460,631</u>	<u>400,954</u>	<u>6,861,585</u>	<u>6,830,987</u>
TOTAL ASSETS	<u>\$ 8,312,939</u>	<u>\$ 496,160</u>	<u>\$ 8,809,099</u>	<u>\$ 8,776,414</u>
<b>LIABILITIES, DEFERRED INFLOWS AND NET POSITION</b>				
<b>LIABILITIES</b>				
<b>Current Liabilities</b>				
Accounts Payable	\$ 29,182	\$ -	\$ 29,182	\$ 15,209
Accrued Salaries and Benefits	2,925	-	2,925	3,273
Accrued Interest Payable	<u>3,807</u>	<u>-</u>	<u>3,807</u>	<u>4,125</u>
Total Current Liabilities	<u>35,914</u>	<u>-</u>	<u>35,914</u>	<u>22,607</u>
<b>Noncurrent Liabilities</b>				
Due within one year	223,700	-	223,700	223,700
Due in more than one year	<u>2,468,216</u>	<u>-</u>	<u>2,468,216</u>	<u>2,691,215</u>
Total Noncurrent Liabilities	<u>2,691,916</u>	<u>-</u>	<u>2,691,916</u>	<u>2,914,915</u>
TOTAL LIABILITIES	<u>2,727,830</u>	<u>-</u>	<u>2,727,830</u>	<u>2,937,522</u>
<b>DEFERRED INFLOWS OF FINANCIAL RESOURCES</b>				
<b>NET POSITION</b>				
Net Investment in Capital Assets	3,779,031	400,954	4,179,985	3,925,687
Restricted Net Position	268,160	-	268,160	290,530
Unrestricted Net Position	<u>1,537,918</u>	<u>95,206</u>	<u>1,633,124</u>	<u>1,622,675</u>
TOTAL NET POSITION	<u>5,585,109</u>	<u>496,160</u>	<u>6,081,269</u>	<u>5,838,892</u>
TOTAL LIABILITIES, DEFERRED INFLOWS AND NET POSITION	<u>\$ 8,312,939</u>	<u>\$ 496,160</u>	<u>\$ 8,809,099</u>	<u>\$ 8,776,414</u>

The accompanying notes are an integral part of these financial statements.

**TOWN OF FAIRPLAY, COLORADO**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

**PROPRIETARY FUNDS**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**With Comparative Totals for the Year Ended December 31, 2021**

	<b>Business-type</b>	<b>Govt</b>		
	<b>Activities</b>	<b>Activities</b>		
	<b>Utility</b>	<b>Internal</b>	<b>Total</b>	
	<b>Fund</b>	<b>Service</b>	<b>2022</b>	<b>2021</b>
		<b>Funds</b>		
<b>Operating Revenues</b>				
Utility Charges	\$ 1,049,565	\$ -	\$ 1,049,565	\$ 1,065,430
Internal Charges	-	97,712	97,712	76,602
Other Charges for Services	17,111	-	17,111	22,180
Total Revenues	1,066,676	97,712	1,164,388	1,164,212
<b>Operating Expenses</b>				
Management Fees/Internal Charges	35,617	-	35,617	36,385
Personnel Services	273,353	-	273,353	240,661
Administrative/Office Expenses	26,216	-	26,216	23,380
Insurance	16,107	-	16,107	14,848
Operating Supplies	26,473	-	26,473	13,871
Professional Fees	145,417	-	145,417	150,232
Repairs and Maintenance	146,158	-	146,158	130,849
Travel and Training	1,074	-	1,074	1,036
Treatment	-	-	-	2,200
Telephone and Utilities	106,321	-	106,321	116,781
Other Operating Expenses	9,619	-	9,619	22,075
Depreciation Expense	270,360	39,370	309,730	289,855
Other Capital Outlay	100,820	-	100,820	5,546
Total Expenditures	1,157,535	39,370	1,196,905	1,047,719
Operating Income (Loss)	(90,859)	58,342	(32,517)	116,493
<b>Other Income (Expense)</b>				
Investment Earnings	22,666	-	22,666	290
Interest Expense	(93,270)	-	(93,270)	(100,326)
Total Other Income (Expense)	(70,604)	-	(70,604)	(100,036)
Net Income (Loss)	(161,463)	58,342	(103,121)	16,457
<b>Contributed Capital</b>				
Plant Investment Fees	345,498	-	345,498	58,457
<b>Change in Net Position</b>	184,035	58,342	242,377	74,914
<b>Net Position, Beginning</b>	5,401,074	437,818	5,838,892	5,763,978
<b>Net Position, Ending</b>	\$ 5,585,109	\$ 496,160	\$ 6,081,269	\$ 5,838,892

The accompanying notes are an integral part of these financial statements.

**TOWN OF FAIRPLAY**

**STATEMENT OF CASH FLOWS -**  
**PROPRIETARY FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**With Comparative Totals for the Year Ended December 31, 2021**

	<b>Business-type Activities</b>	<b>Govt Activities</b>	<b>Total</b>	
	<b>Utility Fund</b>	<b>Internal Service Funds</b>	<b>2022</b>	<b>2021</b>
<b>Cash Flows From Operating Activities:</b>				
Cash Received from Customers	\$ 1,070,596	\$ -	\$ 1,070,596	\$ 1,097,199
Cash Received from Interfund Services Provided	-	97,712	97,712	76,602
Cash Paid to Suppliers	(632,785)	-	(632,785)	(534,286)
Cash Paid for Interfund Services	(35,617)	-	(35,617)	(36,385)
Cash Paid to Employees	(204,446)	-	(204,446)	(179,932)
Net Cash Provided by Operating Activities	197,748	97,712	295,460	423,198
<b>Cash Flows From Capital and Related Financing Activities:</b>				
Tap Fees Received	345,498	-	345,498	58,457
Debt Principal Payments	(223,700)	-	(223,700)	(216,700)
Grant Proceeds	(83,531)	-	(83,531)	-
Interest Payments	(93,588)	-	(93,588)	(100,634)
Acquisition of Capital Assets	(154,772)	(185,556)	(340,328)	(98,649)
Cash Flows Used by Capital and Related Financing Activities	(210,093)	(185,556)	(395,649)	(357,526)
<b>Cash Flows (Uses) From Noncapital Financing Activities:</b>				
<b>Cash Flows (Uses) From Investing Activities:</b>				
Interest Received	22,666	-	22,666	290
<b>Net Increase (Decrease) in Cash</b>	10,321	(87,844)	(77,523)	65,962
<b>Cash - Beginning</b>	1,666,969	183,050	1,850,019	1,784,057
<b>Cash - Ending</b>	\$ 1,677,290	\$ 95,206	\$ 1,772,496	\$ 1,850,019
Cash	\$ 151,512	\$ 95,206	\$ 246,718	\$ 277,965
Investments	1,235,248	-	1,235,248	1,281,524
Restricted Cash and Investments	290,530	-	290,530	290,530
<b>Total</b>	\$ 1,677,290	\$ 95,206	\$ 1,772,496	\$ 1,850,019
<b>Reconciliation of Operating Income (Loss) to Net Cash Used for Operating Activities:</b>				
Operating Income (Loss)	\$ (90,859)	\$ 58,342	\$ (32,517)	\$ 116,493
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:				
Depreciation Expense	270,360	39,370	309,730	289,855
Changes in Assets and Liabilities Related to Operations:				
(Increase) Decrease in:				
Utility Receivable	3,920	-	3,920	9,589
(Increase) Decrease in:				
Accounts Payable	13,974	-	13,974	12,458
Accrued Salaries and Benefits	(348)	-	(348)	(787)
Accrued Compensated Absences	701	-	701	(4,410)
<b>Total Adjustments</b>	288,607	39,370	327,977	306,705
<b>Net Cash Used for Operating Activities</b>	\$ 197,748	\$ 97,712	\$ 295,460	\$ 423,198

The accompanying notes are an integral part of these financial statements.

## **TOWN OF FAIRPLAY, COLORADO**

### **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

#### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

##### **DESCRIPTION OF GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government. All fiduciary activities are reported only in the fund financial statements. Governmental activities, which normally are supported by taxes, intergovernmental revenues, and other nonexchange transactions, are reported separately from business-type activities, which rely to a significant extent on fees and charges to external customers for support.

##### **REPORTING ENTITY**

The Town is a political subdivision of the State of Colorado governed by a five member board of trustees. The Town is a full-service entity providing public safety, public works, and parks services as well as providing water and sewer services.

In accordance with Governmental Accounting Standards, the Town has considered the possibility of inclusion of additional entities in its basic financial statements. The criteria for including organizations as component units within the Town's reporting entity, as set forth in Section 2100 of GASB's *Codification of Governmental Accounting and Financial Reporting Standards*, include whether:

- The organization is legally separate (can sue and be sued in their own name)
- The Town holds the corporate powers of the organization
- The Town appoints a voting majority of the organization's board
- The Town is able to impose its will on the organization
- The organization has the potential to impose a financial benefit or burden on the Town
- There is fiscal dependency by the organization on the Town

Based upon the application of these criteria, no additional organizations are includable within the Town's reporting entity.

##### **BASIS OF PRESENTATION – GOVERNMENT-WIDE FINANCIAL STATEMENTS**

While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds, while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental and proprietary funds. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

## **TOWN OF FAIRPLAY, COLORADO**

### **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

#### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

##### **BASIS OF PRESENTATION – FUND FINANCIAL STATEMENTS**

The fund financial statements provide information about the government's funds. Separate statements for each fund category, governmental and proprietary, are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

In the fund financial statements, the Town reports the following major governmental funds:

##### **General Fund**

The General Fund uses the modified accrual basis of accounting. Revenues are recognized when they become measurable and available as net current assets. Certain service fees and non-tax revenues are recognized when received or billed. Grants from other governments are recognized when qualifying expenditures are incurred. Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Principal sources of revenues are property and sales taxes. Principal expenditures are for police protection, public works, parks and recreations and Town administration.

In the fund financial statements, the Town reports the following nonmajor governmental funds:

##### **Special Revenue Fund**

This fund accounts for revenues derived from specific taxes or other designated revenues that are legally restricted to expenditures for specific purposes. The Town's special revenue fund is as follows:

##### **Conservation Trust Fund (Nonmajor)**

This fund accounts for funds received through the State of Colorado Lottery/Conservation Trust Fund program. These funds are required to be spent on parks and recreation.

##### **Proprietary Fund**

The Town also reports the following proprietary funds:

##### **Utility Fund**

This fund is used to account for operations that are financed and run more similarly to a private business. In these funds the costs of providing services to the public is based on and financed through user fees and charges related to the specific operation of water and sewer services.

##### **Internal Service Funds – Internal Service Fund (Nonmajor)**

This fund accounts for the purchase and maintenance of vehicles used by the Town.



## **TOWN OF FAIRPLAY, COLORADO**

### **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

#### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

##### **BASIS OF PRESENTATION – FUND FINANCIAL STATEMENTS** (Continued)

During the course of operations, the government has activity between funds for various purposes. Any residual balances outstanding at year end are reported as due from/to other funds and advances to/from other funds. While these balances are reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Balances between the funds included in governmental activities (i.e., the governmental and internal service funds) are eliminated so that only the net amount is included as internal balances in the governmental activities column. Similarly, balances between the funds included in business-type activities (i.e., the enterprise funds) are eliminated so that only the net amount is included as internal balances in the business-type activities column.

Further, certain activity occurs during the year involving transfers of resources between funds. In fund financial statements these amounts are reported at gross amounts as transfers in/out. While reported in fund financial statements, certain eliminations are made in the preparation of the government-wide financial statements. Transfers between the funds included in governmental activities are eliminated so that only the net amount is included as transfers in the governmental activities column. Similarly, balances between the funds included in business-type activities are eliminated so that only the net amount is included as transfers in the business-type activities column.

##### **MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

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. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The 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 government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under capital leases are reported as other financing sources.

## **TOWN OF FAIRPLAY, COLORADO**

### **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

#### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

##### **MEASUREMENT FOCUS AND BASIS OF ACCOUNTING** (Continued)

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end).

Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

The proprietary funds are reported using the economic resources measurement focus and the accrual basis of accounting.

##### **BUDGETS AND BUDGETARY ACCOUNTING**

Budgets were adopted for all funds. Budgets are prepared on the same basis of accounting as that used for accounting purposes. In the budget versus actual statements, the actual results of operations are presented on the budgetary basis of accounting for proper comparison to the budget.

Budgets are adopted based on the requirements of state statutes. The following timetable is used:

- Submission of the proposed budget to the Board of Trustees by October 15 of each year.
- Certification of mill levies to the County Commissioners by December 15 of each year.
- Final adoption of the budget and appropriations by December 31 of each year.

##### **ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE**

###### **Cash and Equivalents**

The government's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

###### **Allowance for Doubtful Accounts**

Based upon a review of the existing accounts receivable and the fact that any uncollectible utility receivables can be certified to the County Treasurer as such and attached to the tax rolls, no allowance for doubtful accounts is provided.

NOTES TO THE FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

**ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE** (Continued)

**Capital Assets**

Capital assets, which include property, plant, equipment, and infrastructure assets are reported in the applicable governmental or business-type activities columns in the government-wide financial statements.

Capital assets are defined by the Town as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation. The Town did not retroactively report infrastructure when those accounting standards were adopted.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property and equipment of the Town is depreciated using the straight-line method over the following estimated useful lives.

Buildings	10 – 50 years
Infrastructure	20 years
Vehicles	5 – 10 years
Machinery and Equipment	3 – 20 years
Water System	15 – 100 years

**Accumulated Unused Leave/Compensated Absences**

The Town permits an employee to carry over unused personal leave to the next calendar year. The Town will compensate an employee for any unused personal time up to the allowable maximum upon termination or resignation. The Town has reported the change in liability for unused personal time in Note 4.

**Deferred Outflows and Inflows of Resources**

Deferred outflows/inflows of resources - In addition to assets, the statement of financial position reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town reports deferred outflows related to pension liabilities as further described in Note 5.

## **TOWN OF FAIRPLAY, COLORADO**

### **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

#### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

##### **ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE** (Continued)

###### **Deferred Outflows and Inflows of Resources** (Continued)

In addition to liabilities, the statement of financial position and governmental balance sheet reports a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The government reports several items, one of which arises both under the full accrual and modified accrual basis of accounting that qualifies for reporting in this category. Accordingly, the item, deferred inflows related to property taxes and prepaid business licenses, is reported in both the governmental activities statement of net position and in the governmental funds balance sheet. Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred inflow is recorded at December 31. As the tax is collected in the succeeding year, the deferred inflow is recognized as revenue and the receivable is reduced. Business licenses will be reported as revenue in the subsequent year to match the period the license is for. In addition, the Town reports deferred inflows related to pension liabilities as further described in Note 5.

###### **Net Position/Fund Equity**

In the government-wide financial statements and for the proprietary fund statements, net position is either shown as net investment in capital assets, with these assets essentially being nonexpendable; restricted when constraints placed on the net position are externally imposed; or unrestricted.

For the governmental fund presentation, fund balances that are classified as "nonspendable" include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The "not in spendable form" criterion includes items that are not expected to be converted to cash, for example, inventories and prepaid amounts.

Amounts are reported as "restricted" when constraints placed on the use of resources are either (a) externally imposed by creditors (such as through debt covenants), grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

Amounts 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 Trustees, reported and at their highest level of action are reported as "committed" fund balance. Those committed amounts cannot be used for any other purpose unless the government removes or changes the specified use by taking the same type of action (for example, legislation, resolution, ordinance) it employed to previously commit those amounts.

## **TOWN OF FAIRPLAY, COLORADO**

### **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

#### **NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

##### **ASSETS, LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION/FUND BALANCE** (Continued)

###### **Net Position/Fund Equity** (Continued)

Amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed, are reported as "assigned" fund balance. Intent should be expressed by (a) the governing body itself or (b) a body (a budget or finance committee, for example) or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes.

All remaining governmental balances or deficits in the other governmental funds are presented as unassigned.

###### **Net Position/Fund Equity Flow Assumptions**

Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balance). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements a flow assumption must be made about the order in which the resources are considered to be applied. It is the government's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

##### **REVENUES AND EXPENDITURES/EXPENSES**

###### **Program Revenues**

Amounts reported as 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 (including special assessments) that are restricted to meeting the operational or capital requirements of a particular function or segment. All taxes, including those dedicated for specific purposes, and other internally dedicated resources are reported as general revenues rather than as program revenues.

###### **Property Taxes**

Property taxes are levied on November 1 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the Town on a monthly basis.

## TOWN OF FAIRPLAY, COLORADO

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

#### NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

##### REVENUES AND EXPENDITURES/EXPENSES

##### Proprietary Funds Operating and Nonoperating Revenues and Expenses

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the water fund and internal service fund are charges to customers for sales and services. The water fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

##### COMPARATIVE DATA

Comparative total data for the prior year has been presented in the accompanying basic financial statements in order to provide an understanding of changes in the Town's financial position and operations. However, comparative data has not been presented in each of the statements since their inclusion would make the statements unduly complex and difficult to understand.

#### NOTE 2: CASH AND INVESTMENTS

A summary of cash and investments is as follows:

Cash	\$	267,115
Cash on Hand		250
Investments		<u>4,562,379</u>
<b>Total Cash and Investments</b>	<b>\$</b>	<b><u>4,829,744</u></b>

These funds are allocated in the financial statements as follows:

Cash and Investments	\$	4,309,559
Restricted Cash and Investments		<u>520,185</u>
<b>Total Cash and Investments</b>	<b>\$</b>	<b><u>4,829,744</u></b>

## TOWN OF FAIRPLAY, COLORADO

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

#### NOTE 2: **CASH AND INVESTMENTS** (Continued)

##### **Deposits**

The Town's deposits and cash held are comprised of the following:

	<b>Bank Balance</b>	<b>Book Balance</b>
FDIC Insured	\$ 228,484	\$ 242,909
Cash held by Others	-	24,207
Petty Cash	-	250
<b>Total Cash</b>	<b><u>\$ 228,484</u></b>	<b><u>\$ 267,366</u></b>

##### Custodial Credit Risk - Deposits

In the case of deposits, this is the risk that in the event of bank failure, the government's deposits may not be returned to it. The Town's deposit policy is in accordance with CRS 11-10.5-101, The Colorado Public Deposit Protection Act (PDPA), which governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The financial institution is allowed to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The institution's internal records identify collateral by depositor and as such, these deposits are considered uninsured but collateralized. The State Regulatory Commissions 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.

##### **Investments**

##### Credit Risk

The Town invests excess funds under the prudent investor rule. The criteria for selection of investments and their order of priority are Safety, Liquidity, and Yield.

## TOWN OF FAIRPLAY, COLORADO

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

#### NOTE 2: **CASH AND INVESTMENTS** (Continued)

##### **Investments** (Continued)

##### Credit Risk (Continued)

The Town Treasurer is responsible for all of the investments of the Town.

Eligible investments shall conform to state law and may include any of the following:

- Obligations of the United States and certain U.S. government agencies securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptance of certain banks
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

During the year ended December 31, 2022, the Town invested funds in the Colorado Surplus Asset Fund (CSAFE) and Colotrust. As investment pools, they operate under the Colorado Revised Statutes (24-75-701) and are overseen by the Colorado Securities Commissioner. They invest in securities that are specified by Colorado Revised Statutes (24-75-601). Authorized securities include U.S. Treasuries, U.S. Agencies, commercial paper (rated A1 or better) and bank deposits (collateralized through PDPA). The pools operate similar to a 2a-7-like money market fund with a share value equal to \$1.00 and a maximum weighted average maturity of 60 days. These funds are rated AAAm by the Standard and Poor's Corporation. The \$4,204,884 invested in Colotrust (PRIME) is reported at fair value (net asset value). The CSAFE (Cash Fund) investment of \$27,123 is reported at amortized cost.

	<b>Level 2</b>	<b>Uncategorized</b>	<b>Total</b>	<b>Weighted Average Maturity</b>	<b>Rating</b>
Zion's Bank Mutual Fur	\$ 330,372	\$ -	\$ 330,372	N/A	AAAm
Colotrust Local Govern	-	4,204,884	4,204,884	-	AAAm
CSAFE Local Governme	-	27,123	27,123	-	AAAmmf
<b>Total Investments</b>	<b>\$ 330,372</b>	<b>\$ 4,232,007</b>	<b>\$ 4,562,379</b>		

##### Interest Rate Risk

The Town manages its interest rate risk by setting a maximum maturity date no more than five years from the date of purchase unless otherwise authorized by the Board of Trustees.

##### Concentration of Credit Risk

The Town places no limit on the amount that may be invested in any one issuer.

##### Custodial Credit Risk – Investments

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. As of December 31, 2022, the Town did not have any securities requiring safekeeping.



**TOWN OF FAIRPLAY, COLORADO****NOTES TO THE FINANCIAL STATEMENTS****December 31, 2022****NOTE 2: CASH AND INVESTMENTS** (Continued)**Investments** (Continued)**Restricted Cash and Investments**

The Town has restricted cash and investments as follows:

Restricted - Grants, Donations, Deposits	\$	214,412
Restricted - Conservation Trust		37,613
Restricted - Debt Service Reserve		<u>268,160</u>
<b>Total Restricted Cash</b>		520,185
Unrestricted		<u>4,309,559</u>
<b>Total Cash</b>	\$	<u>4,829,744</u>

**NOTE 3: CAPITAL ASSETS**

Changes in governmental activities capital assets for the year were as follows:

	<b>Balance 1/1/22</b>	<b>Additions</b>	<b>Deletions &amp; Transfers</b>	<b>Balance 12/31/22</b>
<b>Governmental activities:</b>				
Capital assets not being depreciated:				
Land	\$ 654,960	\$ -	\$ -	\$ 654,960
Construction in progress	<u>353,644</u>	-	<u>104,816</u>	<u>248,828</u>
Total capital assets not being depreciated	<u>1,008,604</u>	-	<u>104,816</u>	<u>903,788</u>
Capital assets being depreciated:				
Buildings and Improvements	995,746	-	-	995,746
Infrastructure	690,828	-	-	690,828
Streets Vehicles and Equipment	227,750	60,154	-	287,904
Police Vehicles and Equipment	95,333	41,645	-	136,978
Office Equipment & Software	17,390	-	-	17,390
Improvements - Parks	442,737	49,908	-	492,645
Equipment - Parks and Recreation	121,751	176,037	-	297,788
Equipment - Fleet	<u>335,525</u>	<u>185,557</u>	-	<u>521,082</u>
Total capital assets being depreciated	<u>2,927,060</u>	<u>513,301</u>	-	<u>3,440,361</u>
Less accumulated depreciation for:				
Buildings and Improvements	(215,617)	(21,337)	-	(236,954)
Infrastructure	(308,519)	(23,346)	-	(331,865)
Streets Vehicles and Equipment	(213,999)	(4,530)	-	(218,529)
Police Vehicles and Equipment	(90,706)	(6,328)	-	(97,034)
Office Equipment & Software	(11,270)	(2,448)	-	(13,718)
Improvements - Parks	(233,374)	(16,197)	-	(249,571)
Equipment - Parks and Recreation	(121,751)	(5,868)	-	(127,619)
Equipment - Fleet	<u>(80,758)</u>	<u>(39,370)</u>	-	<u>(120,128)</u>
Total Accumulated Depreciation	<u>(1,275,994)</u>	<u>(119,424)</u>	-	<u>(1,395,418)</u>
<b>Governmental activities capital assets, net</b>	<b>\$ 2,659,670</b>	<b>\$ 393,877</b>	<b>\$ 104,816</b>	<b>\$ 2,948,731</b>

# TOWN OF FAIRPLAY, COLORADO

## NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

### NOTE 3: CAPITAL ASSETS (Continued)

Depreciation has been allocated on the statement of activities as follows:

General Government	\$	32,719
Public Safety		6,328
Public Works		18,942
Parks and Recreation		22,065
Fleet Internal Service Fund		39,370
<b>Total Governmental Activity Depreciation</b>	<b>\$</b>	<b>119,424</b>

A summary of business-type activities capital assets at December 31, 2022 is as follows:

	<b>Balance 1/1/22</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/22</b>
<b>Business-type activities:</b>				
Capital assets not being depreciated:				
Land	\$ 138,112	\$ -	\$ -	\$ 138,112
Construction in progress	576,148	103,760	541,785	138,123
Total capital assets not being depreciated	714,260	103,760	541,785	276,235
Capital assets being depreciated:				
Buildings	253,639	-	-	253,639
Machinery & Equipment	355,803	29,820	-	385,623
Software and Meter Reading System	157,967	-	-	157,967
Transmission System & Lines	3,343,532	19,100	-	3,362,632
Water Treatment Plant	501,975	520,509	-	1,022,484
Sewer Treatment Plant	3,628,605	18,368	-	3,646,973
Galley System	604,409	-	-	604,409
Ditch/Drainage System	52,822	-	-	52,822
Fire Hydrants	53,878	5,000	-	58,878
Total capital assets being depreciated	8,952,630	592,797	-	9,545,427
Less accumulated depreciation for:				
Buildings	(95,472)	(7,196)	-	(102,668)
Machinery & Equipment	(150,980)	(16,962)	-	(167,942)
Software and Meter Reading System	(157,966)	-	-	(157,966)
Transmission System & Lines	(1,221,083)	(60,310)	-	(1,281,393)
Water Treatment Plant	(325,571)	(23,264)	-	(348,835)
Sewer Treatment Plant	(508,004)	(146,063)	-	(654,067)
Galley System	(589,292)	(13,444)	-	(602,736)
Ditch/Drainage System	(21,192)	(1,218)	-	(22,410)
Fire Hydrants	(21,110)	(1,904)	-	(23,014)
Total Accumulated Depreciation	(3,090,670)	(270,361)	-	(3,361,031)
<b>Business-type activities capital assets, net</b>	<b>\$ 6,576,220</b>	<b>\$ 426,196</b>	<b>\$ 541,785</b>	<b>\$ 6,460,631</b>

Water Fund	\$	83,813
Sewer Fund		186,548
<b>Total Business-type Activity Depreciation</b>	<b>\$</b>	<b>270,361</b>

## TOWN OF FAIRPLAY, COLORADO

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

#### NOTE 4: BONDS, NOTES AND LEASES PAYABLE

##### BUSINESS-TYPE ACTIVITIES

The following is a schedule of changes in debt for the year ended December 31, 2022:

Business-type Activities:	Balance 1/1/22	Additions	Deletions	Balance 12/31/22	Due Within One Year	Interest Expense
2018 Vectra Note Payable	\$ 2,905,300	\$ -	\$ 223,700	\$ 2,681,600	\$ 223,700	\$ 93,271
Accrued Compensated Absences	9,615	701	-	10,316	-	-
<b>Total</b>	<b>\$ 2,914,915</b>	<b>\$ 701</b>	<b>\$ 223,700</b>	<b>\$ 2,691,916</b>	<b>\$ 223,700</b>	<b>\$ 93,271</b>

Business-type activity bonds, notes and capital leases payable consist of the following:

##### **Note Payable – Vectra Bank Note Payable – 2018 – Direct Placement**

On June 27, 2018, the Town issued a note payable in the amount of \$3,745,300 for the acquisition of capital and operations from Fairplay Sanitation District. The note requires semi-annual payments ranging from \$260,495 to \$620,868 on June 15th and December 15th, beginning on December 15, 2018 through December 2031. The notes bear an interest rate of 3.23% per annum. Payments will be made through the Utility Fund. The note is secured by the assets purchased from the Fairplay Sanitation District by the Town.

Principal and Interest Reserve - The note requires the creation of a Principal and Interest Account equal to one sixth of the next scheduled interest payment for the note payable and any parity debt and one twelfth of the next scheduled principal payment for the note payable and any parity debt to be deposited monthly. Since the most recent payment was made on December 15<sup>th</sup>, no requirement exists at year end.

Debt Service Reserve - In addition, the Note requires the establishment of a debt service reserve account equal to the smaller of 10% of the outstanding principal of the Note and related parity debt, the maximum annual debt service of the Note and related parity debt, or 125% of the average annual debt service on the Note and related parity debt. The lesser of the three is scheduled to be the 10% of the Note and parity debt outstanding at year end, or \$268,160 at December 31, 2022.

The following is a summary of required annual debt service payments:

Year	Principal	Interest	Total
2023	\$ 231,000	\$ 86,616	\$ 317,616
2024	238,400	79,154	317,554
2025	246,100	71,454	317,554
2026	254,100	63,505	317,605
2027	262,300	55,298	317,598
2028-2031	1,449,700	133,696	1,583,396
<b>Total</b>	<b>\$ 2,681,600</b>	<b>\$ 489,723</b>	<b>\$ 3,171,323</b>

**TOWN OF FAIRPLAY, COLORADO****NOTES TO THE FINANCIAL STATEMENTS****December 31, 2022****NOTE 4: BONDS, NOTES, AND LEASES PAYABLE** (Continued)**GOVERNMENTAL ACTIVITIES**

The following is a summary of governmental activity long-term debt.

<b>Governmental Activities:</b>	<b>Balance 1/1/22</b>	<b>Additions</b>	<b>Deletions</b>	<b>Balance 12/31/22</b>	<b>Due Within One Year</b>	<b>Interest Expense</b>
Capital Lease Payable	\$ 5,887	\$ -	\$ 2,535	\$ 3,352	\$ 2,665	\$ 237
Accrued Compensated Absences	30,734	1,457	-	32,191	-	-
<b>Total</b>	<b>\$ 36,621</b>	<b>\$ 1,457</b>	<b>\$ 2,535</b>	<b>\$ 35,543</b>	<b>\$ 2,665</b>	<b>\$ 237</b>

**Capital Leases Payable**

In 2019, the Town entered into a capital lease agreement for the purchase of a copier. The lease was for \$12,240, and requires 60 monthly payments of \$231. The lease bears an estimated interest at 5.0%. All payments related to this lease will be made by the General Fund and are included along with monthly maintenance charges in equipment rentals in the financial statements. The Town has capitalized assets with a remaining basis of \$3,672 related to the lease. In the event of non-appropriation and the Town wishes to cancel the lease agreement because: funds are not appropriated for a fiscal period subsequent to the one in which the agreement was entered into which are sufficient to satisfy all of your obligations under the agreement during said fiscal period; such non-appropriation did not result from any act or failure to act of the town; the town has exhausted all funds legally available for all payment due under the agreement; and there is no other legal procedures by which payment can be made to lessor. In receipt of the equipment delivered at the Towns expense, lessor's remedies for such a default shall be to terminate the lease agreement at the end of the fiscal period during which notice is given; retain the advance payments, if any; and/or sell, dispose of, hold, use or rent the equipment as lessor in its sole discretion may desire, without any duty to account to the Town.

The following is a summary of required annual lease payments:

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Total</b>
2023	\$ 2,665	\$ 107	\$ 2,772
2024	687	6	693
<b>Total</b>	<b>\$ 3,352</b>	<b>\$ 113</b>	<b>\$ 3,465</b>

## TOWN OF FAIRPLAY, COLORADO

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

#### NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS

##### STATEWIDE DEFINED BENEFIT PLAN (FPPA)

###### Summary of Significant Accounting Policies

*Pensions.* The Town participates in the Statewide Defined Benefit Plan (SWDB), a cost-sharing multiple-employer defined benefit pension fund administered by the Fire & Police Pension Association of Colorado ("FPPA"). The net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the SWDB have been determined using the accrual basis of accounting as required by the accounting principles and reporting guidelines as set forth by the Governmental Accounting Standards Board. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

###### General Information about the Pension Plan

*Plan description.* Eligible employees of the Town are provided with pensions through the Statewide Defined Benefit Plan (SWDB) - a cost-sharing multiple-employer defined benefit pension plan administered by FPPA. Plan benefits are specified in Title 31, Articles 30, 30.5 and 31 of the Colorado Revised Statutes (C.R.S.), rules and regulations codified by the Fire and Police Pension Association, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. FPPA issues a publicly available comprehensive annual financial report, that can be obtained at <http://www.FPPAco.org>.

Benefits provided. A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55. Effective January 1, 2021, a member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' pensionable earnings · for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members covered under Statewide Defined Benefit Social Security Component will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefit adjustments paid to retired members are evaluated annually and may be re-determined every October 1.

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

**NOTE 6: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS** (Continued)

**STATEWIDE DEFINED BENEFIT PLAN (FPPA)** (Continued)

**General Information about the Pension Plan** (Continued)

The amount of any increase is based on the Board's discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' pensionable earnings for each year of credited service up to ten years; plus 2.5 percent for each year of service thereafter.

Contributions. Contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12 percent of pensionable earnings. Employer contributions will increase 0.5 percent annually beginning in 2021 through 2030 to a total of 13 percent of pensionable earnings. In 2021, members of the SWDB plan and their employers are contributing at the rate of 11.5 percent and 8.5 percent, respectively, of pensionable earnings for a total contribution rate of 20.0 percent.

Contributions from members and employers of departments reentering the system are established by resolution and approved by the FPPA Board of Directors. The member and employer contribution rates will increase through 2030 as described above for non-reentering departments. Effective January 1, 2021, reentry departments may submit a resolution to the FPPA Board of Directors to reduce the additional 4 percent contribution, to reflect the actual cost of reentry by department, to the plan for reentry contributions. Each reentry department is responsible to remit contributions to the plan in accordance with their most recent FPPA Board of Directors approved resolutions.

The contribution rate for members and employers of affiliated social security employers is 5.75 percent and 4.25 percent, respectively, of pensionable earnings for a total contribution rate of 10.0 percent in 2021. Per the 2014 member election, members of the affiliate social security group had their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6 percent of pensionable earnings. Employer contributions will increase 0.25 percent annually beginning in 2021 through 2030 to a total of 6.5 percent of pensionable earnings.

**TOWN OF FAIRPLAY, COLORADO****NOTES TO THE FINANCIAL STATEMENTS****December 31, 2022****NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS** (Continued)**STATEWIDE DEFINED BENEFIT PLAN (FPPA)** (Continued)**General Information about the Pension Plan** (Continued)

Employer contributions are recognized by FPPA in the period in which the compensation becomes payable to the member and the Town is statutorily committed to pay the contributions to FPPA. Employer contributions recognized by the FPPA from the Town were \$16,471 for the plan year ended December 31, 2021 and \$21,745 for the fiscal year ended December 31, 2022. The current year contributions will be expensed in 2023 for FPPA purposes, December 31, 2022 employer contributions for reporting as of December 31, 2023, and are a timing difference at year end.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At December 31, 2022, the Town reported an asset of \$130,449 for its proportionate share of the SWDB's net pension liability. The net pension asset or liability was measured as of December 31, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2022. The District's proportion of the net pension liability was based on District's contributions to the SWDB for the calendar year 2021 relative to the total contributions of participating employers to the SWDB.

At December 31, 2022, the District's proportion was 0.02407%, which was an increase of 0.00083% from its proportion measured as of December 31, 2021.

For the year ended December 31, 2022, the Town recognized pension expense of \$21,943. At December 31, 2022, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows</b>	<b>Deferred Inflows</b>
Difference between expected and actual experience	\$ 32,104	\$ (3,064)
Changes of assumptions or other inputs	\$ 10,540	\$ -
Net difference between projected and actual earnings on pension plan investments	\$ 4,287	\$ (100,349)
Changes in proportion and differences between contributions recognized and proportionate share of contributions - Plan Basis	\$ 31,198	\$ (36,489)
Contributions subsequent to the measurement date	\$ 21,745	\$ -
<b>Total</b>	<b>\$ 99,874</b>	<b>\$ (139,902)</b>

\$21,745 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as an adjustment of the net pension asset in the year ended December 31, 2023.

**TOWN OF FAIRPLAY, COLORADO****NOTES TO THE FINANCIAL STATEMENTS****December 31, 2022****NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS** (Continued)**STATEWIDE DEFINED BENEFIT PLAN (FPPA)** (Continued)**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** (Continued)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ended December 31:</b>	<b>Fiscal year Total</b>
2023	\$ (21,224)
2024	(25,511)
2025	(14,093)
2026	(6,320)
2027	4,321
2028-2031	1,054
<b>Total</b>	<b>\$ (61,773)</b>

Actuarial assumptions. The actuarial valuations for the Statewide Defined Benefit Plan were used to determine the total pension liability and actuarially determined contributions for the fiscal year ending December 31, 2021. The valuations used the following actuarial assumption and other inputs:

<b>Actuarial method</b>	<b>Entry Age Normal</b>
Amortization method	Level % of Payroll, Open
Amortization period	30 Years
Long-term investment rate of return, net of	7.00%
Salary increase, including wage inflation	4.25%-11.25%
Cost of Living Adjustments (COLA)	0.00%
* Includes inflation at	2.50%

For determining the total pension liability, and actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and the projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2018 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2019. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.



**TOWN OF FAIRPLAY, COLORADO****NOTES TO THE FINANCIAL STATEMENTS****December 31, 2022****NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS** (Continued)**STATEWIDE DEFINED BENEFIT PLAN (FPPA)** (Continued)**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5 percent). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2021 are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Long-Term Expected Real Rate of Return</b>
Global Equity	39.00%	8.23%
Equity Long/Short	8.00%	6.87%
Private Markets	26.00%	10.63%
Fixed Income - Rates	10.00%	4.01%
Fixed Income - Credit	5.00%	5.25%
Absolute Return	10.00%	5.60%
Cash	2.00%	2.32%
<b>Total</b>	<b>100.00%</b>	

The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Discount rate. Projected benefit payments are required to be discounted to their actuarial present values using a single discount rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00 percent; the municipal bond rate is 1.84 percent (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.00 percent.

## TOWN OF FAIRPLAY, COLORADO

### NOTES TO THE FINANCIAL STATEMENTS

December 31, 2022

#### NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS (Continued)

##### STATEWIDE DEFINED BENEFIT PLAN (FPPA) (Continued)

##### **Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions** (Continued)

Sensitivity of the proportionate share of the net pension asset (liability) to changes in the discount rate. Regarding the sensitivity of the net pension liability/(asset) to changes in the Single Discount Rate, the following presents the plan's net pension liability, calculated using a Single Discount Rate of 7.00 percent, as well as what the plan's net pension liability/(asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher.

	<b>1% Decrease (6.00%)</b>	<b>Current Discount Rate (7.00%)</b>	<b>1% Increase (8.00%)</b>
Proportionate share of the net pension asset (liability)	\$ 17,990	\$ 130,449	\$ 223,615

##### **Subsequent Event**

Statewide Retirement Plan. During 2022, House Bill 22-1034 was signed into law. This legislation combines the assets and liabilities of the Statewide Defined Benefit Plan and Statewide Hybrid Plan to form the Statewide Retirement Plan effective January 1, 2023. The merger will result in increased longer term stability for both plans in addition to simplification of administrative, operation and communication of benefits. The financial impact of the merger of plans is being determined.

Actuarial Experience Study. During 2022, FPPA engaged Gabriel, Roeder Smith & Co. to complete an actuarial experience study. The FPPA Board of Directors accepted the findings of the study at its July 28, 2022 meeting. These assumptions will be included in the Statewide Retirement Plan valuation as of January 1, 2023.

##### **DEFINED CONTRIBUTION PLAN**

The Town provides pension benefits for all of its regular, full-time non-law enforcement employees through a defined contribution plan. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings.

The plan is administered by ICMA Retirement Corporation and covers all full-time Town employees excluding police officers. Employees are eligible to participate immediately. A contractual agreement between the Town and ICMA requires the Town to contribute an amount equal to three percent of all employees' salaries, and a mandatory employee contribution of three percent. The Town's contributions for each employee become fully vested after five years of service. These contributions are paid to ICMA and ICMA administers the plan. The Town made the required contributions of 3.00% for employees amounting to a total of \$14,157 and plan members contributed a total of \$14,157 for the year ending December 31, 2022.

## **TOWN OF FAIRPLAY, COLORADO**

### **NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

#### **NOTE 5: EMPLOYEE RETIREMENT SYSTEMS AND PENSION PLANS** (Continued)

##### **DEFERRED COMPENSATION PLAN**

The Town has a deferred compensation plan created in accordance with Internal Revenue Code Sec. 457. The plan is administered by ICMA-RC. Participation in the plan is optional for all employees. The plan allows employees to defer a portion of their salary until future years. Employees contributed \$25,198 to this plan for the fiscal year. There were no employer contributions.

#### **NOTE 6: COMMITMENTS AND CONTINGENCIES**

The Town receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements, and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the General Fund or other applicable funds. However, in the opinion of the Town, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the Town at December 31, 2022.

#### **NOTE 7: FUND BALANCE/NET POSITION APPROPRIATIONS AND RESTRICTIONS**

##### **Tax Spending and Debt Limitations**

On November 3, 1992, the voters of Colorado approved Amendment 1, commonly known as the TABOR Amendment, which added a new Section 20 to Article X of the Colorado Constitution. TABOR contains tax, spending, revenue and debt limitations which apply to the State of Colorado, all local governments, and special districts.

The Town's financial activity for the year ended December 31, 2022 will provide the basis for calculation of future limitations adjusted for allowable increases tied to inflation and local growth. Subsequent to December 31, 1992, revenue in excess of the Town's "spending limit" must be refunded unless voters approve the retention of such excess revenue. TABOR generally requires voter approval for any new tax, tax increases and new debt.

At an April 2, 1996 election, the electors of the Town authorized the Town to collect, retain and expend the full amount of the revenues from all sources during 1996, as well as the full amount of all revenues generated by all sources for each subsequent year. This election authorized the spending of such revenues in each year without limitation under Article X, Section 20 of the Colorado Constitution.

TABOR is extremely complex and subject to interpretation. Ultimate implementation may depend upon litigation and legislative guidance. The Town's management believes it is in compliance with the TABOR amendment.

**TOWN OF FAIRPLAY, COLORADO**

**NOTES TO THE FINANCIAL STATEMENTS**

**December 31, 2022**

**NOTE 7: FUND BALANCE/NET POSITION APPROPRIATIONS AND RESTRICTIONS**

(Continued)

**Tax Spending and Debt Limitations (Continued)**

The Article requires an emergency reserve be set aside for 2022 in the amount of 3% or more of its fiscal year spending. At December 31, 2022, the Town has reserved the following for emergencies:

\$78,000

Other Restrictions

The Town has also restricted the fund balance in its Conservation Trust Fund as its use is limited by statute. The Town has restricted net position in the Utility Fund for the Debt Service Reserve as disclosed in Note 4.

**NOTE 8: RISK MANAGEMENT**

The Town of Fairplay, Colorado carries insurance coverage for all foreseeable risks of loss. These include, but are not necessarily limited to, worker's compensation, property and liability, bond, and errors and omissions.

The Town carries all insurance through CIRSA. Risk of loss is transferred to this carrier.

The Town has not materially changed its coverage from previous years. Based on the lack of previous loss occurrences, the Town has not recorded any liability for unpaid claims at December 31, 2022.

**PENSION SCHEDULES**  
**(Required Supplementary Information - Unaudited)**

**TOWN OF FAIRPLAY**

**SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE  
NET PENSION ASSET (LIABILITY)  
FPPA SWDB Pension Plan  
Last 10 Fiscal Years<sup>(1)</sup>**

<b><u>Fiscal Year Ended</u></b>	<b>Town's proportion of the net pension asset (liability)</b>	<b>Town's proportionate share of the net pension asset (liability)</b>	<b>Town's covered payroll</b>	<b>Town's proportionate share of the net pension asset (liability) as a proportion of covered</b>	<b>Plan fiduciary net position as a percentage of the total pension liability</b>
December 31, 2014	0.032846%	\$ 29,370	\$ 142,663	20.59%	105.83%
December 31, 2015	0.002750%	\$ 31,031	\$ 123,650	25.10%	106.83%
December 31, 2016	0.029132%	\$ 514	\$ 141,225	0.36%	100.10%
December 31, 2017	0.029031%	\$ (10,490)	\$ 148,575	7.06%	98.21%
December 31, 2018	0.018066%	\$ 25,991	\$ 105,675	24.60%	106.34%
December 31, 2019	0.011428%	\$ (14,448)	\$ 76,550	-18.87%	95.20%
December 31, 2020	0.030653%	\$ 17,336	\$ 225,925	7.67%	101.90%
December 31, 2021	0.023244%	\$ 50,463	\$ 186,700	27.03%	106.72%
December 31, 2022	0.024071%	\$ 130,449	\$ 205,888	63.36%	116.16%

**Note:** All amounts are as of plan calculation dates which are one fiscal year prior to the date shown.

<sup>(1)</sup> - Additional years will be added to this schedule as they become available.

See the accompanying Independent Auditors' Report.

**TOWN OF FAIRPLAY****SCHEDULE OF TOWN CONTRIBUTIONS****FPPA SWDB Pension Plan****Last 10 Fiscal Years<sup>(1)</sup>**

<b><u>Fiscal Year Ended</u></b>	<b><u>Contractually required contributions</u></b>	<b><u>Actual contributions</u></b>	<b><u>Contribution deficiency (excess)</u></b>	<b><u>Town's covered payroll</u></b>	<b><u>Contributions as a percentage of covered payroll</u></b>
December 31, 2014	\$ 11,413	(11,413)	\$ -	\$ 142,663	8.00%
December 31, 2015	\$ 9,892	(9,892)	\$ -	\$ 123,650	8.00%
December 31, 2016	\$ 11,298	(11,298)	\$ -	\$ 141,225	8.00%
December 31, 2017	\$ 11,886	(11,886)	\$ -	\$ 148,575	8.00%
December 31, 2018	\$ 8,454	(8,454)	\$ -	\$ 105,675	8.00%
December 31, 2019	\$ 6,124	\$ (6,124)	\$ -	\$ 76,550	8.00%
December 31, 2020	\$ 18,074	\$ (18,074)	\$ -	\$ 225,925	8.00%
December 31, 2021	\$ 14,936	\$ (14,936)	\$ -	\$ 186,700	8.00%
December 31, 2022	\$ 16,471	\$ (16,471)	\$ -	\$ 205,888	8.00%

**Note:** All amounts are as of plan calculation dates which are one fiscal year prior to the date shown.

<sup>(1)</sup> - Additional years will be added to this schedule as they become available.

See the accompanying Independent Auditors' Report.

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**BUDGETARY COMPARISON SCHEDULES**  
**(Required Supplementary Information)**

**TOWN OF FAIRPLAY, COLORADO**

**BUDGETARY COMPARISON SCHEDULE**

**General Fund**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**With Comparative Totals for the Year Ended December 31, 2021**

	<b>2022</b>				
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>2021 Actual</b>
<b>REVENUES</b>					
<b>Taxes</b>					
Property Taxes	\$ 234,399	\$ 234,399	\$ 234,253	\$ (146)	\$ 194,943
Specific Ownership Taxes	25,000	25,000	28,861	3,861	25,732
Sales Taxes	1,005,129	2,031,660	2,088,669	57,009	1,901,595
Franchise Taxes	58,000	68,000	74,719	6,719	65,007
Other Taxes	60,500	48,993	53,632	4,639	63,102
Total Tax Revenue	<u>1,383,028</u>	<u>2,408,052</u>	<u>2,480,134</u>	<u>72,082</u>	<u>2,250,379</u>
<b>Intergovernmental Revenues</b>					
Cigarette Taxes	3,000	3,400	3,434	34	4,413
Highway Users	36,000	33,740	37,564	3,824	39,222
Road and Bridge	7,000	8,000	8,125	125	7,642
Clerk/Motor Vehicle Fees	4,000	3,700	4,200	500	4,206
Mineral Lease	500	581	581	-	340
Severance Tax	500	11,679	11,679	-	357
Federal Grants	-	-	-	-	24,547
State Grants	-	123,699	123,699	-	105,644
Total Intergovernmental Revenue	<u>51,000</u>	<u>184,799</u>	<u>189,282</u>	<u>4,483</u>	<u>186,371</u>
<b>Licenses and Permits</b>					
Liquor Licenses	(3,000)	5,504	5,783	279	6,480
Building Permits	7,420	20,290	20,268	(22)	1,267
Annexation/Other P&Z Fees	20,000	2,575	2,575	-	1,200
Animal Licenses	150	98	98	-	115
Business Licenses	7,500	7,775	7,100	(675)	7,550
Other Licenses and Permits	12,775	19,805	20,536	731	15,809
Total Licenses and Permits	<u>44,845</u>	<u>56,047</u>	<u>56,360</u>	<u>313</u>	<u>32,421</u>
<b>Fines and Forfeits</b>	<u>14,770</u>	<u>9,731</u>	<u>9,472</u>	<u>(259)</u>	<u>12,045</u>
<b>Charges for Services</b>					
Utility Charges	10,800	10,800	10,931	131	10,843
Recreation/Special Event Charges	42,000	29,136	32,441	3,305	11,115
Rents	1,500	1,300	1,514	214	1,459
Internal Charges	12,397	12,397	12,397	-	12,397
Other Charges for Services	53,938	58,328	58,175	(153)	56,882
Total Charges for Services	<u>120,635</u>	<u>111,961</u>	<u>115,458</u>	<u>3,497</u>	<u>92,696</u>
<b>Investment Earnings</b>	<u>550</u>	<u>35,350</u>	<u>37,980</u>	<u>2,630</u>	<u>632</u>
<b>Other Revenues</b>					
Donations	10,000	5,832	5,832	-	6,777
Other Miscellaneous Revenue	104,906	26,800	26,376	(424)	15,412
Total Other Revenue	<u>114,906</u>	<u>32,632</u>	<u>32,208</u>	<u>(424)</u>	<u>22,189</u>
<b>TOTAL REVENUES</b>	<u>1,729,734</u>	<u>2,838,572</u>	<u>2,920,894</u>	<u>82,322</u>	<u>2,596,733</u>

See accompanying Independent Auditors' Report.

(Continued)

**TOWN OF FAIRPLAY, COLORADO**

**BUDGETARY COMPARISON SCHEDULE**

**General Fund**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**With Comparative Totals for the Year Ended December 31, 2021**

	<b>2022</b>				
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>2021 Actual</b>
(Continued)					
<b>EXPENDITURES</b>					
<b>General Government</b>					
Personnel Services	183,414	181,874	177,835	(4,039)	180,616
Equipment Rentals	5,000	5,000	4,635	365	4,719
Fuel and Automotive	6,000	6,000	5,885	115	4,658
Insurance	26,543	28,436	27,388	1,048	26,127
Professional Fees	68,500	62,800	54,578	8,222	36,392
Repairs and Maintenance	15,000	5,000	4,817	183	9,467
Supplies	5,500	5,200	3,794	1,406	3,868
Telephone and Utilities	36,000	39,000	37,294	1,706	36,360
Travel and Training	13,500	11,000	7,749	3,251	5,990
ESTIP Agreements	4,000	18,000	15,915	2,085	8,810
Other Expenses	90,230	138,565	119,524	19,041	99,255
Total General Government	453,687	500,875	459,414	33,383	416,262
<b>Public Safety</b>					
Personnel Services	474,069	466,389	455,210	11,179	319,421
Fuel and Automotive	12,000	20,000	17,851	2,149	10,513
Professional Fees	4,500	4,500	2,996	1,504	847
Repairs and Maintenance	16,000	16,000	11,388	4,612	13,122
Supplies	6,500	4,800	4,197	603	3,330
Telephone and Utilities	5,000	7,200	6,663	537	4,105
Travel and Training	5,000	4,500	2,047	2,453	2,672
Other Expenses	9,036	17,111	15,649	1,462	7,857
Total Public Safety	532,105	540,500	516,001	24,499	361,867
<b>Public Works</b>					
Personnel Services	213,480	213,112	212,842	270	180,284
Fuel and Automotive	5,000	7,500	6,287	1,213	3,940
Repairs and Maintenance	31,100	25,500	21,385	4,115	23,572
Supplies	17,000	18,100	16,936	1,164	19,534
Telephone and Utilities	14,700	23,500	20,958	2,542	15,969
Travel and Training	2,000	100	150	(50)	1,276
Other Expenses	-	5,778	5,778	-	-
Total Public Works/Comm Devel	283,280	293,590	284,336	9,254	244,575
<b>Parks, Recreation and Other</b>					
Special Events	105,500	103,469	103,595	(126)	64,208
Repairs and Maintenance	2,500	7,000	7,539	(539)	2,379
Supplies	5,500	5,000	2,444	2,556	7,140
Telephone and Utilities	400	430	470	(40)	438
Other Expenses	3,500	649	980	(331)	457
Total Parks, Recreation & Other	117,400	116,548	115,028	1,520	74,622
<b>Internal Charges</b>	47,171	74,392	74,492	(100)	52,614

See accompanying Independent Auditors' Report.

(Continued)

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## **OTHER SUPPLEMENTARY INFORMATION**

**TOWN OF FAIRPLAY, COLORADO**

**BUDGETARY COMPARISON SCHEDULE**

**General Fund**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**With Comparative Totals for the Year Ended December 31, 2021**

	<b>2022</b>				<b>2021</b>
	<b><u>Original Budget</u></b>	<b><u>Final Budget</u></b>	<b><u>Actual</u></b>	<b><u>Variance With Final Budget</u></b>	<b><u>Actual</u></b>
(Continued)					
<b>Capital Outlay</b>					
General Government Capital Outlay	311,000	135,516	129,698	5,818	127,921
Public Safety Capital Outlay	22,300	35,000	43,508	(8,508)	1,868
Public Works Capital Outlay	297,000	271,813	254,031	17,782	243,646
Parks, Recreation and Other Capital Outlay	-	-	-	-	52,218
Total Capital Outlay	<u>630,300</u>	<u>442,329</u>	<u>427,237</u>	<u>15,092</u>	<u>425,653</u>
<b>Debt Service</b>					
Principal and Interest	-	-	-	-	440,680
TOTAL EXPENDITURES	<u>2,063,943</u>	<u>1,968,234</u>	<u>1,876,508</u>	<u>83,648</u>	<u>2,016,273</u>
<b>NET CHANGE IN FUND BALANCE - BUDGET BASIS</b>	<u>\$ (334,209)</u>	<u>\$ 870,338</u>	1,044,386	<u>\$ 165,970</u>	580,460
<b>FUND BALANCE, BEGINNING</b>			2,056,902		1,476,442
<b>FUND BALANCE, ENDING</b>			<u>\$ 3,101,288</u>		<u>\$ 2,056,902</u>

See accompanying Independent Auditors' Report.

**TOWN OF FAIRPLAY, COLORADO**

**COMBINING BALANCE SHEET**

**NONMAJOR GOVERNMENTAL FUNDS**

**DECEMBER 31, 2022**

**With Comparative Totals for December 31, 2021**

**SPECIAL  
REVENUE FUNDS**

<b>Conservation Trust Fund</b>	<b>Total</b>	
	<b>2022</b>	<b>2021</b>

**ASSETS AND DEFERRED OUTFLOWS**

**ASSETS**

**Current Assets**

Cash and Investments

Restricted Cash and Investments

\$	37,613	\$	37,613	\$	33,933
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**LIABILITIES, DEFERRED INFLOWS AND NET POSITION**

**FUND BALANCE**

Restricted Fund Balance

\$	37,613	\$	37,613	\$	33,933
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See accompanying Independent Auditors' Report.

**TOWN OF FAIRPLAY, COLORADO**

**COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**FOR THE YEAR ENDED DECEMBER 31, 2022**  
**With Comparative Totals for the Year Ended December 31, 2021**

	<b>SPECIAL REVENUE FUNDS</b>		
	<b>Conservation Trust</b>	<b>Total</b>	
	<b>Fund</b>	<b>2022</b>	<b>2021</b>
<b>REVENUES</b>			
Intergovernmental Revenues	\$ 4,649	\$ 4,649	\$ 4,882
Investment Earnings	31	31	-
<b>TOTAL REVENUES</b>	<b>4,680</b>	<b>4,680</b>	<b>4,882</b>
<b>EXPENDITURES</b>			
Capital Outlay	1,000	1,000	-
<b>REVENUES IN EXCESS (DEFICIENCY) OF EXPENDITURES</b>	<b>3,680</b>	<b>3,680</b>	<b>4,882</b>
<b>FUND BALANCE, BEGINNING</b>	<b>33,933</b>	<b>33,933</b>	<b>29,051</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 37,613</b>	<b>\$ 37,613</b>	<b>\$ 33,933</b>

See accompanying Independent Auditors' Report.



**TOWN OF FAIRPLAY, COLORADO**

**BUDGETARY COMPARISON SCHEDULE**

**Conservation Trust Fund**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**With Comparative Totals for the Year Ended December 31, 2021**

	<b>2022</b>				
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance With Final Budget</b>	<b>2021 Actual</b>
<b>REVENUES</b>					
<b>Intergovernmental Revenues</b>					
Conservation Trust Fund	\$ 4,500	\$ 4,500	\$ 4,649	\$ 149	\$ 4,882
<b>Investment Earnings</b>	<u>10</u>	<u>20</u>	<u>31</u>	<u>11</u>	<u>-</u>
TOTAL REVENUES	4,510	4,520	4,680	160	4,882
<b>EXPENDITURES</b>					
<b>Capital Outlay</b>					
Parks, Recreation and Other Capital Outlay	<u>15,000</u>	<u>1,000</u>	<u>1,000</u>	<u>-</u>	<u>-</u>
<b>NET CHANGE IN FUND BALANCE - BUDGET BASIS</b>	<u><b>\$(10,490)</b></u>	<u><b>\$ 3,520</b></u>	<u>3,680</u>	<u><b>\$ 160</b></u>	<u>4,882</u>
<b>FUND BALANCE, BEGINNING</b>			<u>33,933</u>		<u>29,051</u>
<b>FUND BALANCE, ENDING</b>			<u><b>\$ 37,613</b></u>		<u><b>\$ 33,933</b></u>

See accompanying Independent Auditors' Report.

**TOWN OF FAIRPLAY, COLORADO**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**

**BUDGET AND ACTUAL**

**Utility Fund**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**With Comparative Totals for the Year Ended December 31, 2021**

	<b>2022</b>		
	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget</b>
			<b>2021 Actual</b>
<b>Operating Revenues</b>			
Utility Charges	\$ 1,052,870	\$ 1,049,565	\$ (3,305)
Other Charges for Services	19,782	17,111	(2,671)
Total Revenues	<u>1,072,652</u>	<u>1,066,676</u>	<u>(5,976)</u>
<b>Operating Expenses</b>			
Management Fees/Internal Charges	35,617	35,617	-
Personnel Services	273,782	273,353	429
Administrative/Office Expenses	29,100	26,216	2,884
Insurance	16,107	16,107	-
Operating Supplies	31,000	26,473	4,527
Professional Fees	254,500	145,417	109,083
Repairs and Maintenance	156,685	146,158	10,527
Travel and Training	1,173	1,074	99
Treatment	-	-	-
Telephone and Utilities	121,500	106,321	15,179
Other Operating Expenses	13,110	9,619	3,491
Other Capital Outlay	164,468	255,592	(91,124)
Total Expenditures	<u>1,097,042</u>	<u>1,041,947</u>	<u>55,095</u>
Operating Income (Loss)	<u>(24,390)</u>	<u>24,729</u>	<u>49,119</u>
<b>Other Income (Expense)</b>			
Investment Earnings	20,059	22,666	2,607
Debt Service	(317,541)	(316,970)	571
Total Other Income (Expense)	<u>(297,482)</u>	<u>(294,304)</u>	<u>3,178</u>
Net Income (Loss), Budget Basis	(321,872)	(269,575)	52,297
<b>Contributed Capital</b>			
Plant Investment Fees	<u>261,967</u>	<u>345,498</u>	<u>83,531</u>
Change in Net Position (Budget Basis)	<u>\$ (59,905)</u>	<u>75,923</u>	<u>\$ 135,828</u>
<b>Budget to GAAP Reconciliation</b>			
Principal Paid		223,700	216,700
Depreciation Expense		(270,360)	(265,864)
Capital Outlay		<u>154,772</u>	<u>-</u>
<b>Change in Net Position - GAAP Basis</b>		184,035	22,303
<b>Net Position, Beginning</b>		<u>5,401,074</u>	<u>5,378,771</u>
<b>Net Position, Ending</b>		<u>\$ 5,585,109</u>	<u>\$ 5,401,074</u>

See accompanying Independent Auditors' Report.

**TOWN OF FAIRPLAY, COLORADO**

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION**  
**BUDGET AND ACTUAL**  
**Internal Service Fund**

**FOR THE YEAR ENDED DECEMBER 31, 2022**

**With Comparative Totals for the Year Ended December 31, 2021**

	<b>2022</b>			<b>2021</b>
	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget</b>	<b>Actual</b>
<b>Operating Revenues</b>				
Internal Charges	\$ 97,712	\$ 97,712	\$ -	\$ 76,602
<b>Operating Expenses</b>				
Other Capital Outlay	<u>39,806</u>	<u>185,556</u>	<u>(145,750)</u>	<u>98,649</u>
Change in Net Position (Budget Basis)	<u>\$ 57,906</u>	<u>(87,844)</u>	<u>\$ (145,750)</u>	<u>(22,047)</u>
<b>Budget to GAAP Reconciliation</b>				
Depreciation Expense		(39,370)		(23,991)
Capital Outlay		<u>185,556</u>		<u>98,649</u>
<b>Change in Net Position - GAAP Basis</b>		58,342		52,611
<b>Net Position, Beginning</b>		<u>437,818</u>		<u>385,207</u>
<b>Net Position, Ending</b>		<u>\$ 496,160</u>		<u>\$ 437,818</u>

See accompanying Independent Auditors' Report.

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## **STATE COMPLIANCE SECTION**



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3. Confirm that print settings are correct - make sure "selection only" isn't checked.
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5. Click "Edit Mode" to return to modifying your data.
6. Remember to click "Save" to save any changes.

## Annual Highway Finance Report - CY22

Email address: kwittbrodt@fairplayco.us

City/County: Fairplay

### Receipts, Disbursements & Costs

#### II - Receipts for Road & Street Purposes

##### A. Receipts from local sources

2. General Fund Appropriations:	\$	36,048.00
3. Other local imposts: <i>from A.3. 'Total' below</i>	\$	522,167.00
4. Miscellaneous local receipts: <i>from A.4. 'Total' below</i>	\$	7,630.00
5. Transfers from toll facilities	\$	0.00
6. Proceeds of sale of bonds and notes		
a. Bonds - Original Issues:	\$	0.00
b. Bonds - Refunding Issues:	\$	0.00
c. Notes:	\$	0.00

SubTotal: \$ 565,845.00

B. Private Contributions \$ 0.00

c. HUD:	\$	0.00
d. Federal Transit Administration:	\$	0.00
e. U.S. Corp of Engineers	\$	0.00
f. Other Federal:	\$	0.00
<b>Total: (2a-f)</b>	<b>\$</b>	<b>0.00</b>

## Receipts, Disbursements & Costs

### III - Disbursements for Road & Street Purposes

#### A. Local highway disbursements

1. Capital outlay: (from A.1.d. 'Total Capital Outlay' below)	\$	0.00
2. Maintenance:	\$	543,898.00
3. Road and street services		
a. Traffic control operations:	\$	40,632.00
b.   Snow and ice removal:	\$	23,079.00
c. Other:	\$	0.00
4. General administration and miscellaneous	\$	0.00
5. Highway law enforcement and safety	\$	0.00
<b>Total: (A.1-5)</b>	<b>\$</b>	<b>607,609.00</b>

#### B. Debt service on local obligations

1.   Bonds		
a.   Interest	\$	0.00
b.   Redemption	\$	0.00
2.   Notes		
a.   Interest	\$	0.00
b.   Redemption	\$	0.00
<b>SubTotal: (1+2)</b>	<b>\$</b>	<b>0.00</b>

C. Payments to State for Highways: \$ 0.00

D. Payments to Toll Facilities: \$ 0.00

**Total Disbursements: (A+B+C+D)** \$ **607,609.00**

## Receipts, Disbursements & Costs

### IV. Local Highway Debt Status

	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
<b>A. Bonds (Total)</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
1. Bonds (Refunding Portion)		\$ 0.00	\$ 0.00	\$ 0.00
<b>B. Notes (Total):</b>	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

## Receipts, Disbursements & Costs

### V - Local Road & Street Fund Balance

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
\$ 0.00	\$ 607,609.00	\$ 607,609.00	\$ 0.00	\$ 0.00

Notes and Comments:  
undefined

Please enter your name: Kim Wittbrodt

Please provide a telephone number where you may be reached: 7198362622

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Contact: Paige Castaneda | Email: Paige.Castaneda@state.co.us | Phone: 303.512.4914