TOWN OF NEDERLAND, COLORADO

BASIC FINANCIAL STATEMENTS

December 31, 2021

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FINANCIAL SECTION

JOHN CUTLER
& ASSOCIATES

Honorable Mayor and Members of the Board of Trustees
Town of Nederland
Nederland, Colorado

INDEPENDENT AUDITORS' REPORT

Report on the Financial Statements

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Nederland (the "Town") as of and for the year ended December 31, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the accompanying 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 Nederland as of December 31, 2021, 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 Opinions

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the 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 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 the Town'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.

Auditor's Responsibilities 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 GAAS 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 judgement made by a reasonable user based on the financial statements.

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600 17TH STREET SUITE 2800 SOUTH • DENVER, COLORADO 80202 • TEL 303.634.2259 • FAX 303.496.4631

In performing an audit in accordance with GAAS, we:

- Exercise professional judgement 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 a test basis, evidence regarding the amounts and disclosures of 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 of the effectiveness of the Town'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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town'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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required budgetary and pension information on pages 26-28 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board (GASB) 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 and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The combining and individual fund financial statements and schedules and State Compliance information as listed in the table of contents, 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 combining and individual fund financial statements and schedules and State Compliance have 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 combining and individual fund financial statements and schedules and State Compliance are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

John Cutler & Associates, LLC

July 25, 2022

Town of Nederland, Colorado
Management's Discussion and Analysis

Fiscal Year Ending December 31, 2021

This Management's Discussion and Analysis (MD&A) of the Town of Nederland's 2021 financial statements is offered to provide an overview and analysis of the government's financial activities. The MD&A should be read in conjunction with the Town's basic financial statements.

The Town of Nederland is a Statutory Municipality incorporated in 1874. The Town has seven elected officials who are responsible for all policy decisions that affect the government's financial condition. The appointed Town Administrator is responsible for preparing the annual budget which is adopted by the Board of Trustees every December. The Town Administrator and appointed Town Treasurer are responsible for financial reporting to the Town's Board of Trustees and to the public at large. The Town maintains six separate funds, which are as follows:

A) General Fund (includes Health & Human Services Fund)
B) Community Center Fund
C) Conservation Trust Fund
D) Water Fund
E) Sewer Fund
F) Street Fund

Additionally, the Town maintains a Downtown Development Authority (DDA) Fund which acts as a component unit and is reflected as a non-major fund in Town's financial statements.

Overview of the Financial Statements

The Town's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements:
The government-wide financial statements, which consist of the Statement of Net Position and the Statement of Activities, give readers a broad overview of the entire Town's financial position and changes in financial position in a manner similar to a private-sector business. These statements report information about the Town as a whole and include all assets and liabilities using the accrual basis of accounting, which reports all of the current year's revenues and expenses regardless of when the cash is received or paid.

The statement of net position presents information on all of the Town's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Town is improving or deteriorating. Other non-financial factors, however, such as changes in the Town's property tax base, are needed to assess the overall financial condition of the Town.

The statement of activities presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows (accrual basis of accounting). Thus, some revenues and expenses reported in this statement will result in cash flows in future periods (e.g., uncollected taxes).

The government-wide financial statements distinguish the different functions of the Town that are principally supported by taxes and intergovernmental revenues (Governmental Activities) from the other functions that are intended to recover all or a significant portion of their costs through user fees or charges for services (Business Type Activities). The Governmental Activities of the Town of Nederland include general government, administration and finance, municipal court, public safety, public works, and parks and recreation. The Business Type Activities include water and wastewater.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into two categories: governmental funds and proprietary fund.

Governmental Funds - The activity of the Town's General, Community Center, Street, Downtown Development Authority, and Special Revenue (Conservation Trust) funds are reported as governmental funds, which are essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

The Town adopts an annual appropriated budget for its general fund. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

Proprietary (Business Like) Fund - The Town of Nederland maintains two proprietary (enterprise) funds, which report the same functions as the business-type activities in the government-wide financial statements. The Town uses the proprietary funds to account for the activities associated with its water and sewer utilities that are financed and operated in a manner similar to private business enterprises. The intent of the governing body is that the costs, including depreciation, of providing goods or services to the public be financed or recovered primarily through user fees or charges.

Notes to the financial statements - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

Other information – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information and certain additional supplemental information.

Financial Highlights

Governmental Activities

- As of December 31, 2021 the governmental funds held $2,800,134 in cash & investments and $401,711 in current liabilities.
- As of December 31, 2021 the Town's governmental activities fund held $5,813,486 in capital assets, a 2.1% decrease; and $256,293 in long-term liabilities, a 33.9% decrease.
- 2021 Nederland sales tax revenue was up 18.5% compared to fiscal year 2020.
- 2021 use tax revenue increased by 59.7% or $41,418 compared to fiscal year 2020.
- Total governmental activities net position increased by 10.4 % or $812,573 during the 2021 fiscal year.

Business-type Activities

- As of December 31, 2021 total assets were $12,146,518, an increase of 1.7% over 2020. Current assets increased by $766,889, or 29.3%; Capital assets decreased by $563,339, or 6.0%.
- Total liabilities decreased by 3.2% or $167,582 during 2021.
- 2021 service revenue from the water and wastewater services decreased slightly by $720 compared to fiscal year 2020. Total program revenues for 2021 increased $182,031 or 23.6% over 2020 total revenue.
- 2021 expenses from the water and wastewater funds increased $14,992 or 0.9% compared to fiscal year 2020.
- Total business-type activities net position increased by $371,132 during the 2021 fiscal year.

Statement of Net Position

The following table reflects the condensed Statement of Net Position compared to the prior fiscal year.

	Government Activities		Business Type Activities		Total	
	2021	**2020**	**2021**	**2020**	**2021**	**2020**
Current and other assets	$ 4,581,841	$ 3,464,372	$ 3,048,958	$ 2,445,513	$ 7,630,799	$ 5,909,885
Capital assets	5,813,487	5,937,058	8,764,259	9,327,598	14,577,746	15,264,656
Total assets	10,395,328	9,401,430	11,813,217	11,773,111	22,208,545	21,174,541
Long-term debt outstanding	111,583	248,594	4,285,754	4,682,702	4,397,337	4,931,296
Other liabilities	486,860	414,370	519,342	453,420	1,006,202	867,790
Total liabilities	598,443	662,964	4,805,096	5,136,122	5,403,539	5,799,086
Deferred Inflows	1,146,951	901,105			1,146,951	901,105
Liabilities & Deferred Inflows	1,745,394	1,564,069	4,805,096	5,136,122	6,550,490	6,700,191
Net position:						
Net Investment in capital assets	5,557,194	5,549,546	4,118,456	4,294,003	9,675,650	9,843,549
Restricted	1,945,325	1,417,587	250,000	250,000	2,195,325	1,667,587
Unrestricted	1,147,415	870,228	2,639,665	2,092,986	3,787,080	2,963,214
Total net position	$8,649,934	$7,837,361	$7,008,121	$6,636,989	$15,658,055	$14,474,350

Normal Impacts

There are six basic (normal) transactions that will affect the comparability of the Statement of Net Position summary presentation:

Net Results of Activities – will impact (increase/decrease) current assets and unrestricted net position.
Borrowing for Capital – will increase current assets and long-term debt.
Spending Borrowed Proceeds on New Capital – will reduce current assets and increase capital assets. A second impact results in an increase in capital assets and an increase in related net debt which will not change the net investment in capital assets.
Spending of Non-borrowed Current Assets on New Capital – will (1) reduce current assets and increase capital assets and (2) will reduce restricted and or unrestricted net position and increase invested in capital assets, net of debt.
Principal Payment on Debt – will (1) reduce current assets and reduce long-term debt and (2) reduce unrestricted net position and increase the net invested in capital assets.
Reduction of Capital Assets Through Depreciation – will reduce capital assets and net investment in capital assets.

The Town's total net position for fiscal year 2021 increased by 8.2% or $1,183,705. As noted earlier, net position may serve over time as a useful indicator of a government's financial position. The Town's assets exceed liabilities by $15,658,055 (net position).

The net funds invested in Capital assets (e.g. land, buildings, equipment, etc.) make up 61.8 % of net position. The Town uses these capital assets to provide services to citizens; therefore, these assets are not available for future spending. Although the Town's investments in capital assets are reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to retire these liabilities.

The restricted net position (14.0%) represents resources that are subject to various debt provisions, contracts and contingencies on how they may be used. The remaining balance $3,787,080 is unrestricted and can be used to meet the Town's ongoing obligations to its citizens and creditors.

At the end of 2021, the Town is able to report positive balances in all net positions.

STATEMENT OF ACTIVITIES

The Statement of Activities takes into consideration the Town as a whole and reflects the change in net position for fiscal year 2021.

	Government Activities		Business Type Activities		Total	
	2021	**2020**	**2021**	**2020**	**2021**	**2020**
Program Revenue						
Charges for Services	$ 513,095	$ 287,159	$ 1,118,246	$ 1,118,966	$ 1,631,341	$1,406,125
Operating Grants & Contributions	150,744	485,907			150,744	485,907
Capital Grants & Contributions	141,037	69,895	394,742	289,283	535,779	359,178
Total Program Revenue	804,876	842,961	1,512,988	1,408,249	2,317,864	2,251,210
General Revenues:						
Taxes	2,847,404	2,557,271	543,278	458,374	3,390,682	3,015,645
Investment Income	4,516	5,214	433	3,776	4,949	8,990
Other Revenues	259,289	16,771	16,344	21,333	275,633	38,104
Total General Revenues	3,111,209	2,579,256	560,055	483,483	3,671,264	3,062,739
TOTAL REVENUES	**3,916,085**	**3,422,217**	**2,073,043**	**1,891,732**	**5,989,128**	**5,313,949**
Program Expenses:						
General Government	1,370,189	1,239,188			1,370,189	1,239,188
Public Safety	724,057	699,397			724,057	699,397
Public Works	619,901	560,905			619,901	560,905
Parks and Recreation	381,727	441,065			381,727	441,065
Interest on Long Term Debt	7,638	11,037	51,979	53,752	59,617	64,789
Water and Wastewater			1,649,932	1,633,167	1,649,932	1,633,167
TOTAL EXPENSES	**3,103,512**	**2,951,592**	**1,701,911**	**1,686,919**	**4,805,423**	**4,638,511**
Change in Net Position	**$ 812,573**	**$ 470,625**	**$ 371,132**	**$ 204,813**	**$ 1,183,705**	**$ 675,438**
Net Position, Beginning	*7,837,361*	*7,366,736*	*6,636,989*	*6,432,176*	*14,474,350*	*13,798,912*
Net Position, Ending	*8,649,934*	*7,837,361*	*7,008,121*	*6,636,989*	*15,658,055*	*14,474,350*

Governmental Activities

At the end of fiscal year 2021, The Town's governmental activities reported a combined net position of $8,649,934, an increase of $812,573 during fiscal year 2021. The reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of governmental funds to the Statement of Activities can be found on page 5 of the Basic Financial Statements. On the Statement of Revenues, Expenditures and Changes in Fund Balance, the total fund balance for governmental funds is $3,092,740, an increase of $804,925 over 2021 fund balance.

Revenue increased $493,868 or 14.4% in 2021 compared to 2020 due to additional taxes received in 2021. In 2021, tax related revenue of $2,847,404 comprised 72.7% of total revenues from governmental activities. The Town's major sources of revenue are sales tax, property tax, use tax, motor vehicle tax and grants.

The cost of governmental activities in 2021 was $3,103,512 compared to$2,951,592 in 2020, a 5.2% increase.

Expenses by Type – Governmental Activities

General Government includes Town Board of Trustees, Town Administrator, Town Clerk, Planning & Zoning, Finance and General Administration. Public Safety includes both Law Enforcement and Municipal Court. Parks & Recreation include expenses associated with the Town's Community Center and general park maintenance. Public Works accounts for streets and building maintenance.

Year-to-year changes by type of activity:

	2021	2020	% Change
General Government	**$ 1,370,189**	**$ 1,239,188**	**10.6%**
Public Safety	**724,057**	**699,397**	**3.5%**
Public Works	**619,901**	**560,905**	**10.5%**
Parks and Recreation	**381,727**	**441,065**	**-13.5%**
Interest on Long Term Debt	**7,638**	**11,037**	**-30.8%**
Total	**$ 3,103,512**	**$ 2,951,592**	**5.1%**

Fund Balance

At the end of 2021, the Town's governmental funds reported a combined (General, Community Center, DDA, Non-Major) fund balance of $3,092,740. This is an increase of $804,925 compared to the prior year's ending balance.

Business Type Activities

At year-end, the business-type activities reported total net position of $7,008,121, an increase of $371,132.

Budgetary Highlights

In the General Fund, revenue was $228,659 less than budgeted, this is mainly due to grants budgeted at $930,000 and actual received $258,284. Tax revenue was $171,881 higher than budgeted and Licenses and Permits came in $213,122 higher than budgeted. Expenditures for the General Fund were $683,236 less than budgeted.

The Community Center revenues were higher than budgeted by $32,703 primarily due to additional sales tax revenue received. Expenditures were $48,493 under budget due to savings in multiple operating expense lines.

Sewer Fund revenues were higher than budgeted by $109,855. Sales and use taxes received were $41,732 higher than budgeted and Plant and Investment Fees exceeded the budgeted amount by $57,182. Total expenditures were $90,448 lower than budgeted.

Water Fund revenues were higher than budget by $215,508 primarily due to higher than budgeted Plant Investment Fees (PIF's) received. Total expenditures were $110,118 less than the budgeted amount.

Voters approved a 0.25% sales tax increase in April 2018 to support in town road improvements. The Street Fund revenues were $20,091 higher than budgeted and expenses were $90,728 under budget due to savings in multiple expense accounts and savings in the capital outlay project.

The Downtown Development Authority revenues were $402,930 less than budgeted and expenses were $916,932 under budget.

Capital Assets and Debt Administration

At year-end, the Town had $14,577,746 invested in a broad range of capital assets including land and improvements, buildings, parks and equipment, vehicles, equipment, and water and sewer plants and distribution and collection systems. The decrease of $686,910, or 4.5% from 2020 is primarily due to depreciation expense.

Capital Assets at Year-End

	Government Activities		Business Activities		Total	
	2021	**2020**	**2021**	**2020**	**2021**	**2020**
Land	$ 701,805	$ 701,805	$ 11,436	$ 11,436	$ 713,241	$ 713,241
Water Rights	-	-	35,000	35,000	35,000	35,000
Construction in Process	124,113	47,612	-	-	124,113	47,612
Plant, Land & Building	8,574,109	8,508,536	14,675,078	14,620,886	23,249,187	23,129,422
Equipment	819,910	775,541	807,288	776,396	1,627,198	1,551,937
Transportation Equipment	260,977	213,704	352,120	322,129	613,096	535,833
Less Acc Depreciation	(4,667,427)	(4,310,140)	(7,116,663)	(6,438,249)	(11,784,090)	(10,748,389)
Total Capital Assets	**$ 5,813,487**	**$ 5,937,058**	**$ 8,764,259**	**$ 9,327,598**	**$ 14,577,746**	**$ 15,264,656**

During 2021, the Police Department purchased a new Tahoe SUV. The Water and Sewer Department purchased a new truck and they continue making infrastructure improvements including the grit removal project. Public Works began improvements to the Barker Meadows Park. The Nederland Community Center was upgraded to allow for hybrid meetings.

Significant 2021 Capital Asset Additions

Streets-Asphalt Roller	$ 19,915
Police Department-2020 Chevrolet Tahoe SUV	54,550
Utilities-2021 F-150 Truck	29,992
Nederland Downtown Sidewalk Improvement Project-(CDOT TIP) Design Phase	43,370
Barker Meadows Improvements	65,573
Grit Removal System	54,192
	$ 267,592

Financial Contact

This financial report is designed to provide a general overview of the Town's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Department at: PO Box 396, Nederland, Colorado 80466; or telephone (303) 258-3266.

BASIC FINANCIAL STATEMENTS

TOWN OF NEDERLAND, COLORADO

STATEMENT OF NET POSITION
As of December 31, 2021

	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTALS 2021	TOTALS 2020
ASSETS				
Cash and Investments	$ 2,800,134	$ 2,982,815	$ 5,782,949	$ 4,158,458
Receivables				
Taxes	1,222,344	-	1,222,344	1,152,279
Grants	154,132	-	154,132	233,751
Accounts	-	388,460	388,460	313,373
Other	58,706	-	58,706	31,411
Prepaid Expenses	13,224	224	13,448	9,853
Inventories	-	10,760	10,760	10,760
Interfund Amounts	333,301	(333,301)	-	-
Capital Assets, Not Depreciated	825,918	46,436	872,354	795,853
Capital Assets, Depreciated				
Net of Accumulated Depreciation	4,987,569	8,717,823	13,705,392	14,468,803
TOTAL ASSETS	10,395,328	11,813,217	22,208,545	21,174,541
LIABILITIES				
Accounts Payable	111,544	109,503	221,047	156,257
Accrued Liabilities	66,031	19,675	85,706	53,286
Unearned Revenue	49,011	-	49,011	34,563
Accrued Interest Payable	-	-	-	15,615
Deposits	115,564	-	115,564	81,359
Noncurrent Liabilities				
Due within One Year	144,710	390,164	534,874	526,710
Due in More Than One Year	111,583	4,285,754	4,397,337	4,931,296
TOTAL LIABILITIES	598,443	4,805,096	5,403,539	5,799,086
DEFERRED INFLOWS OF RESOURCES				
Deferred Property Tax Revenue	1,146,951	-	1,146,951	901,105
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	1,745,394	4,805,096	6,550,490	6,700,191
NET POSITION				
Net Investment in Capital Assets	5,557,194	4,118,456	9,675,650	9,843,549
Restricted for Emergencies	133,000	-	133,000	106,000
Restricted for Community Center	311,323	-	311,323	222,256
Restricted for Downtown Development	1,222,335	-	1,222,335	926,579
Restricted for Highways and Streets	253,490	-	253,490	148,960
Restricted for Parks and Recreation	25,177	-	25,177	13,792
Restricted by Debt Covenant	-	250,000	250,000	250,000
Unrestricted	1,147,415	2,639,665	3,787,080	2,963,214
TOTAL NET POSITION	$ 8,649,934	$ 7,008,121	$ 15,658,055	$ 14,474,350

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

TOWN OF NEDERLAND, COLORADO

STATEMENT OF ACTIVITIES
Year Ended December 31, 2021

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES CHARGES FOR SERVICES	PROGRAM REVENUES OPERATING GRANTS AND CONTRIBUTIONS	PROGRAM REVENUES CAPITAL GRANTS AND CONTRIBUTIONS
PRIMARY GOVERNMENT				
Governmental Activities				
General Government	$ 612,331	$ 85,281	$ 73,795	$ -
Administration and Finance	573,738	-	-	-
Municipal Court	25,211	-	-	-
Law Enforcement	698,846	100,563	51,156	-
Planning and Zoning	184,120	243,947	19,320	-
Highway and Streets	619,901	-	6,473	56,761
Parks and Recreation	381,727	83,304	-	84,276
Interest on Long Term Debt	7,638	-	-	-
Total Governmental Activities	3,103,512	513,095	150,744	141,037
Business-Type Activities				
Sewer	937,978	632,702	-	149,722
Water	711,954	485,544	-	245,020
Interest on Long-term Debt	51,979	-	-	-
Total Business-Type Activities	1,701,911	1,118,246	-	394,742
Total Primary Government	$ 4,805,423	$ 1,631,341	$ 150,744	$ 535,779

GENERAL REVENUES
Property Taxes
Specific Ownership Taxes
Sales and Use Taxes
Other Taxes
Interest
Miscellaneous

TOTAL GENERAL REVENUES

CHANGE IN NET POSITION

NET POSITION, Beginning

NET POSITION, Ending

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

NET (EXPENSE) REVENUE AND CHANGE IN NET POSITION			
GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTALS 2021	TOTALS 2020
$ (453,255)	$ -	$ (453,255)	$ (326,229)
(573,738)	-	(573,738)	(359,267)
(25,211)	-	(25,211)	(18,814)
(547,127)	-	(547,127)	(647,238)
79,147	-	79,147	19,147
(556,667)	-	(556,667)	(447,427)
(214,147)	-	(214,147)	(317,766)
(7,638)	-	(7,638)	(11,037)
(2,298,636)	-	(2,298,636)	(2,108,631)
-	(155,554)	(155,554)	(214,179)
-	18,610	18,610	(10,739)
-	(51,979)	(51,979)	(53,752)
-	(188,923)	(188,923)	(278,670)
(2,298,636)	(188,923)	(2,487,559)	(2,387,301)
901,978	-	901,978	889,072
27,886	-	27,886	29,185
1,783,571	543,278	2,326,849	2,050,237
133,969	-	133,969	47,151
4,516	433	4,949	8,990
259,289	16,344	275,633	38,104
3,111,209	560,055	3,671,264	3,062,739
812,573	371,132	1,183,705	675,438
7,837,361	6,636,989	14,474,350	13,798,912
$ 8,649,934	$ 7,008,121	$ 15,658,055	$ 14,474,350

TOWN OF NEDERLAND, COLORADO

BALANCE SHEET
GOVERNMENTAL FUNDS
As of December 31, 2021

	GENERAL FUND	COMMUNITY CENTER FUND	SPECIAL REVENUE DOWNTOWN DEVELOPMENT AUTHORITY	SPECIAL REVENUE NONMAJOR FUNDS
ASSETS				
Cash and Investments	$ 977,200	$ 324,164	$ 1,233,020	$ 265,750
Taxes Receivable	793,440	67,246	361,658	-
Grants Receivable	154,132	-	-	-
Other Receivables	4,825	-	31,466	22,415
Due from Other Funds	392,862	-	-	-
Prepaid Items	13,142	82	-	-
TOTAL ASSETS	$ 2,335,601	$ 391,492	$ 1,626,144	$ 288,165
LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES				
LIABILITIES				
Accounts Payable	$ 92,886	$ 8,009	$ 10,649	$ -
Accrued Liabilities	61,525	4,506	-	-
Due to Other Funds	-	50,063	-	9,498
Unearned Revenues	-	17,509	31,502	-
Deposits	115,564			-
TOTAL LIABILITIES	269,975	80,087	42,151	9,498
DEFERRED INFLOWS OF RESOURCES				
Deferred Revenues - Property Taxes	785,293	-	361,658	-
FUND BALANCES				
Nonspendable	13,142	82	-	-
Restricted for Emergencies	133,000	-	-	-
Restricted for Community Center	-	311,323	-	-
Restricted for Downtown Development	-	-	1,222,335	-
Restricted for Highways and Streets	-	-	-	253,490
Restricted for Parks and Recreation	-	-	-	25,177
Unassigned	1,134,191	-	-	-
TOTAL FUND BALANCES	1,280,333	311,405	1,222,335	278,667
TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES	$ 2,335,601	$ 391,492	$ 1,626,144	$ 288,165

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.

Long-term liabilities are not due and payable in the current period and are not reported in the funds. These include long term obligation of ($115,000), capital lease payable ($75,806), and accrued compensated absences ($65,487).

Net position of governmental activities

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

TOTAL GOVERNMENTAL FUNDS	
2021	2020
$ 2,800,134	$ 1,957,467
1,222,344	1,152,279
154,132	233,751
58,706	31,411
392,862	203,242
13,224	9,720
$ 4,641,402	$ 3,587,870
$ 111,544	$ 112,926
66,031	46,604
59,561	123,498
49,011	34,563
115,564	81,359
401,711	398,950
1,146,951	901,105
13,224	9,720
133,000	106,000
311,323	222,256
1,222,335	926,579
253,490	148,960
25,177	13,792
1,134,191	860,508
3,092,740	2,287,815
5,813,487	5,937,058
(256,293)	(387,512)
$ 8,649,934	$ 7,837,361

TOWN OF NEDERLAND, COLORADO

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES - GOVERNMENTAL FUNDS
Year Ended December 31, 2021

			SPECIAL REVENUE FUNDS	
	GENERAL FUND	COMMUNITY CENTER FUND	DOWNTOWN DEVELOPMENT AUTHORITY	NONMAJOR FUNDS
REVENUES				
Taxes	$ 1,913,392	$ 407,458	$ 390,735	$ 135,819
Licenses and Permits	243,947	-	-	-
Intergovernmental	258,284	-	8,320	25,177
Charges for Services	85,281	83,304	-	-
Fines and Forfeitures	100,563	-	-	-
Miscellaneous	258,757	532	-	-
Interest	2,043	-	2,463	10
TOTAL REVENUES	2,862,267	491,294	401,518	161,006
EXPENDITURES				
Current				
General Government	463,164	-	41,640	-
Administration and Finance	573,738	-	-	-
Municipal Court	25,211	-	-	-
Law Enforcement	765,193	-	-	-
Planning and Zoning	184,120	-	-	-
Highway and Streets	515,112	-	-	17,857
Parks and Recreation	-	287,484	-	7,319
Debt Service				
Principal	28,918	110,000	-	-
Interest	2,653	4,714	271	-
Capital Outlay	-	-	63,851	19,915
TOTAL EXPENDITURES	2,558,109	402,198	105,762	45,091
NET CHANGE IN FUND BALANCES	304,158	89,096	295,756	115,915
FUND BALANCES, Beginning	976,175	222,309	926,579	162,752
FUND BALANCES, Ending	$ 1,280,333	$ 311,405	$ 1,222,335	$ 278,667

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

TOTAL GOVERNMENTAL FUNDS	
2021	2020
$ 2,847,404	$ 2,557,272
243,947	149,537
291,781	567,696
168,585	104,277
100,563	33,345
259,289	7,829
4,516	5,214
3,916,085	3,425,170
504,804	634,850
573,738	359,267
25,211	23,127
765,193	661,453
184,120	149,320
532,969	427,751
294,803	295,126
138,918	136,926
7,638	11,037
83,766	101,298
3,111,160	2,800,155
804,925	625,015
2,287,815	1,662,800
$ 3,092,740	$ 2,287,815

TOWN OF NEDERLAND, COLORADO

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES

Year Ended December 31, 2021

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Net Changes in Fund Balances - Total Governmental Funds	$	804,925
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation ($391,263), exceeds capital outlay $267,692, in the current period.		(123,571)
Repayment of long-term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position. These include debt payments $138,918, and change in accrued compensated absences of ($7,699).		131,219
Change in Net Position of Governmental Activities	$	812,573

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

TOWN OF NEDERLAND, COLORADO

STATEMENT OF NET POSITION
PROPRIETARY FUND TYPE
As of December 31, 2021

			TOTALS	
ASSETS	SEWER	WATER	2021	2020
Current Assets				
Cash and Investments	$ 964,256	$ 2,018,559	$ 2,982,815	$ 2,200,991
Accounts Receivable	168,968	219,492	388,460	313,373
Due from Other Funds	-	-	-	90,113
Inventories	-	10,760	10,760	10,760
Prepaid Expense	112	112	224	133
Total Current Assets	1,133,336	2,248,923	3,382,259	2,615,370
Noncurrent Assets				
Capital Assets, net of accumulated depreciation	6,162,419	2,601,840	8,764,259	9,327,598
Total Noncurrent Assets	6,162,419	2,601,840	8,764,259	9,327,598
TOTAL ASSETS	7,295,755	4,850,763	12,146,518	11,942,968
LIABILITIES				
Current Liabilities				
Accounts Payable	18,669	90,834	109,503	43,331
Accrued Liabilities	11,871	7,804	19,675	6,682
Due to Other Funds	174,900	158,401	333,301	169,857
Accrued Interest Payable	-	-	-	15,615
Current Portion of Long-term Debt	269,799	120,365	390,164	387,792
Total Current Liabilities	475,239	377,404	852,643	623,277
Noncurrent Liabilities				
Loans Payable	3,201,413	1,054,226	4,255,639	4,645,803
Loan Premium	19,333	-	19,333	21,301
Compensated Absences	5,391	5,391	10,782	15,598
Total Noncurrent Liabilities	3,226,137	1,059,617	4,285,754	4,682,702
TOTAL LIABILITIES	3,701,376	1,437,021	5,138,397	5,305,979
NET POSITION				
Net Investment in Capital Assets	2,691,207	1,427,249	4,118,456	4,294,003
Restricted	130,000	120,000	250,000	250,000
Unreserved	773,172	1,866,493	2,639,665	2,092,986
TOTAL NET POSITION	$ 3,594,379	$ 3,413,742	$ 7,008,121	$ 6,636,989

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

TOWN OF NEDERLAND, COLORADO

STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN NET POSITION
PROPRIETARY FUND TYPE
Year Ended December 31, 2021

	SEWER	WATER	TOTALS 2021	TOTALS 2020
OPERATING REVENUES				
Charges for Services	$ 632,702	$ 485,544	$ 1,118,246	$ 1,118,966
TOTAL OPERATING REVENUES	632,702	485,544	1,118,246	1,118,966
OPERATING EXPENSES				
Personnel	208,395	210,081	418,476	427,004
Operations	300,403	252,639	553,042	536,722
Depreciation	429,180	249,234	678,414	669,441
TOTAL OPERATING EXPENSES	937,978	711,954	1,649,932	1,633,167
OPERATING INCOME	(305,276)	(226,410)	(531,686)	(514,201)
NON-OPERATING REVENUES (EXPENSES)				
Sales and Use Taxes	271,639	271,639	543,278	458,374
Grants	-	-	-	23,470
Interest Income	41	392	433	3,776
Miscellaneous	-	16,344	16,344	21,333
Interest Expense	(26,112)	(25,867)	(51,979)	(53,752)
TOTAL NON-OPERATING REVENUES (EXPENSES)	245,568	262,508	508,076	453,201
INCOME (LOSS) BEFORE TRANSFERS AND CAPITAL CONTRIBUTIONS	(59,708)	36,098	(23,610)	(61,000)
TRANSFERS AND CAPITAL CONTRIBUTIONS				
Plant Investment Fees	125,030	214,058	339,088	255,213
Tap Fees	24,692	30,962	55,654	10,600
TOTAL CAPITAL CONTRIBUTIONS	149,722	245,020	394,742	265,813
CHANGE IN NET POSITION	90,014	281,118	371,132	204,813
NET POSITION, Beginning	3,504,365	3,132,624	6,636,989	6,432,176
NET POSITION, Ending	$ 3,594,379	$ 3,413,742	$ 7,008,121	$ 6,636,989

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

TOWN OF NEDERLAND, COLORADO

STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPES
Year Ended December 31, 2021
Increase (Decrease) in Cash and Cash Equivalents

	SEWER	WATER	TOTALS 2021	TOTALS 2020
CASH FLOWS FROM OPERATING ACTIVITIES				
Cash Received from Customers	$ 637,565	$ 405,594	$ 1,043,159	$ 1,103,252
Cash Paid to Employees	(202,273)	(208,026)	(410,299)	(440,109)
Cash Paid to Suppliers	(318,149)	(170,780)	(488,929)	(518,231)
Net Cash Provided by Operating Activities	117,143	26,788	143,931	144,912
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Sales Taxes Received	271,639	271,639	543,278	458,374
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Grants Received	(1,968)	-	(1,968)	84,563
Other Revenue Received	-	16,344	16,344	21,333
Capital Contributions	149,722	245,020	394,742	265,813
Purchase of Capital Assets	(98,111)	(14,996)	(113,107)	(113,724)
Payments (to) from Other Funds	85,849	167,708	253,557	96,744
Proceeds from Issuance of Long-term Debt	-	-	-	144,521
Loan Payments	(269,799)	(117,993)	(387,792)	(398,468)
Interest Payments	(37,371)	(30,223)	(67,594)	(56,517)
Net Cash Used by Capital and Related Financing Activities	(171,678)	265,860	94,182	44,265
CASH FLOWS FROM INVESTING ACTIVITIES				
Interest Received	41	392	433	3,777
Net Increase (Decrease) in Cash and Cash Equivalents	217,145	564,679	781,824	651,328
CASH AND CASH EQUIVALENTS, Beginning	747,111	1,453,880	2,200,991	1,549,663
CASH AND CASH EQUIVALENTS, Ending	$ 964,256	$ 2,018,559	$ 2,982,815	$ 2,200,991
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES				
Operating Income	$ (305,276)	$ (226,410)	$ (531,686)	$ (514,201)
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities				
Depreciation and Amortization	427,212	249,234	676,446	669,441
Changes in Assets and Liabilities				
Accounts Receivable	4,863	(79,950)	(75,087)	(12,782)
Other Receivable	-	-	-	91,445
Prepaid Expense	(46)	(45)	(91)	407
Accounts Payable	(15,732)	81,904	66,172	(73,361)
Accrued Liabilities	8,530	4,463	12,993	(9,829)
Unearned Revenue	-	-	-	(2,932)
Accrued Compensated Absences	(2,408)	(2,408)	(4,816)	(3,276)
Total Adjustments	422,419	253,198	675,617	659,113
Net Cash Provided by Operating Activities	$ 117,143	$ 26,788	$ 143,931	$ 144,912

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

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

The Town of Nederland, Colorado (the "Town") was incorporated in 1874 and is governed by a Mayor and six-member council elected by the residents.

The accounting policies of the Town of Nederland, Colorado conform to generally accepted accounting principles as applicable to governments. Following is a summary of the more significant policies.

Reporting Entity

In accordance with governmental accounting standards, the Town of Nederland has considered the possibility of inclusion of additional entities in its basic financial statements.

The definition of the reporting entity is based primarily on financial accountability. The Town is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if Town officials appoint a voting majority of the organization's governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Town. The Town may also be financially accountable for governmental organizations that are fiscally dependent upon it.

Based on the application of these criteria, the Town includes the following organization in its reporting entity:

Downtown Development Authority - The Nederland Downtown Development Authority (the Authority") was established by the Town's Board of Trustees to halt and prevent deterioration of property values within its district and to assist in the development and redevelopment of its district and to use its power to promote the general welfare of the district by use of its direct and supplemental powers. The Authority has a separate Board with members appointed by the Town's Board of Trustees. Although the Authority is legally separate from the Town, the Authority's primary revenue source, property taxes, can only be levied by the Town. The Authority is reported as a blended component unit of the Town.

Government-Wide and Fund 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 Town. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support.

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

Government-Wide and Fund Financial Statements (Continued)

The statement of activities demonstrates the degree to which the direct expenses of the given function or segments are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment.

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 that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as *general revenues*.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when the 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.

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 collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes, specific ownership taxes, grants, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the Town.

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, are recorded only when payment is due.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

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. Operating expenses for enterprise 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.

When both restricted and unrestricted resources are available for use, it is the Town's practice to use restricted resources first, then unrestricted resources as they are needed.

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

The *General Fund* is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.

The *Community Center Fund* accounts for the operations, capital improvements, and debt service for the Town's Community Center.

The *Downtown Development Fund* is a special revenue fund that accounts for the operations, capital improvements, and debt service for the Nederland Downtown Development Authority.

The Town reports the following major proprietary funds:

The *Sewer Fund* accounts for the financial activities associated with the provision of sewer services.

The *Water Fund* accounts for the financial activities associated with the provision of water services.

Cash and Investments

Cash equivalents include investments with original maturities of three months or less. Investments are recorded at fair value.

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

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary funds in the fund financial statements. Infrastructure assets used to support governmental activities, which include streets, bridges, sidewalks, drainage systems and trails, are excluded from the financial statements except for additions since January 1, 2004. 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 acquisition value at the date of donation. Capital assets, which include property and equipment, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements.

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:

Land Improvements	20 years
Building	40 years
Utility Plants	20-50 years
Machinery and Equipment	5-10 years
Vehicles	5-10 years

Compensated Absences

Employees of the Town are allowed to accumulate paid time off with a maximum of 320 hours to be carried forward at year end. Upon retirement or separation from the Town, employees will be paid for any accumulated paid time off up to the maximum amount allowed.

These compensated absences are recognized as current salary costs when earned in the proprietary funds and when paid in the governmental funds. A liability has been recorded in the government-wide financial statements for the accrued compensated absences.

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

Long-Term Obligations

In the government-wide financial statements, and proprietary fund type in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Interfund Transactions

Interfund transactions are reflected as either loans, services provided, reimbursements or transfers. Loans are reported as receivables and payables as appropriate, are subject to elimination upon consolidation and are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., the noncurrent portion of interfund loans). Any residual balances outstanding between the governmental activities and the business-type activities are reported in the government-wide financial statements as "Interfund Amounts". Advances between funds, as reported in the fund financial statements, are offset by a fund balance reserve account in applicable governmental funds to indicate that they are not available for appropriation and are not available financial resources.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position and balance sheets will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflow of resources*, represents a consumption of net position and fund balance that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to assets, the statement of financial position and balance sheets will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflow of resources*, represents an acquisition of net position and fund balance that applies to future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

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

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.

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred revenue are recorded at December 31. As the tax is collected in the succeeding year, the deferred revenue is recognized as revenue and the receivable is reduced.

Net Position

In the government-wide financial statements, net position is restricted when constraints placed on the net position are externally imposed. The Town considers amounts required by the debt covenant to be restricted in the Water and Sewer Funds.

Fund Balance Classification

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Nonspendable – This classification includes amounts that cannot be spent because they are either not spendable in form or are legally or contractually required to be maintained intact. At December 31, 2021, the Town reports prepaid items as nonspendable.

- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The Town has classified Emergency Reserves and amounts held by the Community Center Fund, Conservation Trust Fund, and the Downtown Development Authority as being restricted because their use is restricted by State Statute for declared emergencies, and for parks and recreation, and for urban renewal.

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

Fund Balance Classification (Continued)

- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Trustees. These amounts cannot be used for any other purpose unless the Board of Trustees removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements. The Town did not have any committed resources as of December 31, 2021.

- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The Town would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend unassigned resources.

Comparative Data

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the Town's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

NOTE 2: ***STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY***

Budgets and Budgetary Accounting

The Town follows these procedures in establishing the budgetary data reflected in the financial statements:

- In October, the Town staff submits to the Board of Trustees a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of a resolution.
- The Town Administration is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the Board of Trustees.
- Budgets are legally adopted for all funds of the Town. Budgets for the General and Special Revenue Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP).
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Trustees. All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations at the fund level.

NOTE 3: ***DEPOSITS AND INVESTMENTS***

A summary of deposits and investments as of December 31, 2021 follows:

Petty Cash	$ 547
Cash Deposits	5,782,402
Total	**$ 5,782,949**

Cash and investments are reported in the financial statements as follows:

Governmental Activities	$ 2,800,134
Business-type Activities	2,982,815
Total	**$ 5,782,949**

Deposits

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. At December 31, 2021, State regulatory commissioners have indicated that all financial institutions holding deposits for the Town are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution 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 Town has no policy regarding custodial credit risk for deposits.

At December 31, 2021, the Town had deposits with financial institutions with a carrying amount of $5,782,402. The bank balances with the financial institutions were $5,811,072. Of these balances, $500,000 was covered by federal depository insurance and $5,311,072 was covered by collateral held by authorized escrow agents in the financial institutions name (PDPA).

NOTE 3: ***DEPOSITS AND INVESTMENTS*** (Continued)

Investments

Interest Rate Risk

The Town has a formal investment policy that limits interest rate risk by structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity and by investing operating funds primarily with durations of no longer than five years, money market mutual funds, or similar investment pools.

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest which includes:

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

The above investments are authorized for all funds and fund types used by Colorado municipalities.

The Town had no investments at December 31, 2021.

NOTE 4: *CAPITAL ASSETS*

Capital assets activity for the year ended December 31, 2021 is summarized below:

	Balances 12/31/2020	Additions	Deletions	Balances 12/31/2021
Governmental Activities				
Capital Assets, not depreciated				
Land and Sites	$ 701,805	$ -	$ -	$ 701,805
Construction in Process	47,612	76,501	-	124,113
Total Capital Assets, not depreciated	749,417	76,501	-	825,918
Capital Assets, depreciated				
Land Improvements	480,265	-	-	480,265
Infrastructure	2,542,399	65,572	-	2,607,971
Buildings	5,485,873	-	-	5,485,873
Transportation Equipment	213,703	54,550	7,276	260,977
Other Equipment	775,541	71,069	26,700	819,910
Total Capital Assets, depreciated	9,497,781	191,191	33,976	9,654,996
Less Accumulated Depreciation				
Land Improvements	322,375	23,170	-	345,545
Infrastructure	1,016,175	124,203	-	1,140,378
Buildings	2,263,313	190,539	-	2,453,852
Transportation Equipment	209,712	12,909	7,276	215,345
Other Equipment	498,565	40,442	26,700	512,307
Total Accumulated Depreciation	4,310,140	391,263	33,976	4,667,427
Total Capital Assets, depreciated, Net	5,187,641	(200,072)	-	4,987,569
Governmental Activities, Capital Assets, Net	**$ 5,937,058**	**$ (123,571)**	**$ -**	**$ 5,813,487**

Depreciation expense was charged to functions/programs of the Town as follows:

Governmental Activities	
General Government	$ 23,761
Law Enforcement	28,658
Highway and Streets	186,349
Community Center	138,912
Parks and Recreation	13,583
Total	**$ 391,263**

NOTE 4: *CAPITAL ASSETS* (Continued)

	Balances 12/31/2020	Additions	Deletions	Balances 12/31/2021
Business-Type Activities				
Capital Assets, not depreciated				
Land	$ 11,436	$ -	$ -	$ 11,436
Water Rights	35,000	-	-	35,000
Total Capital Assets, not depreciated	46,436	-	-	46,436
Capital Assets, depreciated				
Plant and Infrastructure	14,620,886	54,192	-	14,675,078
Equipment	776,396	30,892	-	807,288
Transportation Equipment	322,129	29,991	-	352,120
Total Capital Assets, depreciated	15,719,411	115,075	-	15,834,486
Less: Accumulated Depreciation				
Plant and Infrastructure	5,583,563	610,327	-	6,193,890
Equipment	560,444	50,992	-	611,436
Transportation Equipment	294,242	17,095	-	311,337
Total Accumulated Depreciation	6,438,249	678,414	-	7,116,663
Total Capital Assets, depreciated, Net	9,281,162	(563,339)	-	8,717,823
Business-Type Activities, Capital Assets, Net	**$ 9,327,598**	**$ (563,339)**	**$ -**	**$ 8,764,259**

Depreciation expense was charged to functions/programs of the Town as follows:

Business-Type Activities	
Sewer Fund	$ 429,180
Water Fund	249,234
Total	**$ 678,414**

NOTE 5: *INTERFUND BALANCES AND TRANSFERS*

Advances to Other Funds

During 2021, the Town loaned the Downtown Development Authority $53,245. During 2021, the Downtown Development Authority paid this loan in full. At December 31, 2021, there was no outstanding balance.

Due to and Due from Other Funds

The balances reported as Due to and Due from Other Funds are the result of the time lag between the dates that interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made. It is anticipated that these amounts will clear after year end.

NOTE 6: LONG-TERM DEBT

Governmental Activities

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2021.

	Balance 12/31/2020	Additions	Reductions	Balance 12/31/2021	Due In One Year
Debt from Direct Borrowings					
Direct Placements					
2013 General Obligation					
Refunding Bonds	$ 225,000	$ -	$ 110,000	$ 115,000	$ 115,000
Capital Lease	104,724	-	28,918	75,806	29,710
Compensated Absences	57,788	7,699	-	65,487	-
Total	**$ 387,512**	**$ 7,699**	**$ 138,918**	**$ 256,293**	**$ 144,710**

Accrued Compensated Absences are being paid from resources generated by the General Fund.

NOTE 6: *LONG-TERM DEBT* (Continued)

2013 General Obligation Refunding Bonds

In July 2013, the Town issued General Obligation Refunding Bonds in the amount of $960,000 to refund the 2003 General Obligation Bonds. Interest accrues on the bonds at a rate of 2.095% per annum. Interest payments are due on June 1 and December 1. Principal payments are due on December 1, through 2022.

Capital Lease

In January 2017, the Town entered into a capital lease agreement for the purchase of equipment. The lease carries an interest rate of 2.72%. The Town is required to make semi-annual lease payments in the amount of $15,785 through January 2024.

Annual debt service requirements for the outstanding notes and bonds at December 31, 2021 are as follows:

Year Ended December 31,	Principal	Interest	Total
2022	**$ 115,000**	**$ 2,409**	**$ 117,409**

Following is a schedule of the future minimum lease payments required under the capital lease obligation at December 31, 2021:

Year Ended December 31,	
2022	$ 31,571
2023	31,571
2024	15,785
Less: Interest	(3,121)
Present Value of Minimum Lease Payments	**$ 75,806**

NOTE 6: *LONG-TERM DEBT* (Continued)

Business-Type Activities

Following is a summary of long-term debt transactions for the business-type activities for the year ended December 31, 2021:

	Balance 12/31/2020	Additions	Payments	Balance 12/31/2021	Due In One Year
Debt from Direct Borrowings					
Direct Placements					
CWRPDA Loan – Water	$ 1,292,584	$ -	$ 117,993	$ 1,174,591	$ 120,365
CWRPDA Loan – Sewer	2,332,508	-	193,664	2,138,844	193,664
CWRPDA Premium	21,301	-	1,968	19,333	-
CWRPDA Biosolids Loan – Sewer	1,408,503	-	76,135	1,332,368	76,135
Compensated Absences	15,598	-	4,816	10,782	-
Total	**$ 5,070,494**	**$ -**	**$ 394,576**	**$ 4,675,918**	**$ 390,164**

CWRPDA Loan - Water

On January 30, 2009, the Town entered into a loan agreement with the Colorado Water Resources and Power Development Authority ("CWRPDA"). Loan proceeds were used to finance the cost of upgrades and improvements to the Town's water treatment facility. Payments of principal and interest are due semi-annually on May 1 and November 1, beginning on May 1, 2011, through November 2030. Interest accrues at 2% per annum. This loan is payable from a 1% sales and use tax, and from revenues of the water utility system after deducting operation and maintenance expenses.

CWRPDA Biosolids Loan - Sewer

In November 2018, the Town entered into a loan agreement with the Colorado Water Resources and Power Development Authority ("CWRPDA"). Loan proceeds up to a maximum principal amount of $2,000,000 will be used to finance the construction of biosolids improvements at the wastewater treatment plant. This loan will be made on a draw down basis as requested by the Town. For the years ended December 31, 2018, 2019 and 2020, the Town has requested $286,943, $1,074,508, and $144,521, respectively.

Payments of principal and interest are due semi-annually, beginning on November 1, 2019, through May 2039. Interest does not accrue on the loan if the finally constructed project is certified as a Green Project. If the project is not certified as a Green Project, interest will accrue at a rate of 2%.

NOTE 6: *LONG-TERM DEBT* (Continued)

Future Debt Service Requirements

Annual debt service requirements for the outstanding bonds at December 31, 2021 are as follows:

Year Ended December 31,	Principal	Interest	Total
2022	$ 390,164	$ 49,037	$ 439,201
2023	392,585	45,725	438,310
2024	395,052	42,449	437,501
2025	397,569	39,200	436,769
2026	400,138	35,968	436,106
2027 – 2031	1,938,054	112,389	2,050,443
2032 – 2036	541,903	4,906	546,809
2037 - 2039	190,338	-	190,338
Total Debt Service Requirements	**$ 4,645,803**	**$ 329,674**	**$ 4,975,477**

NOTE 7: *EMPLOYEE PENSION PLAN*

Deferred 457 Compensation Plan

The Town offers its employees a deferred compensation plan in accordance with Internal Revenue Code Section 457. The plan is available to all employees and permits them to defer a portion of their salary until future years. The Board of Trustees determines the Town's contributions to the plan, currently a matching contribution up to a maximum of 4% of each employee's salary. During the years ended December 31, 2021 and 2020, the Town contributed $34,076 and $34,432, respectively, to the plan. The plan is administered by the International Town/County Management Association Retirement Corporation (ICMA-RC), and all plan assets are held in trust for the exclusive benefit of the participants.

NOTE 8: ***COMMITMENTS AND CONTINGENCIES***

Tabor Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. On November 5, 1996, voters within the Town approved the collection, retention and expenditure of the full revenues generated by the Town in 1996 and subsequent years for street improvement projects, capital projects, basic municipal services and/or lawful municipal purposes, notwithstanding the provisions of the Amendment.

The Town has established an emergency reserve, representing 3% of qualifying expenditures, as required by the Amendment. At December 31, 2021, the emergency reserve of $133,000 was recorded as a restriction of fund balance in the General Fund.

NOTE 9: SUBSEQUENT EVENTS

Potential subsequent events were considered through July 25, 2022. It was determined that no events are required to be disclosed through this date.

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REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF NEDERLAND, COLORADO

GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
Year Ended December 31, 2021

	2021				
	ORIGINAL BUDGET	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)	2020 ACTUAL
REVENUES					
Taxes	$ 1,735,511	$ 1,741,511	$ 1,913,392	$ 171,881	$ 1,710,458
Licenses and Permits	30,825	30,825	243,947	213,122	149,537
Intergovernmental	930,000	930,000	258,284	(671,716)	332,418
Charges for Services	207,725	207,725	85,281	(122,444)	37,443
Fines and Forfeitures	111,830	166,380	100,563	(65,817)	33,345
Miscellaneous	14,485	14,485	258,757	244,272	6,331
Interest	-	-	2,043	2,043	3,031
TOTAL REVENUES	3,030,376	3,090,926	2,862,267	(228,659)	2,272,563
EXPENDITURES					
Current					
General Government	1,150,807	1,156,207	463,164	693,043	433,119
Administration and Finance	365,379	365,379	573,738	(208,359)	359,267
Municipal Court	25,625	25,625	25,211	414	23,127
Law Enforcement	809,241	809,841	689,763	120,078	661,453
Planning and Zoning	163,366	163,366	184,120	(20,754)	149,320
Highway and Streets	507,306	612,306	515,112	97,194	383,576
Capital Outlay	22,500	77,050	75,430	1,620	-
Debt Service					
Principal	28,918	28,918	28,918	-	28,147
Interest	2,653	2,653	2,653	-	3,424
TOTAL EXPENDITURES	3,075,795	3,241,345	2,558,109	683,236	2,041,433
NET CHANGE IN FUND BALANCE	(45,419)	(150,419)	304,158	454,577	231,130
FUND BALANCES, Beginning	974,241	974,241	976,175	1,934	745,045
FUND BALANCES, Ending	$ 928,822	$ 823,822	$ 1,280,333	$ 456,511	$ 976,175

See the accompanying independent auditors' report.

TOWN OF NEDERLAND, COLORADO

DOWNTOWN DEVELOPMENT AUTHORITY
BUDGETARY COMPARISON SCHEDULE
Year Ended December 31, 2021

	2021			
	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)	2020 ACTUAL
REVENUES				
Taxes	$ 321,600	$ 390,735	$ 69,135	$ 388,439
Intergovernmental	480,848	8,320	(472,528)	166,918
Interest	2,000	2,463	463	2,118
TOTAL REVENUES	804,448	401,518	(402,930)	557,475
EXPENDITURES				
General Government	38,100	41,640	(3,540)	201,731
Debt Service				
Principal Payments	480,848	-	480,848	-
Interest Expense	22,898	271	22,627	478
Capital Outlay	480,848	63,851	416,997	64,728
TOTAL EXPENDITURES	1,022,694	105,762	916,932	266,937
NET CHANGE IN FUND BALANCE	(218,246)	295,756	514,002	290,538
FUND BALANCE, Beginning	978,337	926,579	(51,758)	636,041
FUND BALANCE, Ending	$ 760,091	$ 1,222,335	$ 462,244	$ 926,579

See the accompanying independent auditors' report.

TOWN OF NEDERLAND, COLORADO

COMMUNITY CENTER FUND
BUDGETARY COMPARISON SCHEDULE
Year Ended December 31, 2021

	2021			
	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)	2020 ACTUAL
REVENUES				
Sales and Use Taxes	$ 344,860	$ 407,458	$ 62,598	$ 343,781
Intergovernmental	-	-	-	40,437
Charges for Services	113,156	83,304	(29,852)	66,834
Miscellaneous	575	532	(43)	1,498
TOTAL REVENUES	458,591	491,294	32,703	452,550
EXPENDITURES				
Community Center	328,477	287,484	40,993	295,126
Debt Service				
Principal	110,000	110,000	-	105,000
Interest	4,714	4,714	-	6,914
Capital Outlay	7,500		7,500	14,850
TOTAL EXPENDITURES	450,691	402,198	48,493	421,890
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	7,900	89,096	81,196	30,660
FUND BALANCE, Beginning	222,309	222,309	-	191,649
FUND BALANCE, Ending	$ 230,209	$ 311,405	$ 81,196	$ 222,309

See the accompanying independent auditors' report.

COMBINING AND INDIVIDUAL FUND SCHEDULES

TOWN OF NEDERLAND, COLORADO

NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
December 31, 2021

	SPECIAL REVENUE		TOTALS	
	CONSERVATION TRUST FUND	STREET FUND	2021	2020
ASSETS				
Cash and Investments	$ 30,535	$ 235,215	$ 265,750	$ 149,190
Other Receivables	-	22,415	22,415	17,702
TOTAL ASSETS	$ 30,535	$ 257,630	$ 288,165	$ 166,892
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Due to Other Funds	$ 5,358	$ 4,140	$ 9,498	$ 4,140
TOTAL LIABILITIES	5,358	4,140	9,498	4,140
FUND BALANCES				
Restricted	25,177	253,490	278,667	162,752
TOTAL LIABILITES AND FUND BALANCES	$ 30,535	$ 257,630	$ 288,165	$ 166,892

See the accompanying independent auditors' report.

TOWN OF NEDERLAND, COLORADO

NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
Year Ended December 31, 2021

	SPECIAL REVENUE			
	CONSERVATION TRUST FUND	STREET FUND	TOTALS 2021	TOTALS 2020
REVENUES				
Taxes	$ -	$ 135,819	$ 135,819	$ 114,594
Intergovernmental	18,704	6,473	25,177	27,923
Interest	-	10	10	65
TOTAL REVENUES	18,704	142,302	161,006	142,582
EXPENDITURES				
Highway and Streets	-	17,857	17,857	44,175
Parks and Recreation	7,319	-	7,319	-
Debt Service				
Principal	-	-	-	3,779
Interest	-	-	-	221
Capital Outlay	-	19,915	19,915	21,720
TOTAL EXPENDITURES	7,319	37,772	45,091	69,895
CHANGE IN FUND BALANCES	11,385	104,530	115,915	72,687
FUND BALANCES, Beginning	13,792	148,960	162,752	90,065
FUND BALANCES, Ending	$ 25,177	$ 253,490	$ 278,667	$ 162,752

See the accompanying independent auditors' report.

TOWN OF NEDERLAND, COLORADO

CONSERVATION TRUST FUND
BUDGETARY COMPARISON SCHEDULE
Year Ended December 31, 2021

	2021			
	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)	2020 ACTUAL
REVENUES				
Intergovernmental	$ 16,000	$ 18,704	$ 2,704	$ 27,923
TOTAL REVENUES	16,000	18,704	2,704	27,923
EXPENDITURES				
Parks and Recreation	16,000	7,319	8,681	4,000
NET CHANGE IN FUND BALANCE	-	11,385	11,385	23,923
FUND BALANCE, Beginning	13,792	13,792	-	(10,131)
FUND BALANCE, Ending	$ 13,792	$ 25,177	$ 11,385	$ 13,792

See the accompanying independent auditors' report.

TOWN OF NEDERLAND, COLORADO

STREET FUND
BUDGETARY COMPARISON SCHEDULE
Year Ended December 31, 2021

	2021			
	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)	2020 ACTUAL
REVENUES				
Taxes	$ 122,211	$ 135,819	$ 13,608	$ 114,594
Intergovernmental	-	6,473	6,473	-
Interest	-	10	10	65
TOTAL REVENUES	122,211	142,302	20,091	114,659
EXPENDITURES				
Highway and Streets	78,500	17,857	60,643	44,175
Capital Outlay	50,000	19,915	30,085	21,720
TOTAL EXPENDITURES	128,500	37,772	90,728	65,895
NET CHANGE IN FUND BALANCE	(6,289)	104,530	110,819	48,764
FUND BALANCE, Beginning	148,960	148,960	-	100,196
FUND BALANCE, Ending	$ 142,671	$ 253,490	$ 110,819	$ 148,960

See the accompanying independent auditors' report.

TOWN OF NEDERLAND, COLORADO

SEWER FUND
BUDGETARY COMPARISON SCHEDULE
Year Ended December 31, 2021

	2021 ORIGINAL BUDGET	2021 FINAL BUDGET	2021 ACTUAL	2021 VARIANCE Positive (Negative)	2020 ACTUAL
REVENUES					
Charges for Services	$ 644,494	$ 644,494	$ 632,702	$ (11,792)	$ 631,205
Sales and Use Taxes	229,907	229,907	271,639	41,732	229,187
Grants	-	-	-	-	11,735
Interest	2,000	2,000	41	(1,959)	1,064
Tap Fees	-	-	24,692	24,692	3,000
Plant Investment Fees	67,848	67,848	125,030	57,182	58,063
Miscellaneous	-	-	-	-	-
TOTAL REVENUES	944,249	944,249	1,054,104	109,855	934,254
EXPENDITURES					
Personnel	294,589	294,589	208,395	86,194	222,172
Operations	181,465	181,465	300,403	(118,938)	281,374
Capital Outlay	92,306	207,307	85,084	122,223	107,506
Depreciation Expense	411,491	-	-	-	414,636
Debt Service					
Principal		269,799	269,799	-	282,800
Interest and Fiscal Charges	25,081	27,081	26,112	969	26,163
TOTAL EXPENDITURES	1,004,932	980,241	889,793	90,448	1,334,651
NET INCOME, Budget Basis	$ (60,683)	$ (35,992)	164,311	$ 200,303	(400,397)
GAAP BASIS ADJUSTMENTS					
Loan Principal Payments			269,799		282,800
Capital Outlay			85,084		107,506
Depreciation			(429,180)		
NET INCOME, GAAP Basis			90,014		(10,091)
NET POSITION, Beginning			3,504,365		3,514,456
NET POSITION, Ending			$ 3,594,379		$ 3,504,365

See the accompanying independent auditors' report.

TOWN OF NEDERLAND, COLORADO

WATER FUND
BUDGETARY COMPARISON SCHEDULE
Year Ended December 31, 2021

	2021				
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)	2020 ACTUAL
REVENUES					
Charges for Services	$ 493,504	$ 493,504	$ 485,544	$ (7,960)	$ 487,761
Sales and Use Taxes	229,907	229,907	271,639	41,732	229,187
Grants	-	-	-	-	11,735
Interest	6,000	6,000	392	(5,608)	2,712
Tap Fees	-	-	30,962	30,962	7,600
Plant Investment Fees	74,020	74,020	214,058	140,038	197,150
Miscellaneous	-		16,344	16,344	21,333
TOTAL REVENUES	803,431	803,431	1,018,939	215,508	957,478
EXPENDITURES					
Personnel	234,442	234,442	210,081	24,361	204,832
Operations	166,438	166,438	252,639	(86,201)	255,348
Capital Outlay	87,056	187,556	14,996	172,560	6,218
Depreciation Expense	250,000	-	-	-	254,805
Debt Service					
Principal		117,993	117,993	-	115,668
Interest and Fiscal Charges	25,265	25,265	25,867	(602)	27,589
TOTAL EXPENDITURES	763,201	731,694	621,576	110,118	864,460
NET INCOME, Budget Basis	$ 40,230	$ 71,737	397,363	$ 325,626	93,018
GAAP BASIS ADJUSTMENTS					
Principal Payments on Long Term Debt			117,993		115,668
Capital Outlay			14,996		6,218
Depreciation			(249,234)		-
NET INCOME, GAAP Basis			281,118		214,904
NET POSITION, Beginning			3,132,624		2,917,720
NET POSITION, Ending			$ 3,413,742		$ 3,132,624

See the accompanying independent auditors' report.

STATE COMPLIANCE

Annual Highway Finance Report - CY21

Email address:	acctg@nederlandco.org
City/County:	Nederland

Receipts, Disbursements & Costs

II - Receipts for Road & Street Purposes

A. Receipts from local sources

2. General Fund Appropriations:	$	811,121.00
3. Other local imposts: *from A.3. 'Total' below)*	$	27,886.00
4. Miscellaneous local receipts: *from A.4. 'Total' below)*	$	52,369.00
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:	$	891,376.00

B. Private Contributions	$	0.00

Receipts, Disbursements & Costs

II - Receipts for Road & Street Purposes (Detail)

A.3. Other local imposts

a. Property Taxes &and Assessments	$ 0.00
b. Other Local Imposts	
1. Sales Taxes:	$ 0.00
2. Infrastructure and Impact Fees:	$ 0.00
3. Liens:	$ 0.00
4. Licenses:	$ 0.00
5. Specific Ownership and/or Other:	$ 27,886.00
Total: *(a + b) carried to 'Other local imposts' above)*	$ 27,886.00

A.4. Miscellaneous local receipts

a. Interest on Investments:	$ 0.00
b. Traffic fines and Penalities:	$ 44,040.00
c. Parking Garage Fees:	$ 0.00
d. Parking Meter Fees:	$ 0.00
e. Sale of Surplus Property:	$ 0.00
f. Charges for Services:	$ 0.00
g. Other Misc. Receipts:	$ 8,329.00
h. Other:	$ 0.00
Total: *(a through h) carried to 'Misc local receipts' above)*	$ 52,369.00

C. Receipts from State Government

1. Highway User Taxes:	$ 62,097.00
3. Other State funds:	
c. Motor Vehicle Registrations:	$ 113,410.00
d. Other (Specify): Comments: undefined	$ 0.00
e. Other (Specify): Comments: undefined	$ 0.00
Total: *(1+3c,d,e)*	$ 175,507.00

D. Receipts from Federal Government

2. Other Federal Agencies

a. Forest Service:	$ 0.00
b. FEMA:	$ 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
Total: *(2a-f)*	$ 0.00

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:	$ 428,063.00
3. Road and street services	
a. Traffic control operations:	$ 0.00
b. Snow and ice removal:	$ 60,287.00
c. Other:	$ 25,412.00
4. General administration and miscellaneous	$ 55,745.00
5. Highway law enforcement and safety	$ 497,376.00
Total: *(A.1-5)*	$ 1,066,883.00

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

	SubTotal: *(1+2)*	$ 0.00
C. Payments to State for Highways:		$ 0.00
D. Payments to Toll Facilities:		$ 0.00
	Total Disbursements: *(A+B+C+D)*	$ 1,066,883.00

Receipts, Disbursements & Costs

III - Disbursements for Road & Street Purposes - (Detail)

	A. ON NATIONAL HIGHWAY SYSTEM	B. OFF NATIONAL HIGHWAY SYSTEM	C. TOTAL
A.1. Capital Outlay			
a. Right-Of-Way Costs:	$ 0.00	$ 0.00	$ 0.00
b. Engineering Costs:	$ 0.00	$ 0.00	$ 0.00
c. Construction			
1. New Facilities:	$ 0.00	$ 0.00	$ 0.00
2. Capacity Improvements:	$ 0.00	$ 0.00	$ 0.00
3. System Preservation:	$ 0.00	$ 0.00	$ 0.00
4. System Enhancement:	$ 0.00	$ 0.00	$ 0.00
5. Total Construction:			$ 0.00
d. Total Capital Outlay: *(Lines A.1.a. + 1.b. + 1.c.5)*			$ 0.00

Receipts, Disbursements & Costs

IV. Local Highway Debt Status

	OPENING DEBT	AMOUNT ISSUED	REDEMPTIONS	CLOSING DEBT
A. Bonds (Total)	$ 0.00	$ 0.00	$ 0.00	$ 0.00
1. Bonds (Refunding Portion)		$ 0.00	$ 0.00	$ 0.00
B. Notes (Total):	$ 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	$ 1,066,883.00	$ 1,066,883.00	$ 0.00	$ 0.00

Notes and Comments:

undefined

Please enter your name: Rita Six

Please provide a telephone number where you may be reached: 303-258-3266x1020

Please click on the "Save" button before viewing the data in a print format.