

City of Fort Lupton, Colorado

Annual Comprehensive Financial Report
For the Fiscal Year Ending
December 31, 2022

Issued by:

City of Fort Lupton
Finance Department



City of Fort Lupton

Annual Comprehensive Financial Report
Fiscal Year Ended December 31, 2022

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INTRODUCTORY SECTION



City of Fort Lupton, Colorado

130 S McKinley Avenue

Fort Lupton, CO 80621

Phone: 303-857-6694

www.fotluptonco.gov

June 30, 2023

To: Honorable Mayor Zo Stieber, Members of Council and
Residents of the City of Fort Lupton:

State Law requires that all general-purpose local governments publish within seven months of the close of each fiscal year a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the City of Fort Lupton (the City) for the fiscal year ended December 31, 2022.

This report consists of management's representations concerning the finances of the City. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed both to protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's internal controls have been designed to provide reasonable rather than absolute assurance that the financial statements are free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

CliftonLarsonAllen, LLP, a firm of licensed certified public accountants, has audited the City's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City for the fiscal year ended December 31, 2022, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City's financial statements for the fiscal year ended December 31, 2018, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City's MD&A can be found immediately following the report of the independent auditors.

PROFILE OF THE CITY

The City is located in Weld County along State Highway 85 approximately 30 miles north of Denver. Fort Lupton encompasses 26 square miles and serves approximately 8,921 residents.

City of Fort Lupton, Colorado

130 S McKinley Avenue

Fort Lupton, CO 80621

Phone: 303-857-6694

www.fotluptonco.gov

The City is the oldest continuously inhabited settlement in Weld County, founded in 1836 as a trading post on the banks of the South Platte River and was incorporated in 1890. The City operates under the council – manager form of government. Legislative and policy making authority are vested in the City Council, consisting of a mayor and six council members. The mayor is elected at large and the council is elected by wards. The mayor and council members are elected to four year staggered terms with three to four members being elected every two years.

The Council is responsible for passing ordinances, adopting the annual budget, appointing committees, hiring the city administrator, clerk, attorney and judge. The city administrator is responsible for carrying out policies and ordinances passed by the council and appointing heads of departments to oversee the operations of the City.

The City provides a range of services to its residents including: police protection courts, municipal water, sanitary sewer and storm water, construction and maintenance of streets, parks and trails, recreation center and golf course facilities, cultural events, planning, development, code enforcement and general government services.

LOCAL ECONOMY

City's general fund revenues are derived 29% from sales taxes and 40% from property tax. These taxes are used to provide services such as police, parks, municipal court, planning and economic development, and general governmental services. In addition to services the tax revenue in the general fund also provided for street maintenance and repair and the purchase of water. The major sources of the tax revenue within the City are oil & gas, grocery stores, auto sales, and restaurants.

Four of the top ten major employers in the City are in the oil and gas industry or related services. The property tax valuation for 2021, taxes collected in 2022, increased 42%, due to the increase in oil & gas extraction within the City. Sales Tax increased 36% in 2021 as a result of online retail.

LONG-TERM FINANCIAL PLANNING

The annual budget and the six year capital improvement plan are the tools used by the City to project cash flows needed for improvements. Every department of the City is required to submit a capital request and six year improvement plan by the end of July and a budget request for the following year, by the beginning of September. The Finance Department presents the budget to the City Administrator and Council for review and amendment before October 31st. Public hearings are held and the Council adopts the budget before December 15th.

The City monitors the budget throughout the year and adjusts as necessary to provide services and infrastructure improvements.

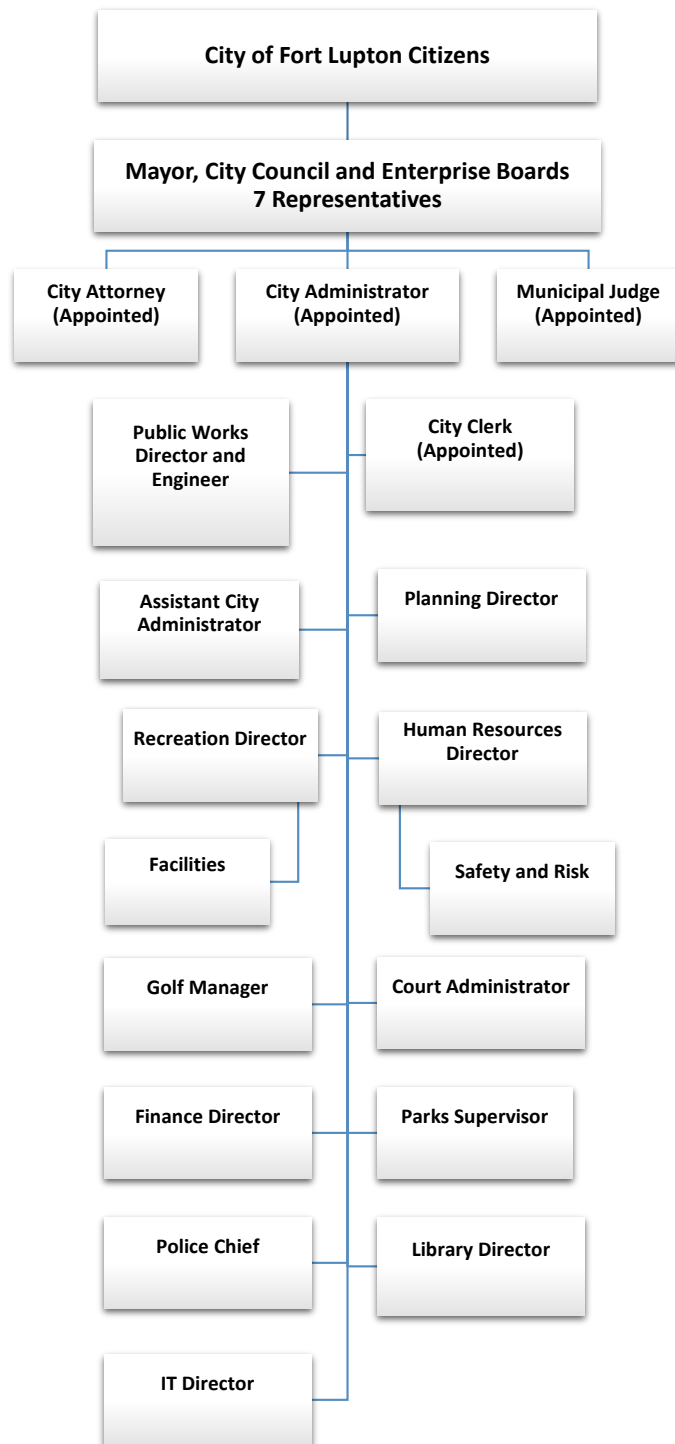
Sincerely,

Leann Perino

Leann Perino

Finance Director

CITY OF FORT LUPTON
2022 ORGANIZATIONAL CHART



**CITY OF FORT LUPTON
PRINCIPAL OFFICIALS
OF THE PRIMARY GOVERNMENTS**

CITY COUNCIL

ZO STIEBER

Mayor
At-Large

VALERIE BLACKSTON

Council Member
Ward 1

DAVID CRESPIN

Council Member
Ward 1

CHRIS CERETTO

Council Member Ward 2
Mayor Pro-Tem

CLAUD HANES

Council Member
Ward 2

CARLOS BARRON

Council Member
Ward 3

BRUCE FITZGERALD

Council Member Ward 3
Treasurer

LEGAL AND COURT

ANDREW AUSMUS

City Attorney

LOUIS A. GRESH

Municipal Court Judge

CITY ADMINISTRATION

CHRIS CROSS

City Administrator

MARICELA PENA

City Clerk

LEANN PERINO

Finance Director

JEANELLE ANDERSEN

Court Coordinator

TRAVIS AKSAMITOWSKI

Internal Technology Director

JOHN FRYAR

Public Safety Director

AMANDA RICE

Human Resource Manager

THOMAS P. SAMBLANET

Library Director

MONTY SCHUMAN

Recreation Director

TYLER TARPLEY

Golf Course Manager

ROY VESTAL

Public Works Director / City Engineer

TODD HODGES

City Planner
Todd Hodges Designs LLC

AARON RICHARDSON

Wastewater/Water Plant
Operator - OMI

FINANCIAL SECTION





INDEPENDENT AUDITORS' REPORT

City Council
City of Fort Lupton
Fort Lupton, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Fort Lupton, as of and for the year ended December 31, 2022, and the related notes to the financial statements, which collectively comprise the City'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, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information of the City, 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 Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other 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 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 City'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' 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 auditors' 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 and *Government 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 GAAS and *Government 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 a 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 the City'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 about the City'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 General Fund budgetary comparison schedule 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 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 GAAS, 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 City's basic financial statements. The combining and individual fund statements and schedules and the local highway finance report 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 GAAS. In our opinion, the combining and individual fund statements and schedules and the local highway finance report are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

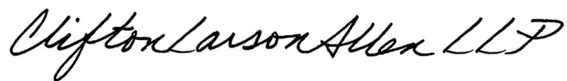
Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2023, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

CliftonLarsonAllen LLP

Broomfield, Colorado
June 22, 2023

CITY OF FORT LUPTON
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Fiscal Year Ended December 31, 2022

This discussion and analysis of the City's financial performance provides an overview of the City's financial activities for the fiscal year ended December 31, 2022. Please read it in conjunction with the transmittal letter and the City's financial statements.

FINANCIAL HIGHLIGHTS

- The City's financial position continues to be strong and improving during 2022.
- The City's assets exceeded liabilities and deferred inflows of resources by \$136,286,400 at the end of 2022. Of this amount \$15,316,209 or 11% is unrestricted and may be used to meet the government's ongoing obligations to citizens and creditors. The remaining \$120,970,190 includes \$91,339,831 invested in capital assets and \$29,630,359 restricted by agreement or regulation.
- The City's total net position increased by \$7,582,313 in 2022. Governmental Activities increased net position \$11,662,448. In the Governmental Activities current assets increased \$11,597,153, current liabilities increased \$515,772, and deferred inflows of resources increased \$1,021,015.
- The City's General Fund balance was \$34,220,600 as of December 31, 2022; which is an increase of \$8,782,088 from the previous year. The unassigned fund balance in 2022 is \$24,861,672 or 161% of expenditures.
- Sales tax revenue for the Governmental Funds increased by \$2,872,901 or 36% in 2022.
- The enterprise funds had an unrestricted net position of (\$9,768,300), a decrease of \$19,85,926. In 2022 the City paid Metro Water Recovery \$22 million dollars as an initial tap fee buy in for waste water processing.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the City's basic financial statements. The basic financial statements contain three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. In addition to the basic statements, this report also contains other supplementary information including combining statements for non-major funds, and individual fund statements.

Government-Wide Financial Statements The *government-wide financial statements* are designed to provide readers with a broad overview of the City's finances in a manner similar to a private sector business.

The *statement of net position* presents information on all of the City's assets, liabilities and deferred inflows of resources with the difference reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the City's financial position is improving or deteriorating.

The *statement of activities* presents information showing how the government's assets changed during the 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*. Thus, revenues and expenses are reported in the statement for some items that will only result in cash flows in future fiscal periods.

Both of the government-wide financial statements distinguish functions of the City that are principally supported by taxes and intergovernmental revenue (*governmental activities*) from other functions that are intended to recover all or a significant portion of their cost through user fees and charges (*business-type activities*). The City's governmental activities include general government, public safety, public works, parks and recreation, and other auxiliary services. The business-type activities include water treatment, sewage treatment, storm water drainage, recreation center, and a golf course.

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 City, 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 City can be divided into two categories: governmental funds and proprietary funds.

Governmental Funds *Governmental funds* are used to account for essentially the same function 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 the balance 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.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for *governmental funds* with similar information presented for *governmental activities* in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between *governmental funds* and *governmental activities*.

The City maintains five individual governmental funds. Information is presented separately in the governmental funds balance sheet and the governmental funds statement of revenues, expenditures, and changes in fund balance for the General Fund, which is considered to be the City's only major fund. Data from the other four funds are combined into a single, aggregated presentation. Individual fund data for each of these non-major funds is provided in the form of *combining statements* elsewhere in the report.

The basic governmental fund financial statements can be found from pages 19 through 30 of this report.

Proprietary Funds the City maintains four operations that are considered enterprise in nature. The four *enterprise funds* are the Recreation Center, Utility Fund, Storm Water Drainage Fund and

the Golf Fund that are presented in the *business-type activities* in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Recreation Center, Utility Fund, Storm Water Drainage Fund and the Golf Fund, which are all considered major funds of the City.

The basic proprietary fund financial statements can be found on pages 26 through 30 of this report.

Budget Comparisons the City adopts an annual appropriated budget for all of its funds. A budgetary comparison statement has been provided for all governmental and enterprise funds to demonstrate compliance with the budgets.

Notes to 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 financial statements.

Other Information In addition to the financial statements and accompanying notes this report also includes required and other supplementary information.

CITY-WIDE FINANCIAL ANALYSIS

Net position as noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of December, 31, 2022, assets exceeded liabilities and deferred inflows of resources by \$136,286,400.

The following table provides a summary of the City's governmental and business-type net position for 2021 and 2022.

Table 1
Net Position
(in thousands)

	Governmental	Governmental	Business-type	Business-type	Total	Total
	2022	2021	2022	2021	2022	2021
Assets						
Current assets	\$48,206	\$36,609	\$ 35,864	\$ 17,698	\$ 84,070	\$ 54,307
Capital Assets	38,726	36,706	92,182	89,896	130,908	126,602
Total Assets	86,932	73,315	128,046	107,594	214,978	180,909
Liabilities						
Current liabilities	1,181	666	9,485	7,142	10,666	7,808
Long term liabilities	772	353	56,769	35,050	57,541	35,403
Total liabilities	1,953	1,019	66,254	42,192	68,207	43,211
Deferred Inflows of Resources						
Property Taxes	8,564	7,543	1,920	1,449	10,484	8,993

	Governmental	Governmental	Business-type	Business-type	Total	Total
	2022	2021	2022	2021	2022	2021
Total Deferred Inflow of Resources	8,564	7,543	1,920	1,449	10,484	8,993
Net position						
Net Investment in capital assets	38,256	36,608	53,148	51,798	91,340	88,470
Restricted	13,132	9,505	16,492	2,036	29,630	11,866
Unrestricted	25,026	18,341	(9,768)	10,118	15,316	28,368
Total net position	\$ 76,414	\$ 64,454	\$ 59,872	\$ 63,952	\$ 136,286	\$ 128,704

A significant portion of the City's net position (67%) reflects its investment in capital assets. These assets include land, buildings, machinery, equipment, and infrastructure. These capital assets are used to provide services to citizens; consequently, they are not available for future spending. Although the investment in capital assets is 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 liquidate these liabilities.

Another small portion of the City's net position (12.5%) represents resources that are subject to external restrictions and City ordinance on how they may be used. 3% of the funds are restricted for the payment of debt. 9% of the funds have been legally restricted by ordinance for the purchase and maintenance of infrastructure. 3% of funds have been restricted by ordinance for use in parks and recreation. 0.26% of the funds are restricted by the State of Colorado Conservation Trust Fund for use in parks and recreation.

Changes in Net Position Governmental and Business-type activities increased the City's net position by \$7,852,313 in 2022. The following table indicates the changes in net position for governmental and business-type activities in 2022.

Table 2
Changes in Net Position
(in thousands)

	Gov. Activities	Gov. Activities	Business-Type Activities	Business-Type Activities	Total	Total
	2022	2021	2022	2021	2022	2021
Revenues						
Program revenues:						
Charges for service	\$3,608	\$2,159	\$10,776	\$10,574	\$14,384	\$11,405
Operating grants & contributions	273	201	-	-	273	201
Capital grants & contributions	8	38	16,941	4,477	16,948	5,858
General revenue:						
Sales tax	12,254	8,766	-	-	12,254	8,766
Property taxes	7,555	6,999	1,481	1,628	9,036	8,627

	Gov. Activities	Gov. Activities	Business- Type Activities	Business- Type Activities	Total	Total
	2022	2021	2022	2021	2022	2021
Other taxes	1,857	1,426	-	-	1,857	1,426
Other revenue	1,257	546	424	20	1,681	585
Total revenue	26,813	20,153	29,622	16,700	56,435	36,852
Expenses						
General government	5,002	4,280	-	-	5,002	4,280
Public safety	3,467	3,025	-	-	3,467	3,025
Public works	3,305	3,306	-	-	3,305	3,306
Culture, parks, recreation	1,085	961	1,691	1,392	2,777	2,353
Other	1,818	1,342	-	-	1,818	1,343
Utilities	-	-	29,519	7,848	29,519	7,848
Storm water drainage	-	-	63	43	63	43
Golf	-	-	2,901	1,827	2,901	1,827
Total expenses	14,678	12,914	34,175	11,110	48,853	24,025
Increase in Net Position Before Transfers	12,135	7,237	(4,552)	5,590	7,582	12,827
Transfers	(472)	(632)	472	632	-	-
Gain on Extinguishment of Debt	-	-	-	-	-	-
Increase in net position	11,662	6,605	(4,080)	6,333	7,582	12,827
Beginning Net Position	\$64,752	\$58,147	\$63,952	\$57,730	\$128,704	\$115,877
Ending Net Position	\$76,414	\$64,752	\$59,872	\$63,952	\$136,286	\$128,704

Governmental Activities Governmental activities increased the City's net position by \$11,662,463 in 2022. Key elements of this increase are as follows:

- Revenues increased \$6,660,588 or 33% primarily in sales tax due to an increase in oil and gas production.
- Expenses increased \$1,763,081 in mostly in capital outlay.

Business-type Activities Business-type activities decreased the City's net position by \$4,080,134 in 2022. The key elements are as follows:

- Revenues increased \$12,922,325 or 77% primarily from infrastructure assessments on industrial building permits.
- Expenses increased \$23,064,910 or 208% due to expenses related to joining the Metro Water Recovery District.

FINANCIAL ANALYSIS OF THE CITY'S FUNDS

As noted earlier, the City uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds Overview The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City's financing requirements. In particular, unrestricted fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of 2022, the combined ending fund balance of the City's government funds was \$76,414,311 with \$25,084,509 unassigned, which is available as working capital and for current spending in accordance with the purposes of specific funds.

The City has one major governmental fund. The General Fund:

1. General Fund. This is the primary operating fund of the City. It accounts for many of the City's core services, such as law enforcement, legal and court, public works, planning, finance and administration. The general fund balance was \$34,220,600 as of December 31, 2022, of which \$24,861,672 was unassigned. The 2022 general fund balance increased \$8,782,089. This fund generates a 1% sales tax reserved for the operation and maintenance of the water treatment facility, as well as purchase of water for future needs. The fund also collects a ½ % sales tax reserved for street improvements and maintenance. The water and street sales tax accounts for 91% of the \$7,880,610 restricted balance in the general fund.

PROPRIETARY FUNDS OVERVIEW

The City's proprietary fund statements provide the same information found in the government-wide statements, but in more detail. The City has four enterprise-type funds. These are 1) Utility Enterprise Fund, 2) Storm Water Drainage Fund, 3) Golf Course Fund, and 4) Recreation Center Fund.

1. Utility Enterprise Fund - This fund generates revenue through billings for water and sewer usage in the incorporated area of the City. Funds are utilized for the maintenance of the sewer treatment plant, water treatment plant, and the various water and sewer infrastructure for the City. The net position for this fund was \$53,471,064 a decrease of \$6,124,898 compared to 2021, with 2% of the assets obligated to debt service. The decrease is largely due to the over \$22 million tap fee buy in the Metro Water Recovery District.
2. Storm Water Drainage Fund – This fund was created to address storm water issues in the City and has accumulated \$1,906,011 in unrestricted funds for this purpose by year end. Revenues increased 199% in 2022 due to infrastructure assessments charged on building permits issued for new construction.
3. Golf Course Fund - This fund accounts for the operation of the Coyote Creek Golf Course, which is City owned. At year end the golf course net position was (\$1,259,798), a decrease of 50%, largely due to the increase maintenance cost of aging equipment and infrastructure.

4. Recreation Center Fund - Provides various activities for the citizenry of all ages. At year end the unrestricted net position totaled \$307,600 a decrease of 40% from 2021. Operating Cost increased 23% and property tax revenue decreased 9%.

GENERAL FUND BUDGETARY HIGHLIGHTS

The City's budget is prepared according to Colorado statutes. The most significant budgeted fund is the General Fund; excluding funds consolidated with the General Fund for reporting purposes (see General Fund Budgetary Comparison Schedule in Required Supplementary information).

The Council appropriated \$13,860,106 for general fund expenditures and other financing uses, no reserves.

Table 3
2022 General Fund Budget

	<u>Original Budget</u>	<u>Amendments</u>	<u>Final Budget</u>	<u>Actual</u>
Revenue and other Financing Sources	\$13,436,699	-	\$13,436,699	\$18,470,606
Expenditures and other financing uses	\$13,860,106	-	\$13,860,106	\$12,354,396

Actual expenditures were within the budgetary limits. General government expenditures of \$12,354,396 came in \$1,505,710 under budget, due to uncompleted capital projects.

The over budgeted revenue of 4,398,492 is a result of the increase new building permits, the infrastructure assessments for new residential subdivisions and an increase in sales tax.

The ending fund balance increased \$6,528,871.

CAPITAL ASSET AND DEBT ADMINISTRATION

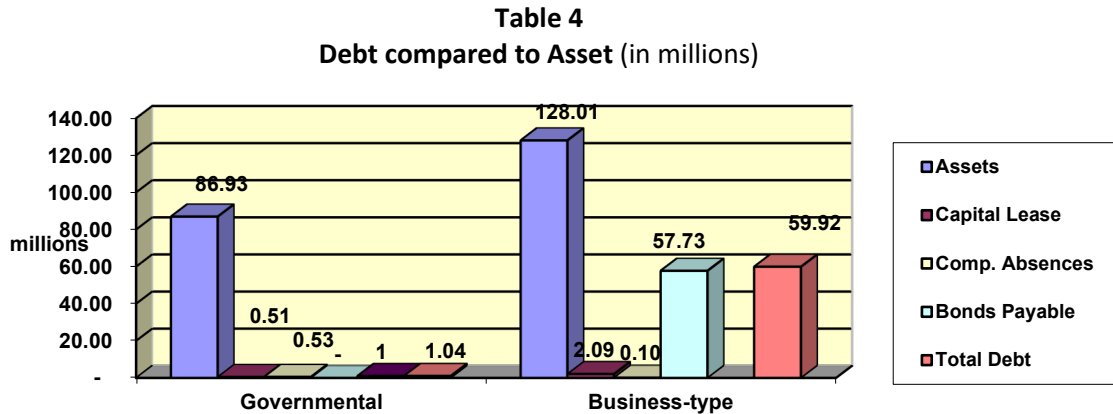
Capital Assets the City's investment in capital assets for its governmental and business-type activities as of December 31, 2022 totals \$91,339,831 (net of accumulated depreciation and amortization). This investment includes land, buildings, machinery, equipment, and infrastructure. The increase in investment in capital assets for the current fiscal year is \$2,923,577 including the \$2,599,632 in leased assets.

Additional information on the City's capital assets can be found in Note 5 of this report.

Long-Term Debt at December 31, 2022, the City had outstanding long-term debt totaling \$61 million. This debt consists of: 1) bonds payable; 2) notes payable; 3) leases; and 4) compensated absences payable. Debt increased in the enterprise \$23 million. The increase was due to \$2.6 million in the GASB87 lease implementation and \$20 million in loans from Colorado Water

Resource and Power Development Authority for the buy in fees to the Metro Water Recovery District.

A debt limit is not imposed by the State of Colorado, but it is measured by the worth of the entity. Below is a graphic presentation of each of the debt segments compared to the assets of the City segregated into governmental and business-type activities:



Additional information on the City's debt can be found in Notes 6 through 8.

Other matters: The following factors are expected to have a significant effect on the City's financial position or results of operations and were considered in developing the 2022 budget.

- The Planning director continues to work with landowners as the annexation demand is increasing monthly. He continues to assist developers in their site plan review process to assure proper infrastructure is in place on each annexation.
- The City Council is supportive of the development plan for the City, which will position us well for the upcoming growth and development that the City should experience.
- The State Board of Adjustment determined that a constitutionally required adjustment to the residential assessment rate will decrease the assessed value of property for the 2022 property tax assessment year.

REQUESTS FOR INFORMATION

This financial report is designed to provide a general overview of the City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this or for additional financial information should be addressed to the Fort Lupton City Administrator, 130 South McKinley Avenue, Fort Lupton, CO 80621.

CITY OF FORT LUPTON, COLORADO
STATEMENT OF NET POSITION
December 31, 2022

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Totals	Public & School Library	Fort Lupton Urban Renewal Authority
ASSETS					
CURRENT ASSETS					
Cash And Investments	\$ 36,040,247	\$ 27,453,868	\$ 63,494,115	\$ 9,363,670	899,509
Restricted Cash	32,456	5,887,746	5,920,202	110,132	-
Receivables:					
Accounts	527,922	680,816	1,208,738	38,335	-
Sales Taxes	2,115,008	-	2,115,008	-	-
Property Taxes	8,564,352	1,926,346	10,490,698	-	459,282
Internal Balance	689,880	(689,880)	-	-	-
Prepaid Items	236,393	295,691	532,084	-	-
Other Assets	-	309,109	309,109	-	-
Total Current Assets	<u>48,206,257</u>	<u>35,863,697</u>	<u>84,069,954</u>	<u>9,512,136</u>	<u>1,358,791</u>
LONG-TERM ASSETS					
Capital Assets					
Nondepreciable Capital Assets	20,368,466	57,921,524	78,289,990	6,415,700	-
Depreciable Capital Assets, Net	17,852,000	32,166,727	50,018,727	-	-
Right-to Use Leased Assets, Net	505,598	2,094,034	2,599,632	-	-
Total Long-term Assets	<u>38,726,064</u>	<u>92,182,285</u>	<u>130,908,349</u>	<u>6,415,700</u>	<u>-</u>
Total Assets	<u>86,932,321</u>	<u>128,045,982</u>	<u>214,978,303</u>	<u>15,927,836</u>	<u>1,358,791</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION					
CURRENT LIABILITIES					
Accounts Payable	666,197	601,732	1,267,929	1,003,820	1,000
Accrued Expenses	191,323	3,546,398	3,737,721	18,468	-
Bonds Payable - Current	-	2,448,493	2,448,493	-	-
Notes Payable - Current	-	465,134	465,134	-	-
Lease Payable - Current	122,811	251,763	374,574	-	-
Payment In Lieu Of Water	-	54,000	54,000	-	-
Compensated Absences - Current	149,116	27,102	176,217	6,101	-
Unearned Revenue	51,943	2,090,476	2,142,419	-	-
Total Current Liabilities	<u>1,181,389</u>	<u>9,485,098</u>	<u>10,666,487</u>	<u>1,028,389</u>	<u>1,000</u>
LONG-TERM LIABILITIES					
Bonds Payable - Long-term	-	29,740,911	29,740,911	-	-
Notes Payable - Long-term	-	25,073,754	25,073,754	-	35,000
Lease Payable - Long Term	388,832	1,884,489	2,273,321	-	-
Compensated Absences Payable	383,440	69,691	453,131	15,689	-
Total Long-term Liabilities	<u>772,272</u>	<u>56,768,845</u>	<u>57,541,116</u>	<u>15,689</u>	<u>35,000</u>
Total Liabilities	<u>1,953,661</u>	<u>66,253,943</u>	<u>68,207,604</u>	<u>1,044,078</u>	<u>36,000</u>
DEFERRED INFLOWS OF RESOURCES					
Property Tax Revenue	8,564,352	1,919,932	10,484,284	-	459,282
Total Deferred Inflows of Resources	<u>8,564,352</u>	<u>1,919,932</u>	<u>10,484,284</u>	<u>-</u>	<u>459,282</u>

CITY OF FORT LUPTON, COLORADO
STATEMENT OF NET POSITION
December 31, 2022

	Primary Government			Component Units	
	Governmental Activities	Business-type Activities	Totals	Public & School Library	Fort Lupton Urban Renewal Authority
NET POSITION					
Net Investment In Capital Assets	38,191,422	53,142,502	91,333,924	5,786,200	-
Restricted For Purchase of Water	-	12,636,004	12,636,004	-	-
Restricted For Debt Service	-	3,797,270	3,797,270	-	-
Restricted For Streets & Water Projects	7,880,612	-	7,880,612	-	-
Restricted For Culture, Parks & Recreation	4,420,649	-	4,420,649	-	-
Restricted For Cemeteries	7,285	-	7,285	-	-
Restricted For Donations	16,879	-	16,879	110,132	-
Restricted For Police Evidence	8,381	-	8,381	-	-
Restricted For Emergencies	804,569	58,709	863,278	75,613	10,865
Unrestricted	25,084,510	(9,762,378)	15,322,133	8,911,814	852,645
Total Net Position	<u>\$ 76,414,308</u>	<u>\$ 59,872,107</u>	<u>\$ 136,286,415</u>	<u>\$ 14,883,759</u>	<u>\$ 863,510</u>

CITY OF FORT LUPTON, COLORADO
STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2022

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position			Component Units	
		Charges for Services	Operating Grants, and Contributions	Capital Grants, and Contributions	Governmental Activities	Business-Type Activities	Totals	Public & School Library	Fort Lupton Urban Renewal Authority
Primary Government									
General Government	\$ 5,002,455	\$ 1,137,145	\$ 138,517	\$ 7,500	\$ (3,719,293)	\$ -	\$ (3,719,293)	\$ -	\$ -
Public Safety	3,466,975	325,168	-	-	(3,141,809)	-	(3,141,809)	-	-
Public Works	3,305,175	1,358,648	-	-	(1,946,529)	-	(1,946,529)	-	-
Culture, Parks and Recreation	1,085,290	787,444	134,440	-	(163,407)	-	(163,407)	-	-
Other	1,818,092	-	-	-	(1,818,093)	-	(1,818,093)	-	-
Total Governmental Activities	14,677,987	3,608,404	272,958	7,500	(10,789,130)	-	(10,789,130)	-	-
Business-Type Activities									
Utilities	29,518,535	7,577,689	-	16,940,535	-	(5,000,311)	(5,000,311)	-	-
Storm Water Drainage	63,059	721,389	-	-	-	658,330	658,330	-	-
Golf	2,901,489	2,004,674	-	-	-	(896,815)	(896,815)	-	-
Recreation	1,691,431	472,565	-	-	-	(1,218,866)	(1,218,866)	-	-
Total Business Activities	34,174,514	10,776,317	-	16,940,535	-	(6,457,662)	(6,457,662)	-	-
Total Primary Government	\$ 48,852,500	\$ 14,384,721	\$ 272,958	\$ 16,948,035	\$ (10,789,130)	\$ (6,457,662)	\$ (17,246,791)	\$ -	\$ -
Component Units									
Public and School Library	\$ 918,684	\$ 202,286	\$ 2,318,149	\$ -	\$ -	\$ -	\$ -	\$ 1,601,751	\$ -
Fort Lupton Urban Renewal Authority	54,772	-	-	-	-	-	-	-	(54,772)
Total Component Units	\$ 973,456	\$ 202,286	\$ 2,318,149	\$ -	\$ -	\$ -	\$ -	\$ 1,601,751	\$ (54,772)
General Revenues									
Taxes:									
Sales and use					\$ 12,254,392	\$ -	\$ 12,254,392	\$ -	\$ -
Property					7,555,226	1,481,132	9,036,358	-	336,758
Other					1,857,191	-	1,857,191	-	-
Investment earnings					460,970	423,525	884,494	-	393
Miscellaneous					786,820	674	787,494	-	25,000
Insurance Proceeds					9,192	-	9,192	-	-
Transfers					(472,211)	472,211	-	-	-
Total General Revenues and Transfers					22,451,580	2,377,542	24,829,122	-	362,151
Change in Net Position					11,662,450	(4,080,119)	7,582,330	1,601,751	307,379
Net Position - Beginning of Year					64,751,858	63,952,226	128,704,084	13,282,008	556,130
NET POSITION, End of Year					\$ 76,414,308	\$ 59,872,107	\$ 136,286,415	\$ 14,883,759	\$ 863,509

CITY OF FORT LUPTON, COLORADO
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2022

	General	Non Major Governmental Funds	Totals
ASSETS			
Cash and Investments	\$ 31,764,086	\$ 4,276,161	\$ 36,040,247
Restricted Cash	25,000	\$ 7,456	32,456
Receivables			
Accounts	527,865	56	527,922
Property Taxes	8,564,352	-	8,564,352
Sales Tax	1,847,781	267,227	2,115,008
Prepaid Items	232,209	4,184	236,393
Due from Other Funds	689,880	-	689,880
Total Assets	<u>\$ 43,651,172</u>	<u>\$ 4,555,084</u>	<u>\$ 48,206,257</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES			
LIABILITIES			
Accounts Payable	\$ 634,802	\$ 31,394	\$ 666,197
Accrued Expenditures	179,474	11,849	191,323
Unearned Revenue	51,943	-	51,943
Total Liabilities	<u>866,220</u>	<u>43,243</u>	<u>909,463</u>
DEFERRED INFLOWS OF RESOURCES			
Property Tax Revenue	8,564,352	-	8,564,352
Total Deferred Inflows of Resources	<u>8,564,352</u>	<u>-</u>	<u>8,564,352</u>
FUND BALANCES			
Nonspendable	232,209	4,184	236,393
Restricted	8,630,719	4,507,657	13,138,375
Committed	216,040	-	216,040
Assigned	279,960	-	279,960
Unassigned	24,861,673	-	24,861,673
Total Fund Balances	<u>34,220,600</u>	<u>4,511,841</u>	<u>38,732,441</u>
Resources and Fund Balances	<u>\$ 43,651,172</u>	<u>\$ 4,555,084</u>	<u>\$ 48,206,256</u>

CITY OF FORT LUPTON, COLORADO
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION-GOVERNMENTAL ACTIVITIES
December 31, 2022

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Total Fund Balance of Governmental Funds		\$ 38,732,441
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds		
Cost	66,448,938	
Less accumulated depreciation	<u>(27,722,873)</u>	38,726,064
Liabilities, including compensated absences and leases, are not due and payable in the current period and therefore are not reported in the funds:		
Compensated absences		(532,556)
Leases		(511,642)
Total Net Position Of Governmental Activities		<u><u>\$ 76,414,308</u></u>

CITY OF FORT LUPTON, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2022

	General	Non Major Governmental	Totals
REVENUES			
Taxes & Assessments	\$ 18,855,694	\$ 1,532,466	\$ 20,388,161
Licenses & Permits	1,027,571	-	1,027,571
Intergovernmental	878,638	101,982	980,620
Charges for Services	1,066,979	196,428	1,263,406
Fines and Forfeits	225,363	-	225,363
Interest Income	446,395	14,575	460,970
Other	1,660,902	777,049	2,437,951
Total Revenues	24,161,541	2,622,500	26,784,041
EXPENDITURES			
Current:			
General Government	4,737,532	-	4,737,532
Public Safety	3,343,095	-	3,343,095
Public Works	2,139,937	-	2,139,937
Culture, Parks & Recreation	-	870,399	870,399
Other	1,818,092	-	1,818,092
Capital Outlay	3,190,409	373,992	3,564,401
Debt Service			
Principal	94,799	-	94,799
Interest	13,935	-	13,935
Total Expenditures	15,337,799	1,244,391	16,582,190
Revenues Over (Under) Expenditures	8,823,742	1,378,109	10,201,852
OTHER FINANCING SOURCES (USES)			
Transfers In	-	34,951	34,951
Transfers Out	(507,162)	-	(507,162)
Lease Proceeds	436,907	-	436,907
Insurance Proceeds	9,192	-	9,192
Proceeds from Sale of Capital Assets	19,410	-	19,410
Total Other Financing Sources (Uses)	(41,653)	34,951	(6,702)
Net Change In Fund Balances	8,782,089	1,413,060	10,195,149
Fund Balances, Beginning Of Year	25,438,511	3,098,781	28,537,292
FUND BALANCES, END OF YEAR	\$ 34,220,600	\$ 4,511,841	\$ 38,732,441

CITY OF FORT LUPTON, COLORADO
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES AND CHANGES IN FUND BALANCE OF
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES - GOVERNMENTAL ACTIVITIES
For the Year Ended December 31, 2022

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because

Net Changes In Fund Balance of Governmental Funds	\$ 10,195,149
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 as depreciation expense.	
Depreciation/Amortization Expense	(1,702,457.48)
Net Book Value of Disposed Assets	(9,778)
Capital Additions	3,127,495
	<u>1,415,259</u>
Long-term debt repayment is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	
Principal Payment on Leases Payable	94,799
Compensated absences reported in the statement of activities, do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.	
Compensated Absences	(42,758)
Change In Net Position of Governmental Activities	<u><u>\$ 11,662,449</u></u>

CITY OF FORT LUPTON, COLORADO
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2022

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Totals
ASSETS					
CURRENT ASSETS					
Cash and Cash Equivalents	\$ 24,024,156	\$ 1,887,595	\$ 1,117,310	\$ 424,808	\$ 27,453,868
Restricted Cash	5,887,746	-	-	-	5,887,746
Receivables:					
Accounts Receivable	611,927	17,925	356	50,608	680,816
Property Tax Receivable	-	-	-	1,926,346	1,926,346
Inventory	-	-	33,708	-	33,708
Prepaid Items	264,157	-	-	31,534	295,691
Total Current Assets	<u>30,787,986</u>	<u>1,905,520</u>	<u>1,151,373</u>	<u>2,433,296</u>	<u>36,278,175</u>
NON-CURRENT ASSETS					
Non-Depreciable					
Land	372,077	-	3,383,203	-	3,755,280
Water Rights	47,789,354	-	-	-	47,789,354
Construction in Progress	6,150,945	225,945	-	-	6,376,889
Depreciable					
Wells	1,027,539	-	-	-	1,027,539
Buildings	13,226,661	-	1,626,800	7,422,492	22,275,953
Utility System	34,085,704	2,190,222	-	-	36,275,926
Equipment	3,602,011	-	873,176	387,969	4,863,156
Total	106,254,289	2,416,167	5,883,179	7,810,461	122,364,097
Less: Accumulated Depreciation	<u>(25,254,336)</u>	<u>(246,960)</u>	<u>(2,120,889)</u>	<u>(4,653,662)</u>	<u>(32,275,846)</u>
Net Non Current Assets	<u>80,999,953</u>	<u>2,169,207</u>	<u>3,762,290</u>	<u>3,156,800</u>	<u>90,088,250</u>
Leased Assets	2,195,712	-	116,946	(5,615)	2,307,043
Accumulated Amortization	<u>(218,955)</u>	<u>-</u>	<u>-</u>	<u>5,947</u>	<u>(213,009)</u>
Net Leased Assets	<u>1,976,757</u>	<u>-</u>	<u>116,946</u>	<u>332</u>	<u>2,094,034</u>
Total Non-Current Assets	<u>82,976,710</u>	<u>2,169,207</u>	<u>3,879,236</u>	<u>3,157,132</u>	<u>92,182,285</u>
OTHER ASSETS					
Inclusion Fee	275,402	-	-	-	275,402
Total Other Assets	<u>275,402</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>275,402</u>
Total Assets	<u>\$ 114,040,097</u>	<u>\$ 4,074,728</u>	<u>\$ 5,030,609</u>	<u>\$ 5,590,427</u>	<u>\$ 128,735,861</u>

CITY OF FORT LUPTON, COLORADO
STATEMENT OF NET POSITION (Continued)
PROPRIETARY FUNDS
December 31, 2022

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Totals
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND EQUITY					
CURRENT LIABILITIES					
Accounts Payable	\$ 321,703	\$ -	\$ 255,500	\$ 24,530	\$ 601,732
Due to Other Funds	-	-	689,880	-	689,880
Accrued Expenses	146,504	-	3,378,804	21,089	3,546,398
Loans Payable	465,134	-	-	-	465,134
Bonds Payable	663,493	-	1,785,000	-	2,448,493
Current Leases Payable	191,245	-	60,179	339	251,763
Payment in Lieu of Water	54,000	-	-	-	54,000
Compensated Absences	-	-	16,340	10,762	27,102
Unearned Revenue	2,090,476	-	-	-	2,090,476
Total Current Liabilities	3,932,555	-	6,185,703	56,719	10,174,978
LONG-TERM LIABILITIES					
Bonds Payable	29,740,911	-	-	-	29,740,911
Loans Payable	25,073,754	-	-	-	25,073,754
Lease Payable	1,821,814	-	62,675	-	1,884,489
Compensated absences	-	-	42,017	27,673	69,691
Total Long-Term Liabilities	56,636,479	-	104,692	27,673	56,768,845
Total Liabilities	60,569,034	-	6,290,396	84,393	66,943,822
DEFERRED INFLOWS OF RESOURCES					
Property Tax Revenue	-	-	-	1,919,932	1,919,932
Total Deferred Inflows of Resources	-	-	-	1,919,932	1,919,932
NET POSITION					
Net Investment In Capital Assets	45,845,120	2,169,207	1,971,382	3,156,793	53,142,502
Restricted for Purchase of Water	12,636,004	-	-	-	12,636,004
Restricted for Debt Service	3,797,270	-	-	-	3,797,270
Restricted for Emergencies	-	-	-	58,709	58,709
Unrestricted	(8,807,330)	1,905,521	(3,231,169)	370,602	(9,762,378)
Total Net Position	53,471,063	4,074,728	(1,259,787)	3,586,103	59,872,107
Total Liabilities, Deferred Inflows of Resources and Net Position	\$ 114,040,097	\$ 4,074,728	\$ 5,030,608	\$ 5,590,428	\$ 128,735,861

CITY OF FORT LUPTON, COLORADO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2022

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Totals
OPERATING REVENUES					
Charges for Services	\$ 7,101,233	\$ 721,389	\$ 1,483,675	\$ 432,778	\$ 9,739,074
Sales of Merchandise	-	-	509,791	-	509,791
Other Income	476,457	-	11,209	39,787	527,452
Total Operating Revenues	7,577,689	721,389	2,004,674	472,565	10,776,317
OPERATING EXPENSES					
Salaries and Benefits	-	-	844,930	959,410	1,804,340
Professional Fees	125,260	-	7,806	-	133,065
Contract Management	1,162,514	-	-	-	1,162,514
Insurance	82,482	-	16,599	22,270	121,352
Maintenance	527,483	-	232,103	57,173	816,759
Merchandise for Resale	-	-	266,798	1,137	267,935
Supplies	326,655	233	205,354	58,267	590,509
Utilities	230,508	-	166,568	144,362	541,438
Water Assessments	526,005	-	-	-	526,005
Depreciation and Amortization	1,748,684	62,826	118,786	274,019	2,204,316
Other	212,153	-	163,790	158,616	534,558
Total Operating Expenses	4,941,744	63,059	2,022,735	1,675,254	8,702,792
Net Operating Income (Loss)	2,635,945	658,330	(18,061)	(1,202,689)	2,073,525
NONOPERATING REVENUES (EXPENSES)					
Property Taxes (Pledged for Debt)	-	-	-	1,481,132	1,481,132
Principal Forgiveness	1,500,000	-	-	-	1,500,000
Investment Income	401,589	18,720	636	2,580	423,525
Interest Expense	(1,615,884)	-	(878,754)	(16,176)	(2,510,814)
Administrative Fee - Trustee	(600)	-	-	-	(600)
Total Nonoperating Revenues (Expenses)	285,106	18,720	(878,117)	1,467,536	893,243
Net Income (Loss) Before Transfers	2,921,051	677,049	(896,178)	264,846	2,966,769
TRANSFERS AND CAPITAL CONTRIBUTIONS					
Gain (Loss) on Disposal of Assets	-	-	-	674	674
Transfers In	454,314	-	-	17,897	472,211
Capital Contributions to Other Governments	(22,960,308)	-	-	-	(22,960,308)
Capital Contributions Tap Fees	5,744,135	-	-	-	5,744,135
Capital Contributions	9,696,400	-	-	-	9,696,400
Total Transfers and Capital Contributions	(7,065,459)	-	-	18,571	(7,046,888)
Change in Net Position	(4,144,408)	677,049	(896,178)	283,418	(4,080,119)
Net Position, Beginning of Year	57,615,471	3,397,679	(363,609)	3,302,685	63,952,226
NET POSITION, End of Year	\$ 53,471,063	\$ 4,074,728	\$ (1,259,787)	\$ 3,586,103	\$ 59,872,107

CITY OF FORT LUPTON, COLORADO
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2022

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Totals
CASH FLOWS FROM OPERATING ACTIVITIES					
Receipts From Customers	\$ 8,664,147	\$ 722,827	\$ 2,002,557	\$ 444,784	\$ 11,834,316
Payments to Suppliers and Service Providers	(3,116,761)	(3,754)	(21,883)	(460,527)	(3,602,925)
Payments to Employees for Salaries and Benefits	-	-	(849,295)	(954,308)	(1,803,602)
Net Cash Provided by (Used in) Operating Activities	5,547,386	719,073	1,131,379	(970,050)	6,427,789
CASH FLOWS FROM NON-CAPITAL AND RELATED FINANCING ACTIVITIES					
Grants Income	1,500,000	-	-	-	1,500,000
Transfers from Other Funds	454,314	-	-	17,897	472,211
Net Cash Provided By Non-Capital and Related Financing Activities	1,954,314	-	-	17,897	1,972,211
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES					
Capital Contributions	15,440,535	-	-	-	15,440,535
Acquisition and Construction of Capital Assets	(1,818,885)	-	-	(289,560)	(2,108,445)
Metro Water Recovery Tap Fees	(22,960,308)	-	-	-	(22,960,308)
Loss on Disposal of Asset	-	-	-	674	674
Administration Fees	(600)	-	-	-	(600)
Proceeds on Notes, Bonds and Leases	20,121,088	-	(57,789)	(505,608)	19,557,691
Interest on Notes, Bonds and Leases	(1,648,445)	-	(878,754)	(16,176)	(2,543,375)
Property Taxes	-	-	-	1,481,132	1,481,132
Net Cash Used by Capital and Related Financing Activities	9,133,385	-	(936,543)	670,462	8,867,304
CASH FLOWS FROM INVESTING ACTIVITIES					
Interest Received	401,590	18,726	1,232	2,586	424,134
Net Cash Provided by Investing Activities	401,590	18,726	1,232	2,586	424,134
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	17,036,675	737,799	196,069	(279,105)	17,691,438
CASH AND CASH EQUIVALENTS, Beginning of Year	12,875,225	1,149,796	921,241	703,913	15,650,175
CASH AND CASH EQUIVALENTS, End of Year	<u>\$ 29,911,900</u>	<u>\$ 1,887,595</u>	<u>\$ 1,117,310</u>	<u>\$ 424,808</u>	<u>\$ 33,341,613</u>
Cash and Cash Equivalents	\$ 24,024,156	\$ 1,887,595	\$ 1,117,310	\$ 424,808	27,453,868
Restricted Cash	5,887,746	-	-	-	5,887,746
CASH AND CASH EQUIVALENTS, End of Year	<u>\$ 29,911,902</u>	<u>\$ 1,887,595</u>	<u>\$ 1,117,310</u>	<u>\$ 424,808</u>	<u>\$ 33,341,614</u>

CITY OF FORT LUPTON, COLORADO
STATEMENT OF CASH FLOWS
For the Year Ended December 31, 2022

	Utility Enterprise Fund	StormWater Drainage Fund	Golf Course Fund	Recreation Center Fund	Totals
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:					
Operating Income (Loss)	\$ 2,635,945	\$ 658,330	\$ (18,061)	\$ (1,202,689)	\$ 2,073,525
ADJUSTMENTS TO RECONCILE OPERATING INCOME (LOSS) TO NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES:					
Depreciation	1,748,684	62,826	118,786	274,019	2,204,316
Changes in Assets and Liabilities:					
Accounts Receivable	41,220	1,439	(356)	(27,781)	14,523
Prepaid Expenses	11,162	-	1,492	(29,122)	(16,468)
Inventory	-	-	(1,762)	-	(1,762)
Accounts Payable	20,044	(3,521)	157,380	3,351	177,252
Accrued Expenses	45,093	-	873,899	12,172	931,165
Unearned Revenues	1,045,238	-	-	-	1,045,238
Total Adjustments	2,911,441	60,743	1,149,440	232,639	4,354,264
Net Cash Provided (Used) by Operating Activities	<u>\$ 5,547,386</u>	<u>\$ 719,073</u>	<u>\$ 1,131,379</u>	<u>\$ (970,050)</u>	<u>\$ 6,427,789</u>
NONCASH INVESTING, CAPITAL, AND FINANCING ACTIVITIES					
Amortization of Premium	120,255	-	-	-	120,255
Loss on Disposal of Construction in Progress	3,028	-	-	-	3,028

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Fort Lupton (City) incorporated on February 4, 1890. In compliance with the Colorado Revised Statutes, the City Council is the policy making legislative body of the City. Council is made up of six members from three wards. The Mayor is elected at large and can vote on all matters. Two-thirds vote of the Council is required to pass, change or veto any ordinance.

The accounting policies of the City conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant policies.

Reporting Entity

The determination to include separate governmental entities is based on the criteria of Governmental Accounting Standards Board (GASB), which defines the reporting entity as the primary government and those component units for which the primary government is financially accountable. To be financially accountable, a voting majority of the component unit's board must be appointed by the primary government, and either A) the primary government must be able to impose its will, or B) the primary government may potentially benefit financially or be financially responsible for the component unit.

Management has considered all potential component units in defining the City for financial reporting purposes. As required by generally accepted accounting principles, these financial statements present the City of Fort Lupton (the primary government) and its component units. The component units are included in the City's reporting entity because of the significance of their operational or financial relationship with the City.

Discretely Presented Component Units

The Fort Lupton Urban Renewal Authority (FLURA) was established by Resolution 2015R43 on August 18, 2015 as an independent organization under Colorado Law with the objective of carrying on urban renewal activities. The FLURA board is appointed by the Mayor with the consent of the City Council. The City council will have no authority to modify or approve FLURA's budget. The City will not be able to significantly influence the programs and decisions of the FLURA board. FLURA does not issue separate financial statements.

The Fort Lupton Public and School Library (Library) was created in 1976 by an intergovernmental agreement between the City and Weld County School District RE-8 (the School). In 1985 the City and School entered into an intergovernmental agreement with Weld County and five other municipalities to create the Weld County Library District, now High Plains Library District. The City and the School appoint 3 members of the seven-member Library board. The six appointed members appoint their seventh member. The Library is currently funded by a property tax levied by the High Plains Library District. The 1976 intergovernmental agreement requires the City and School to fund the approved budgeted expenditures. The City council approves by resolution the budget set by the Library board but has no ability to significantly influence the programs and running of the Library. The Library does not issue separate financial statements.

Basis of Presentation

The objectives of the statements are to establish a basic financial reporting model that will result in greater accountability by governments, while providing more useful information to a wider range of users.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

The City's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities and fund financial statements, which provide a more detailed level of financial information.

Government-wide Financial Statements

The government-wide financial statements include the statement of net position and the statement of activities. These statements report financial information for the City as a whole and its component units. Individual funds are not displayed but the statements distinguish governmental activities, generally supported by taxes and City general revenues, from business-type activities, generally financed in whole or in part with usage fees charged. For the most part, the effect of inter-fund activity has been removed from these statements.

The statement of net position presents the financial position of the governmental and business-type activities of the City at year-end.

The statement of activities presents a comparison between direct expenses and program revenues for each function of the City's governmental activities and for each identifiable activity of the business-type activities of the City. Direct expenses are those that are specifically associated with a function and therefore clearly identifiable to that particular function. The City does not allocate indirect expenses to functions in the statement of activities.

The statement of activities reports the expenses of a given function offset by program revenues directly connected with the functional program. A function is an assembly of similar activities and may include portions of a fund or summarize more than one fund to capture the expenses and program revenues associated with a distinct functional activity. Program revenues include: (1) charges for services which report fees and other charges to users of the City's services; (2) operating grants and contributions which finance annual operating activities including restricted investment income; and (3) capital grants and contributions which fund the acquisition, construction, or rehabilitation of capital assets.

These revenues are subject to externally imposed restrictions to these program uses. For identifying to which function program revenue pertains, the determining factor for *charges for services* is which function *generates* the revenue. For *grants and contributions*, the determining factor is to which functions the revenues are *restricted*.

Taxes and other revenue sources not properly included with program revenues are reported as general revenues of the City. The comparison of direct expenses with program revenues identifies the extent to which each governmental function and each identifiable business activity is self-financing or draws from the general revenues of the City.

The government-wide financial statements are reported using the *economic resource measurement focus* and the *accrual basis of accounting*, as are the proprietary finds. Revenues are recorded when earned and liabilities are recorded when incurred regardless of the timing of cash flows.

Fund Financial Statements

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized when they are both measurable

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

and available. Revenues are considered to be available when they are collected within the current year or soon thereafter to pay liabilities of the current year. For this purpose, the City considers revenues available if they are collected within 60 days of the end of the current year.

Taxes, intergovernmental revenues, and interest associated with the current year are considered to be susceptible to accrual and so have been recognized as revenues in the current year. All other revenues are considered to be measurable and available only when cash is received.

During the year, the City segregates transactions related to certain City functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the City at this more detailed level. Fund financial statements are provided for governmental and proprietary funds.

Major individual governmental and the enterprise funds are reported in separate columns. The General Fund is the only major governmental fund and accounts for the general activities of the City including administration, community policing, community development, and public works.

Governmental Funds - Governmental accounting systems should be organized and operated on a fund basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts recording cash and other financial resources, together with all related liabilities and residual equities or balances, and changes therein, which are separate for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.

General Fund - The General Fund is the general operating fund of the City. All general tax revenues and other receipts that are not allocated by law to another fund are used to finance general operating expenditures.

Special Revenue Funds - Special Revenue Funds (Conservation Trust, Perpetual Care Cemetery, Memorial Trust Fund, and Culture, Parks, and Recreation Sales Tax) are established to account for revenues derived from specific taxes or other restricted revenue sources which finance specific activities as required by law or administrative action.

Proprietary Funds - The focus of the proprietary funds is on the measurement of net income (e.g., revenues, expenses). This measurement focus allows the proprietary fund to report all assets, liabilities and deferred inflow of resources associated with an activity.

Enterprise Funds are established to account for the financing where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability or other purposes.

There are four major enterprise funds:

Utility Enterprise Fund – includes all activities relating to the City’s water and sanitary sewer systems.

Storm Water Drainage Fund – includes maintenance, repair of all lines and installation of new storm drainage lines.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

Golf Course Fund – provides pro-shop and restaurant services and repair and maintenance of the golf course, club house and restaurant.

Recreation Center Fund – provides recreational services including exercise classes and equipment, gym facilities and a swimming pool.

Measurement Focus

Government-wide Financial Statements - The government-wide financial statements are prepared using the economic resources measurement focus. All assets and all liabilities associated with the operation of the City are included on the statement of net position. The statement of activities reports revenues and expenses.

Fund Financial Statements - All governmental funds are accounted for using a flow of current financial resources measurement focus. With this measurement focus, only current assets, current liabilities and deferred inflow of resources generally are included on the balance sheet. The statement of revenues, expenditures and changes in fund balances reports the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the governmental fund statements.

Like the government-wide statements, the proprietary fund type is accounted for on a flow of economic resources measurement focus on both financial reporting levels. All assets, deferred outflows of resources, liabilities, and deferred inflows of resources associated with the operation of this fund are included on the statements of net position. The statements of changes in fund net position present increases (i.e., revenues) and decreases (i.e., expenses) in total net position. The statement of cash flows provides information about how the City finances and meets the cash flow needs of its proprietary activities.

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Statement of Cash Flows

For purposes of the statement of cash flows, the City considers highly liquid investments with maturity of three months or less at date of purchase to be cash equivalents.

Adoption of New Accounting Standards

GASB Statement No. 87, Leases

In June 2017, the GASB issued GASB Statement No. 87, Leases. This standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee is required to recognize a lease liability and a right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

The City adopted the requirements of the guidance effective January 1, 2022, and has applied the provisions of this standard to the beginning of the period of adoption. The implementation of this standard resulted in the City reporting a beginning balance of right-to-use asset and a lease liability of \$169,533 in governmental activities and \$2,353,662 in business-type activities. There is no restatement of beginning net position as beginning right to use assets equaled beginning lease liability.

Pooled Cash

The City has a single checking account for all cash transactions, with separate accounting into each fund. An overdraft in one fund will not result in returned checks with the single checking accounts. At December 31, 2022, the checking account of the City shows a positive bank balance. Any fund that issued checks in excess of its available funds from the checking account is treated as having borrowed cash from other funds.

Capital Assets

Capital assets, which include land, buildings, equipment, water shares and all infrastructure owned by the City, are reported in the applicable governmental or business type activities columns in the government-wide financial statements and the proprietary funds. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year.

All capital assets are valued at acquisition cost or estimated acquisition cost if actual acquisition cost is not available. Contributed capital assets, including water rights, fire hydrants, water and sewer lines from sub-dividers and property owners, are recorded at acquisition value at the time received.

Acquisitions of capital assets are recorded as capital outlay expenditures within the governmental funds.

Depreciation is charged as an expense against their operations and accumulated depreciation is reported on proprietary fund balance sheets.

Depreciation has been provided using the straight-line method over the estimated useful lives as follows:

<u>Description</u>	<u>Estimated Useful life</u>
Water Rights	N/A
Land & Improvements	0-50
Buildings & Improvements	0-50
Streets	20-50
Distribution Systems	10-100
Machinery & Equipment	5-10

Leases - The City is a lessee for non-cancellable leases of land, equipment, and vehicles. The City recognizes a lease liability and a right-to-use lease asset (lease asset) in the applicable governmental activities or business-type activities in the government-wide and in the proprietary fund financial statements. The City recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the City initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

Subsequently, the lease asset is amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset.

Key estimates and judgments related to leases include how the City determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The City uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the City generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the non-cancellable period of the lease.
- Lease payments included in the measurement of the lease liability are composed of fixed payments and the purchase option price that the City T is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability.

Revenues – Exchange Transactions - Revenue resulting from exchange transactions, in which each party gives and receives essentially equal value, is recorded on the accrual basis when the exchange takes place. On the modified accrual basis, revenue is recorded when the exchange takes place and in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the City, the phrase “available for exchange transactions” means expected to be received within 60 days of year-end.

Revenues - Non-exchange Transactions - Non-exchange transactions in which the City receives value without directly giving equal value in return include property taxes, specific ownership taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year for which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the year when use is first permitted, matching requirements, in which the City must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the City on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions also must be available (i.e., collected within 60 days) before it can be recognized.

Unearned Revenue – An acquisition of net position that applies to future periods and is not recognized as revenue in the current period. The City’s unearned revenues consist primarily of revenue for the sale of bulk water for industrial use.

Deferred Outflows/Inflows of Resources – In addition to assets, the statement of financial position reports a separate section as deferred outflows of resources. Deferred outflows of resources represent a consumption of net asset that applies to future periods and is not recognized as an outflow of resources (expense/expenditure) in the current period. The City has no items that qualify for reporting in this category.

In addition to liabilities, the statement of financial position reports a separate section as deferred inflows of resources. Deferred inflows of resources represent an acquisition of net asset that applies to future periods and is not recognized as an inflow of resources (revenue) in the current period. The City has one item reported in this category. Property tax revenue which is considered a deferred inflow of resources in the year the taxes are levied and measurable and recognized as an inflow of resources in the period they are collected.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

Basis of Accounting

Since property taxes are levied in December (i.e., there is a legal claim) for the next calendar year's operations, the total levy is reported as taxes receivable and a deferred inflow of resources.

Those revenues susceptible to accrual are property taxes, use tax, tobacco tax, highway user tax, and franchise fees. Sales taxes collected and held by the state for the current year on behalf of the City are also recognized as revenue. Fines, permits and license revenues are not susceptible to accrual, generally they are not measurable until received in cash.

Grants and entitlements received before the eligibility requirements are met (e.g., cash advances) also are recorded as unearned revenue.

Expenses/Expenditures - On the accrual basis of accounting, expenses are recognized at the time they are incurred. On the modified accrual basis, expenditures generally are recognized in the accounting period in which the related fund liability is incurred and due, if measurable.

Budget and Budgetary Accounting

An annual budget and appropriation resolution is adopted by the City Council in accordance with Colorado State Statutes. The City adopts annual budgets on a basis consistent with general accepted accounting principles for all governmental funds. The budget for the proprietary funds is adopted on a non-GAAP basis. The appropriated budget is adopted at the fund level. On or about October 15th, the finance department submits to the Council a proposed budget for the next fiscal year beginning January 1st. The operating budget includes proposed expenditures and the revenues or reserves used to finance them. A public hearing is conducted in October at a special meeting to obtain comments from citizens. The budget must be adopted before the mill levy certification deadline of December 15th.

Property Taxes

Under Colorado law, all property taxes become due and payable in the year following that in which they are levied. Property taxes are recognized as revenue when received by the County Treasurer. The 2022 fiscal year property tax calendar for Weld County was as follows:

Lien Date	January 1
Levy Date	December 29
Tax bills mailed	January 1
First installment due	February 28
Second installment due	June 15
If paid in full, due	April 30
Tax sale - delinquent property taxes	November 6

Accumulated Unpaid Vacation and Sick Leave

Under terms of City personnel policies, City employees are granted vacation and sick leave in varying amounts. In the event of termination or retirement, an employee who was hired prior to February 14, 2001 is paid for accumulated vacation days up to a maximum of 30 days. They are also paid 50% of their accumulated sick

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

leave up to a maximum of 90 days. An employee hired after February 14, 2001 is paid for accumulated vacation days up to a maximum of 30 days. They are paid 25% of accumulated sick leave up to a maximum of 90 days.

Inventory

Inventory is valued at cost (first-in, first-out) in the proprietary funds. Inventory in all other funds is not recorded, as it is not significant. The cost is recorded as an expenditure when the individual inventory items are purchased.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond the current year end are accounted for using the consumption method and are recorded as other current assets in the government-wide financial statements and will be reported as expenditures when actually used.

Fund Equity

Fund equity at the governmental fund financial reporting level is classified as “fund balance.” Fund equity for all other reporting is classified as “net position.”

Fund Balance – Generally, fund balance represents the difference between the current assets and current liabilities and deferred inflows of resources. In the fund financial statement, governmental funds report fund balance classifications that comprise a hierarchy based primarily on the extent to which the City is bound to honor constraints on the specific purpose for which amounts in those funds can be spent. Fund Balances are classified as follows:

- **Nonspendable** – Fund balances are reported as nonspendable when amounts cannot be spent because they are either (a) not in spendable form (i.e., items that are not expected to be converted to cash) or (b) legally or contractually required to be maintained intact.
- **Restricted** – Fund balances are reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors, or laws or regulations of other governments.
- **Committed** – Fund balances are reported as committed when they can be used only for specific purposes pursuant to constraints imposed by formal action of the City Council through the adoption of a resolution. The City Council also may modify or rescind the commitment.
- **Assigned** – Fund balances are reported as assigned when amounts are constrained by the City’s intent to be used for specific purposes, but are neither restricted nor committed. Through resolution, the City Council has authorized the City’s Finance Director to assign fund balances.
- **Unassigned** – Fund balances are reported as unassigned as the residual amount when the balances do not meet any of the above criterion. The City reports positive unassigned fund balances only in the general fund. Negative unassigned fund balances may be reported in all funds.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

Minimum Fund Balance Requirement- Resolution 98-035 set the minimum fund balances as follows: The Culture, Parks & Recreation Sales Tax Fund must maintain the 3% emergency reserve defined under Article X, Section 20 to the Colorado Constitution also known as the Taxpayer's Bill of Rights (TABOR); the General Fund, and Utility Enterprise Fund are required to maintain the 3% TABOR reserve plus an additional 10% in emergency reserves. Ordinance 2012-950 created a contingency reserve starting with \$500,000 transferred from the General Fund's fund balance. A percentage of the General Fund's property tax is transferred to the contingency reserve annually. In 2019 the percentage transferred was 2% as set by council as part of the budget process. The Golf Course Enterprise Fund is not required to maintain the 3% emergency reserve.

Flow Assumptions – When both restricted and unrestricted amounts of fund balances are available for use for expenditures incurred, it is the City's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the City's policy to use fund balance in the following order:

- Committed
- Assigned
- Unassigned

Net Position - Net position represents the difference between assets and liabilities and deferred inflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, and reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. Net position is reported as restricted as described in the fund balance section above. All other net position is reported as unrestricted.

Net position is reported as restricted when there are limitations imposed on its use either through the enabling legislation adopted by the City or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net positions are reported as unrestricted.

Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise fund. For the City, these revenues are charges for services. Operating expenses are necessary costs incurred to provide the good or services.

Interfund Activity

Exchange transactions between funds are reported as revenues in the seller funds and as expenditures/expenses in the purchaser funds. Flows of cash or goods from one fund to another without a requirement for repayment are reported as interfund transfers. Interfund transfers are reported as other financing sources/uses in governmental funds and after the non-operating revenues/expenses section in the enterprise funds. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements. Transfers between governmental and business-type activities on the government-wide statement of activities are reported as general revenues. Transfers between funds reported in the governmental activity's column are eliminated.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

NOTE 2: CASH AND INVESTMENTS

The City categorizes its fair value measurements within the fair value hierarchy established by the generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

As of December 31, 2022, the City had invested \$34,315,330 in the Colorado Local Government Liquid Asset Trust – PLUS, which is an investment vehicle established for local government entities in Colorado to pool surplus funds. The Colorado State Securities Commissioner administers and enforces all State statutes governing ColoTrust. ColoTrust operates similarly to a money market fund and each share is equal in value to \$1.00. As of December 31, 2022, the investments in ColoTrust were valued at net asset value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

As of December 31, 2022, the City had \$12,704,301 invested in the Colorado Surplus Asset Fund Trust (CSAFE), an investment vehicle established for local government entities in Colorado to pool surplus funds. The City has \$4,457,461 invested in CSAFE Cash and \$8,246,840 in Colorado CORE an enhanced cash fund through CSAFE. CSAFE Cash is a highly liquid Fund operating like a money market fund with a \$1.00 transactional share price. CSAFE Cash operates under GASB 79 amortized cost basis method of determining transactional share price. CSAFE Colorado Core Fund (Core) is an ultra-short duration, enhanced cash fund intended for short to intermediate term minimum investment with a \$2.00 transactional share price. Core has a minimum investment of \$100,000 and allows maximum of three redemptions per month. Core operated under GASB 31 and 72 method of fair market valuation.

As of December 31, 2022, The City has the following recurring fair value measurements.

<u>Type</u>	<u>Rating</u>	<u>Carrying Value</u>
Deposits:		
Cash on hand		\$4,350
Demand deposits		22,213,850
Investments:		
Money Market	AAAm by S & P	176,486
ColoTrust	AAAm by S & P	34,315,330
CSafe Cash	AAAm by S & P	4,457,461
CSafe Core	AAAf/S1 Fitch	8,246,840
Total deposits and Investments		\$69,414,317
Reconciliation of Statement of Net Position		
Current		
Cash and investments		\$ 65,584,591
Restricted cash		3,797,726
Total deposits and investments		\$ 69,414,317

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local government entities may invest. The allowed investments include local government investment pools and obligations of the United States Government, and certain other investment types.

The City maintains a cash pool that is available for use by all funds.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash only in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by the financial institution. The eligible collateral is determined by the PDPA.

PDPA allows the financial institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution and held in trust for all the uninsured public deposits as a group. Colorado State Statutes require the market value of the collateral to be at least 102 percent of the aggregate uninsured deposits.

Interest Rate Risk - The City does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. State statute limits investment maturities to five years or less. Investments in local government pools have a maturity of less than one year.

Credit Risk - State law limits investments in commercial paper, corporate bonds, and mutual bond funds to the top two ratings issued by nationally recognized statistical rating organizations. The City has no investment policy that would further limit its investment choices.

Concentration of Credit Risk - The City places no limit on the amount the City may invest in any one issuer.

The City invests excess funds under the prudent investor rule. The criteria for selection of investments and their order of priority are: 1) safety; 2) liquidity; and 3) yield.

The City invests in two investment pools, the Colorado Liquid Assets Trust (COLOTRUST) and Colorado Surplus Asset Fund Trust (CSAFE). COLOTRUST and CSAFE operate under the Colorado Revised Statutes (24-75-701) and are overseen by Colorado Securities Commissioner. The pool invests in securities that are specified by the 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).

Discretely Presented Component Units

As of December 31, 2022, the Library had the following cash and investments

<u>Current:</u>	
Cash and investments	\$9,363,670
Restricted cash	<u>110,132</u>
Total deposits and investments	\$9,473,802

As of December 31, 2022 FLURA, had the following cash and investments

<u>Current:</u>	
Cash and investments	<u>\$899,509</u>
Total deposits and investments	\$899,509

NOTE 3: RESTRICTED CASH AND INVESTMENTS

The restricted cash in the Governmental activities and Business-type activities represents special development loan accounts, and specific use funds.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

Restricted Cash and Investments:

Business-Type Activities:

2005 Series B Bonds	\$189,166
2017 Series A Bonds	1,491,545
CWCB Laon	176,787
2018 Bank of Colorado Laon	480,017
2017 CWRPDA Laon	1,459,755
ARPA Cash	2,090,476
Total Business-Type Activates Restricted Cash & Investments	<u>5,887,746</u>

Governmental Activities:

Revolving Loan Fund	\$25,000
Museum Bequest	7,456
Total Governmental Activities Restricted Cash & Investments	<u>32,456</u>
Total Restricted Cash & Investments	<u>\$ 5,920,202</u>

NOTE 4: INTERFUND RECEIVABLES, PAYABLE AND TRANSFERS

	General Fund	Non-Major Funds	Utility Enterprise Fund	Golf Course Enterprise Fund	Total
Due from Golf Enterprise Fund	\$ 1,272,177	\$ 347,848	\$ 548,428	-	\$ 2,168,453
Due to General Fund	-	-	-	(689,880)	(689,880)
Golf – Allowance for Doubtful Receivables	(582,297)	(347,848)	(548,428)	-	(1,478,573)
Total	\$689,880	-	-	(\$ 689,880)	-

The General Fund, Culture Parks and Recreation Sales Tax Fund, and the Utility Enterprise Fund loaned cash to the Golf Enterprise Fund during the initial startup for the purpose of funding operations. The loans have been written off as there is no expectation of repayment.

In 2015 the Golf Enterprise Fund made an offer to purchase all outstanding warrants (see note 13). The offer was funded by a \$1,100,000 loan from the General Fund. At the close of the offer the cash remaining from the untendered bonds of \$310,120 was repaid to the General Fund. The loan due from the Golf Course to the General Fund as of December 31, 2022 is \$689,880.

City ordinance requires the sales tax for debt service of the utility fund be collected by a separate fund. The funds are moved monthly to cover a portion of the debt service while maintaining the enterprise fund status of the Utility fund.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

Transfers In:	Transfers Out:
	<u>General Fund</u>
<u>Governmental Funds:</u>	
Non-Major Funds	
Culture, Parks & Recreation Sales Tax Fund (CPR Fund)	\$34,951
<u>Proprietary Fund:</u>	
Major Fund	
Utility Enterprise Fund	454,314
Recreation Center Enterprise Fund	17,897
	<u>\$507,162</u>

The general fund transfers 100% of the museum's expenditures to the Culture, Parks and Recreation Sales Tax (CPR Fund). This transfer insures none of the sales tax collected for the operation of the CPR fund are used in for purposes not approved by the voters. Annually, the general fund transfers funds to cover the costs of irrigation water to the cemetery fund. Council approved the transfer from the general fund to the storm drainage enterprise fund to cover costs of major infrastructure project that involved replacing water, sewer and storm drainage lines and repaving streets.

NOTE 5: CAPITAL ASSETS

Primary Government Capital Asset activity for the year ended December 31, 2022 is as follows:

	<u>Beginning Balance*</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Ending Balance</u>
Governmental Assets					
<u>Capital Assets not Being Depreciated</u>					
Land	\$10,572,723	-	-	-	\$10,572,723
Water Rights	823,700	-	-	-	823,700
Construction in Progress	6,393,364	2,628,748	(9,777)	(40,292)	8,972,043
Total Capital Assets Not Being Depreciated	<u>17,789,787</u>	<u>2,628,748</u>	<u>(9,777)</u>	<u>(40,292)</u>	<u>20,368,466</u>
<u>Capital Assets Being Depreciated</u>					
Building and Improvements	4,225,597	18,000	-	-	4,243,597
Land Improvements	2,000,308	279,675	0	26,599	2,306,582
Equipment and Machinery	5,849,675	193,848	-101,528	0	5,941,995
Furniture and Fixtures	18,059	0	0	0	18,059
Infrastructure	32,942,881	7,224	0	13,693	32,963,798
Total Capital Being Depreciated	<u>45,036,520</u>	<u>498,747</u>	<u>(101,528)</u>	<u>40,292</u>	<u>45,474,031</u>
Total Capital Assets	<u>62,826,307</u>	<u>3,127,495</u>	<u>(111,306)</u>	<u>-</u>	<u>65,842,496</u>
<u>Accumulated Depreciation</u>					
Buildings and Improvements	(2,667,835)	(114,757)	-	-	(2,782,592)
Land Improvements	(1,079,535)	(149,154)	-	-	(1,228,689)

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	<u>Beginning Balance*</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Ending Balance</u>
Equipment and Machinery	(4,055,548)	(446,272)	101,528	-	(4,400,292)
Furniture and Fixtures	(18,059)	-	-	-	(18,059)
Infrastructure	(18,300,974)	(891,424)	-	-	(19,192,398)
Total Accumulated Depreciation	(26,121,951)	(1,601,607)	101,528	-	(27,622,030)
Depreciated Capital Assets, Net	18,914,575	(1,104,191)	-	40,292	17,852,000
Governmental Assets					
<u>Right-to Use Lease Assets</u>					
Equipment	38,484	-	-	-	38,484
Vehicles	131,049	436,907	-	-	567,956
Total Right-to Use Lease Assets	169,533	436,907	-	-	606,440
<u>Accumulated Amortization</u>					
Equipment	-	(22,739)	-	-	(22,739)
Vehicles	-	(78,103)	-	-	(78,103)
Total Accumulated Amortization	-	(100,842)	-	-	(100,842)
Right-to Use Assets, Net	169,533	336,065	-	-	505,598
Government Activities Capital Assets, Net	\$ 36,873,219	\$ 1,860,622	\$(9,777)	-	\$ 38,726,064
Business-Type Activities					
<u>Capital Assets not Being Depreciated</u>					
Land	\$ 3,755,280	-	-	-	\$ 3,755,280
Water Rights	47,789,354	-	-	-	47,789,354
Construction in Progress	4,624,772	1,758,378	-	(6,260)	6,376,890
Total Capital Assets Not Being Depreciated	56,169,406	1,758,378	-	(6,260)	57,921,524
<u>Capital Assets Being Depreciated</u>					
Wells	1,027,539	-	-	-	1,027,539
Land Improvements	1,103,178	-	-	-	1,103,178
Buildings	20,883,215	289,560	-	-	21,172,775
Utility Systems	36,269,668	-	-	6,260	36,275,928
Equipment	4,802,647	60,508	-	-	4,863,155
Total Capital Being Depreciated	64,086,247	350,068	-	6,260	64,442,575
Total Capital Assets	120,255,652	2,108,445	-	-	122,364,097
<u>Accumulated Depreciation</u>					
Wells	(555,448)	(25,495)	-	-	(580,943)
Land Improvements	(963,206)	(13,655)	-	-	(976,861)
Buildings	(12,268,533)	(632,921)	-	-	(12,901,454)
Utility Systems	(12,927,462)	(986,250)	-	-	(13,913,712)
Equipment	(3,345,134)	(257,733)	-	-	(3,902,868)
Total Accumulated Depreciation	(30,359,791)	(1,916,054)	-	-	(32,275,849)
Depreciated Capital Assets, Net	33,726,457	(1,565,986)	-	6,260	32,166,727

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	<u>Beginning Balance*</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Ending Balance</u>
<u>Right-to Use Lease Assets</u>					
Land	2,167,078	-	-	-	2,167,078
Office Equipment	186,584	-	-	-	186,584
Vehicles	-	28,634	-	-	28,634
Total Right-to Use Lease Assets	2,835,662	28,634	-	-	2,382,296
<u>Accumulated Amortization</u>					
Land	-	(214,671)	-	-	(214,671)
Office Equipment	-	(69,306)	-	-	(69,306)
Vehicles	-	(4,284)	-	-	(4,284)
Total Accumulated Amortization	-	(288,261)	-	-	(288,261)
Right-to Use Assets, Net	2,835,662	(259,627)	-	-	2,090,035
Business-Type Activities Capital Assets, Net	\$ 92,249,520	(\$67,234)	-	-	\$ 92,182,286

“* The Beginning Balance has been revised due to the implementation of GASB 87”.

<u>Depreciation/Amortization by Function</u>	<u>Amount</u>
Governmental Activities:	
General Government	\$198,441
Public Safety	123,880
Public Works	1,165,238
Culture, Parks & Recreation	214,891
Total depreciation/amortization for governmental activities	\$ 1,702,450
Business-Type Activities:	
Utility	\$ 1,748,685
Storm Drainage	62,826
Golf Course	118,786
Recreation	274,019
Total depreciation/amortization for business-type activities	\$ 2,204,316
Total Depreciation	\$ 3,843,075

Discretely Presented Component Units Capital Asset activity for the year ended December 31, 2022 is as follows:

FLURA has no investments in capital assets

The Library building is part of Fort Lupton High School and is owned by Weld County School District RE-8. Although the Library owns all the contents, collections, and equipment in the Library none of these items exceed the \$5,000 limit required for capitalization.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Transfers</u>	<u>Ending Balance</u>
Library Activities					
<u>Capital Assets not Being Depreciated</u>					
Land	\$ 850,754	-	-	-	\$ 850,754
Construction in Progress	311,165	5,253,782	-	-	5,564,947
Total Capital Assets Not Being Depreciated	1,161,919	5,253,782	-	-	6,415,701
<u>Capital Assets Being Depreciated</u>					
Building and Improvements	60,135	-	-	-	60,135
Total Capital Assets Being Depreciated	60,135	-	-	-	60,135
Total Capital Assets	1,222,054	-	-	-	6,475,836
<u>Accumulated Depreciation</u>					
Buildings and Improvements	(60,135)	-	-	-	(60,135)
Total Accumulated Depreciation	(60,135)	-	-	-	(60,135)
Depreciated Capital Assets, Net	-	-	-	-	-
Library Activities Capital Assets, Net	\$1,161,919	\$ 5,253,782	-	-	\$ 6,415,700

NOTE 6: NOTES AND BONDS PAYABLE AND CHANGES IN LONG-TERM DEBT

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending Balance</u>	<u>Due in 1 Year</u>
<u>Enterprise Funds-Utility:</u>					
\$25,195,000 Revenue Bond, Series 2019, for the purchase of 10 units of Windy Gap Water. Principal payments due annually December 1, 2022 through 2047. Interest due June 1 and December 1 2019 through 2047 with rates varying from 2% to 5%.	\$25,155,000	-	\$110,000	\$25,045,000	\$ 185,000
\$3,607,647, Series 2019 Bond Premium	3,126,627	-	120,255	3,006,373	120,255
\$4,396,456 Carter Lake Pipeline Construction Loan from the State of Colorado through the Colorado Water Conservation Board. The forty-year loan requires annual payments of \$160,716 beginning	1,801,407	-	124,688	1,676,720	127,181

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending Balance</u>	<u>Due in 1 Year</u>
January 1, 1997, and provides for interest at 2%.					
\$5,500,000 Loan from the Bank of Colorado. This twenty-year loan requires monthly payments of \$36,365 beginning December 30 2019 and ending November 30, 2038 with an interest rate of 4.95% per annum.	4,969,079	-	181,448	4,787,630	201,312
\$2,300,000 Revenue Bond, Series 2005, owned by the Colorado Water Resources and Power Development Authority for the purchase of 3 units of Windy Gap water. Principal payment due on November 1, 2006 through 2025. Principal and interest are payable each May 1 and November 1, thereafter, with interest rates varying between 3% to 4.625%.	620,000	-	145,000	475,000	150,000
\$25,000,000 Waste Water Revenue Loan with \$1,500,000 in loan forgiveness, owned by the Colorado Water Resources and Power Development Authority. At the end of 2022 \$22,452,570 have been drawn. Payments of principal and interest are due every May 1 and November 1, starting in 2022 and ending in 2052. Interest rates is a fixed 2.75%.	-	22,452,570	1,500,000	20,952,570	465,134
<u>Recreation Center Fund:</u>					
\$4,930,000 Principal with a \$139,108 Premium, General Obligation Bond Series 2011 for the construction of the Recreation Center refinanced October 28, 2019. Principal and interest payments due December 1 starting in 2019 ending December 1, 2022. Interest only payments	500,000	-	500,000	-	-

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending Balance</u>	<u>Due in 1 Year</u>
due Jun 1 starting 2019. Interest rates start at 3.0% in 2019 and increase to 3.5%.					
<u>Golf Enterprise Fund:</u>					
\$5,900,000, Bond for construction of a Golf Course, went into default in 2002	1,785,000	-	-	1,785,000	1,785,000
Total Business Type Activities	\$37,957,114	\$22,452,570	\$2,681,391	\$57,728,292	\$2,913,627

The Bank of Colorado loan for the construction of a 152-acre foot water storage reservoir located at the water treatment plant is collateralized with shares of Colorado Big Thompson Water.

The Recreation Center Construction Bonds are general obligation bonds paid with a voter approved dedicated mill levy.

The \$22,452,570 loan with \$1,500,000 forgiveness from Colorado Water Resource and Power Development Authority was used to make a retroactive contribution to Metro Water Recovery (Metro) of the City's waste water connections existing prior to June 6, 2022. This was the initial buy-in to the Metro waste water system. The City made additional contributions of \$507,738 for waste water connections occurring after June 6, 2022, using tap fees charged on building permits for new construction. These quarterly payments are an ongoing charge the City will continue to make to Metro.

Golf Enterprise Fund bonds are classified as current bond payable. (Please see note 14.)

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Retirements</u>	<u>Ending Balance</u>	<u>Due in 1 Year</u>
<u>Governmental Activities</u>					
Accrued Compensated Absences	\$ 489,798	\$ 374,570	\$ (331,812)	\$ 532,556	\$ 149,116
<u>Business Type Activities</u>					
Accrued Compensated Absences	96,053	56,138	(55,399)	96,792	27,102
Total Business Type Activities	\$585,852	\$ 430,708	\$ (387,211)	\$ 629,348	\$ 176,217

The annual requirements to amortize all debt outstanding, excluding accrued compensated absences, as of December 31, 2022 are as follows:

Business Type Activities Bonds and Notes Payable:

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	Principal	Premiums	Interest	Total
2023	\$ 2,905,649	\$120,255	\$ 2,034,595	\$ 5,060,499
2024	1,235,523	120,255	1,997,220	3,352,998
2025	1,322,616	120,255	1,954,778	3,397,649
2026	1,395,058	120,255	1,910,105	3,425,418
2027	1,478,509	120,255	1,855,154	3,453,918
2028-2032	8,456,672	601,275	8,330,391	17,388,338
2033-2037	10,163,471	601,275	6,466,647	17,231,393
2038-2042	10,630,761	601,275	4,378,584	15,610,620
2043-2047	12,351,619	601,273	2,246,470	15,199,362
2048-2052	4,782,042	0	369,047	5,151,089
Total	\$ 54,721,920	\$ 3,006,373	\$ 31,542,991	\$ 89,271,284

The principal of outstanding debt due in 2023 includes the default bonds of the Golf Course, amounting to \$1,785,000 after the tender offer.

The City leases land, equipment, and vehicles for various terms under long-term, noncancelable lease agreements. The leases expire at various dates through 2032. Certain land leases provide for increase in future minimum annual rental payments based on defined increases in the Consumer Price Index, subject to certain minimum increases

Total future minimum lease payments are as follows:

	Beginning Balance	Additions	Deductions	Ending Balance	Due in 1 year
<u>Governmental Activities</u>					
Leases Payable	169,534	436,907	(94,798)	511,643	122,811
<u>Business-Type Activities</u>					
Leases Payable	2,353,662	28,634	(246,044)	2,136,252	251,763

Leases Payable:

	<u>Gov. Activities Principal</u>	<u>Gov. Activities Interest</u>	<u>Business- Type Principal</u>	<u>Business- Type Interest</u>	<u>Total</u>
2023	\$ 122,811	\$ 18,053	\$ 251,763	\$ 73,609	\$ 468,259
2024	125,227	13,022	261,523	63,510	465,306
2025	111,107	8,156	206,753	54,212	382,253
2026	100,852	3,943	214,973	45,992	367,786
2027	51,645	545	218,802	37,524	310,543
2028-2032	-	-	982,439	60,363	1,042,802
Total	\$ 511,642	\$ 43,719	\$ 2,136,253	\$ 335,210	\$ 2,898,688

Discretely Presented Component Units long term debt activity for the year ended December 31, 2022

FLURA General Fund

A ten-year \$50,000 loan from the City to FLURA. FLURA makes \$5,000 payments each year to the City. The remaining balance as of December 31, 2022 is \$35,000. No interest rates specified in the loan.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

Library General Fund

	Beginning Balance	Additions	Retirements	Ending Balance	Due in 1 Year
<u>Governmental Activities</u>					
Accrued Compensated Absences	\$ 15,982	\$ 46,436	\$ (40,627)	\$ 21,791	\$ 6,101

NOTE 7: NET POSITION AND FUND BALANCE

Net position:

Net investment in capital assets reported on the government-wide statement of net position as of December 31, 2022 are as follows:

	Governmental Activities	Business-Type Activities
<u>Net Investment in capital assets</u>		
Cost of capital assets	\$65,842,496	\$122,364,099
Less accumulated depreciation	(27,622,030)	(32,275,847)
Net Leased Assets	505,598	2,094,034
Book value	38,726,064	92,182,285
Less leases debt	(511,642)	(2,136,252)
Less capital related debt	-	(33,769,350)
Less deferred refunding amounts and bond premiums and discounts (net)	-	(3,006,373)
Less Capital Related Payables	(23,000)	(127,809)
Net investment in capital assets	<u>\$38,191,422</u>	<u>\$53,142,502</u>

Primary Government's non-spendable, restricted, committed and assigned fund balances of the governmental funds consist of the following:

	General Fund	Non-Major Governmental Funds	Total
<i>Non-Spendable Fund Balance</i>	\$232,209	\$4,184	\$236,393
<i>Restricted Fund Balance</i>			
<u>Emergency Reserves</u> – A portion restricted for emergencies as defined under Article X, Section 20 to the Colorado Constitution also known as the Taxpayer's Bill of Rights (TABOR)	724,846	79,723	804,569
<u>Children's Fund</u> – Private donations made to the police department	16,879	-	16,879
<u>Street Sales Tax</u> – used to maintain, build and replace streets, sidewalks, curbs and gutters	3,595,648	-	3,595,648
<u>Evidence</u> – cash taken into evidence as part of police investigations	8,381	-	8,381
<u>Water Sales Tax</u> – to support maintenance of water systems, assure quality and quantity and acquire water	4,284,963	-	4,284,963

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	General Fund	Non-Major Governmental Funds	Total
<u>Culture Parks & Recreation Sales Tax Fund</u> – to provide culture and recreation programs and maintain parks	-	4,070,046	4,070,046
<u>Memorial Trust Fund</u> – administer funds donated to the cemetery	-	584	584
<u>Perpetual Care Cemetery Fund</u> – maintain cemetery grounds, provide services and acquire new property	-	6,702	6,702
<u>Conservation Trust Fund</u> – for the administration of lottery funds.	-	350,605	350,605
Total Restricted Fund Balance	8,630,717	4,507,660	13,138,377
<i>Committed Fund Balance:</i>			
Police Equipment	20,874	-	20,874
Victims Compensation	157,735	-	157,735
Court Surcharge	37,431	-	37,431
Total Committed Fund Balance	216,040	-	216,040
<i>Assigned Fund Balance:</i>			
Boys & Girls Club Building Fund	262,772	-	262,772
Field of Honor	17,188	-	17,188
Total Assigned Fund Balance	279,960	-	279,960
<i>Unassigned</i>	24,861,682	0	24,861,682
Total Net Position	\$34,220,600	\$4,511,841	\$38,732,441

The Restricted Fund Balance of \$3,797,270 in the Business-type funds is primarily for debt service.

Net position Library:

Net investment in capital assets reported on the government-wide statement of net position as of December 31, 2022 are as follows:

<u>Net Investment in capital assets</u>	<u>Library</u>
Cost of capital assets	\$6,475,835
Less accumulated depreciation	(60,135)
Book value	6,415,971
Less Capital Related Payables	(629,500)
Net investment in capital assets	<u>\$5,786,200</u>

Discretely Presented Component Units restricted and unassigned fund balances are as follows.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

	Library General Fund	FLURA General Fund
<i>Restricted Net Position</i>		
<u>Emergency Reserves</u> – A portion restricted for emergencies as defined under Article X, Section 20 to the Colorado Constitution also known as the Taxpayer’s Bill of Rights (TABOR)	\$75,613	\$10,865
<u>Restricted Donations</u> – Private donations made to the library	110,132	-
Total Restricted Net Position	185,745	10,865
<i>Investment in Capital Assets</i>	5,786,200	-
<i>Unrestricted</i>	8,911,814	852,645
Total Net Position	\$ 14,883,759	\$ 863,510

NOTE 8: RETIREMENT PLAN

The City and its employees participate in a defined contribution pension plan with AIG Retirement.

A defined contribution plan states that contributions of the employee and contributions of the City are, although invested jointly, maintained in separate accounts for each employee. The amount of benefit to be received at retirement is determined by the amount of monies accumulated in the employee's account at the time of retirement. All sworn police department employees contribute 10.2% of their salaries to the plan with all other employees contributing 4.0% of their salaries to the plan. The total amount of the City's current year covered payroll was \$6,758,134 and the total current year payroll was \$7,400,621. The City matches the respective contributions, with the total pension expense during 2022 amounted to \$392,623.

The FPPA of the State of Colorado continues to provide death and disability to all police officers in accordance with state statutes, Section 31-30-1008; C.R.S. Survivors’ benefits are available for spouses, dependent parents and children under the age of 18.

Component Units

The Library employee participate in the City’s defined contribution pension plan with AIG Retirement. Employees’ contribute 4.0% of their salaries to the plan. The total amount of the Library’s current year covered payroll was \$549,203 and the total current year payroll was \$629,930. The City matches the respective contributions, with the total pension expense during 2022 amounting to \$22,175.

NOTE 9: CONTINGENCY

The City is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA). CIRSA has a legal obligation for claims against its members to the extent that funds are available in its annually established loss fund and amounts are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA has indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although it is not legally required to do so.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

The ultimate liability to the City resulting from claims not covered by CIRSA is not presently determinable. Management is of the opinion that the final outcome of such claims, if any, will not have a material adverse effect on the City's financial statements.

There is only one case wherein CIRSA would not be involved and it involves the warrant holders of the Golf Course bonds. The City Attorney states "The City has kept no funds from the Enterprise revenues, so there is no possibility that there would be a ruling that the City improperly kept funds, and there are no funds to "pay back". The City itself is in no way obligated to pay Enterprise debt or liability and is not a guarantor of the Enterprise. As such, no provision is necessary to further protect the general fund of the City".

NOTE 10: RISK MANAGEMENT

Fort Lupton is exposed to various risks of loss related to torts: theft of, damage to, destruction of assets: errors and omissions: injuries to employees: and natural disasters. On January 1, 1984, the City Council authorized participation in the Colorado Intergovernmental Risk Sharing Agency (CIRSA). A separate and independent governmental and legal entity, which was formed by intergovernmental agreement by member municipalities pursuant to the provisions of 24-10-115.5, C.R.S. as amended, 29-1-101 et. seq., C.R.S., as amended, 29-13-102, C.R.S., as amended, and Colorado Constitution, Article XIV, Section 18(2).

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member in CIRSA against stated liability or loss to the limit of the financial resources of CIRSA. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members.

The scope, terms, conditions and limitations of the coverages are governed by the applicable coverage policies and/or excess coverage policies, the CIRSA bylaws, and other applicable documents. There has been no change in the deductibles or coverage over the last three years. The types and monetary limits of the coverages are generally described below.

I. TYPES OF COVERAGES (subject to the limit of CIRSA' s liability as described in Section II below):

1. Property coverage.
2. Liability coverage.
 - a. General liability.
 - b. Auto liability.
 - c. Law enforcement liability.
 - d. Public official errors and omissions liability.
 - e. Excess liability (for federal and out-of-state public official's claims and federal and out-of-state law enforcement).
3. Crime coverage (including employee dishonesty and money and securities).
4. Supplemental defense cost coverage for Colorado liability claims.

II. EXCESS INSURERS, AGGREGATE LIMITS AND MEMBER DEDUCTIBLE:

For the coverages described in Section I, CIRSA is liable only for payment of the applicable self-insured retentions and only to a total annual aggregate amount for CIRSA members as a whole of the amount of the applicable CIRSA loss fund for the coverage period. There is no aggregate excess coverage over any loss fund. Only the applicable excess insurers in applicable excess and reinsurance policies shall be payable, and only by

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

those excess insurers in excess of these CIRSA self-insured retentions. Fort Lupton has no settlements that exceeded insurance coverage in the past three years.

A member-selected deductible applies to each municipality's claims/occurrences. Payment of the deductible shall reduce the amount otherwise payable under the applicable CIRSA retention.

2022 CIRSA SELF-INSURED RETENTIONS:

1. \$500,000 per claim/occurrence property
2. \$1,000,000 per claim/occurrence liability
3. \$100,000 per claim/occurrence Public Officials Liability.

2022 CIRSA LOSS FUND AMOUNTS:

Loss fund amounts are as adopted or amended from time to time by the Board of Directors based on the members in the property/casualty pool for the year and interest earnings on those amounts. Information on current loss fund amounts is available from the CIRSA Deputy Executive Director/Chief Financial Officer, at (303) 757-5475.

There is a deductible paid by the City of \$1,000 (liability) and \$1,000 (property), which applies to each of its claims/occurrences.

Fort Lupton continues to carry CIRSA insurance for Workers' Compensation, and Voluntary Accident Medical Insurance for volunteer and service workers.

NOTE 11: JOINT VENTURES

A joint venture is a legal entity or other organization that results from a contractual agreement and that is owned, operated or governed by two or more participants as a separate and specific activity subject to joint control in which the participants retain an on-going financial interest or an on-going financial responsibility. The City participates in the following joint venture:

Northern Colorado Water Conservancy District - NISP.

Northern Colorado Water Conservancy District (District), a quasi-municipal entity and political subdivision of the State of Colorado was established July 6, 1970, pursuant to the Water Conservancy District Act. Acting by and through its Northern Integrated Supply Project Water Activity Enterprise (NISP) (a government owned business within the meaning of Article X, Section 20(2)(d), of the Colorado Constitution, organized pursuant to C.R.S. 37-45,1-101 et seq.), whose address is 220 Water Avenue, Berthoud, Colorado 80513. In January 2003, Fort Lupton entered into an agreement with NISP in developing a water project for the purpose of developing a new reliable water supply.

Overall Project costs will be divided among the entities that participate in the Project.

The First Phase of the Project consisted of preliminary studies to evaluate both the potential of Poudre reservoir sites and the South Platte Water Conservation Project. The First Phase has been accomplished and there appears to be potential project configurations that may serve the needs of the Project.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

The Second Phase of the Project, which consists of additional reservoir site evaluations, alternatives analysis, environmental studies, financial analyses, and related work, will require funding to complete the phase.

The Third Phase of the Project consists of further agency consultation, permitting with the U.S. Army Corps of Engineers and other agencies, compliance with the National Environmental Policy Act and other requirements for federal permitting, field work and analysis for permitting, modeling, and other activities related to designing and permitting the Project.

The City has agreed to provide to the NISP Enterprise funds for its pro rata share of the costs necessary to complete the Project.

Our pro rata share is:

<u>Year Paid</u>	<u>Amount</u>
2003-2017	\$ 1,488,062
2018	410,000
2019	461,250
2020	1,537,500
2021	748,250
2022	973,750
Total	<u><u>\$5,618,812</u></u>

Investments in the joint ventures by governmental funds are recorded as expenditures at the time the investment is made.

Complete financial statements of the District can be obtained from Northern Colorado Water Conservancy District.

Town of Hudson

The Town of Hudson and the City are Colorado municipal corporations empowered to enter into intergovernmental agreements pursuant to the provisions of Article XIV, Section 18 of the Constitution of the State of Colorado, and the provisions of C.R.S. 29-1-201 et seq. in those circumstances where governmental entities may make the most efficient and effective use of their powers and responsibilities by cooperating and contracting with each other to accomplish mutually beneficial ends. They entered into an Intergovernmental Agreement on July 26, 1995, to jointly provide for the construction, operation and maintenance of the water treatment plant to treat raw water, owned, controlled by the respective parties hereto, which water when treated will be available for use and consumption by the residents and customers of Hudson and Fort Lupton respectively.

Upon completion of the original water treatment plant, each party owned the following rights and interests: Fort Lupton owned an undivided five-sixths (5/6ths) of the treatment capacity of said plant, as well as an undivided five-sixths (5/6ths) of the personal property which constitutes the physical plant. Hudson owned the remaining undivided one-sixth (1/6th) of the treatment capacity and personal property constituting the physical plant. Each party shall own as its sole and separate property the right to deliver to the plant for treatment the raw untreated water that it owns or controls and is entitled to receive by means of the Northern Colorado Water Conservancy District's Southern Water Supply Project.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

A separate flow meter is installed at the discharge point of the plant and at which treated water is delivered to the separate delivery systems of Fort Lupton and Hudson, which separate flow meters shall measure the number of gallons of treated water delivered to each party. On a monthly basis, the total of the treated water delivered from the plant to each party shall be added together to determine the total number of gallons in and delivered from the plant. The number of gallons of treated water separately delivered to Hudson shall then become the numerator in a fraction in which the entire total of treated gallons delivered to both parties is the denominator. The fraction which results shall be multiplied by the total operations and maintenance costs incurred by the operator in operating the plant during the month, and shall constitute the cost to each party of operations and maintenance for the month including fixed monthly operating costs. Hudson's amount shall be billed to Hudson on or before the 12th day of the following calendar month, and must be received by the next to the last business day of the calendar month.

Complete financial statements for the Town of Hudson may be obtained from the Town of Hudson, Colorado.

Tri-State Generation and Transmission Association, Inc.

Tri-State Generation and Transmission Association, Inc. (Tri-State) and the City entered into an agreement to build a 252-acre foot water storage reservoir on the City's water treatment plant (WTP) facility grounds. Tri-State owns 100-acre feet. The City owns the remaining approximately 152-acre feet.

Design costs of the reservoir were split equally between the City and Tri-State. The construction costs were apportioned based on the benefit of the infrastructure, Tri-State benefit, City benefit, and Common benefit. Each entity paid 100% of the infrastructure construction costs that benefited them. The Common benefit infrastructure costs were apportioned by the pro-rata share of storage capacity.

The City granted Tri-State an easement and access to the WTP grounds. Tri-State has a pipeline and pump station of the WTP grounds and will be responsible for all maintenance.

NOTE 12: TAX, SPENDING, AND DEBT LIMITATIONS

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 governments. The Amendment is complex and subject to judicial interpretation. The City believes it follows the requirements of the amendment. However, the City has made certain interpretations of the amendment's language in order to determine its compliance.

As a result of this constitutional requirement, the residents of Fort Lupton, in 1993, passed Referendum A. This referendum requires that if, in any given year, the City has revenues in excess of current spending limits due to property (ad valorem), sales, or use taxes, then that excess must be used for water and wastewater projects, purchase of water rights, and construction of the water system.

In 2010, the residents of Fort Lupton renewed the ½ cent Sales and Use Tax for Street Improvements for 20 years; in 2001, the ½ cent Sales and Use Tax for Culture, Parks and Recreation was renewed for 20 years; in 2002, the residents approved a \$6.7 million general obligation tax to construct a Recreation Center, and in 2005 the citizens authorized extension of the ½ cent water sales tax slated to expire in 2006 for an additional 20 years. All four of these issues have been exempted from the revenue restrictions of Article X, Section 20, and from the requirements of Referendum A.

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

NOTE 13: DEFAULT ON GOLF COURSE REVENUE ANTICIPATION WARRANTS

The Golf Enterprise has been in technical default since June 2000, due to the level of its bond reserves. The course has not collected sufficient green fees and other revenues to pay the bond interest or principal on its 1996 Revenue Anticipation Warrants.

As a result of the default, the bond covenant states that the bonds become due and payable and thus the balance has been re-classed to Current Bonds Payable, resulting in a Current Bond Payable Balance at December 31, 2022 of \$1,785,000.

NOTE 14: COMMITMENTS AND CONTRACTS & BUDGET OVERAGES

The City and Jacobs Engineering Group entered into an agreement for compensation for services to manage, operate, and maintain the effluent discharged from the Wastewater Treatment Plant and the finished water discharged for the Water Treatment Facility. Compensation for services is negotiated every three years. Compensation for years two & three will be adjusted based on the base fee adjustment formula shown in Appendix F of the negotiated agreement. Subsequent years' base fees shall be determined as hereinafter specified. 2022 fees were \$1,484,964. A 3.7% increase compared to 2021.

On April 1, 2013 the City entered into a ten-year agreement with Consolidated Mutual Water Company to lease 150-acre feet of water storage in the Perry Pit East Reservoir. The lease base rate is \$206.21 per acre foot of water capacity. The rate will increase annually based on a formula in paragraphs 6 (b) (c) and (d) of the lease agreement. Subsequently, the City has agreed to lease the remaining 300-acre feet of capacity in the Perry Pit East Reservoir for the same terms as the initial lease and an additional 50-acre feet. The 2022 cost of the lease was \$254,663. A decrease of 7.5% compared to 2021.

In 2010 The City and Halliburton Energy Services, Inc. (Halliburton) entered into an agreement to extend water lines and sanitary sewer lines to the Halliburton facility at Denver Avenue and Weld County Road 8. Halliburton funded the construction in the amount of \$2,400,000. The lines will benefit all properties in the service area and as sites are developed along the services lines a proportionate share of the original cost and accrued interest will be charged by the City on building permits and refunded to Halliburton. On December 31, 2022, \$2,057,839 was the amount of the original construction costs to be collected on future development along the water and sewer lines. The interest accrued in 2022 at a rate of prime plus one percent (8.5%) was \$179,159. The total accrued interest as of December 31, 2022 is \$1,074,874. As the City is not required to reimburse Halliburton unless sufficient development occurs, these balances are not reported as a liability in the City's financial statements.

In 2015 The City and Martin Marietta Materials, Inc. (Martin Marietta) entered into an agreement to extend water lines from Weld County Road 8 525 lineal feet south along Denver Avenue to the Martin Marietta facility. Martin Marietta funded the construction in the amount of \$114,077. The lines will benefit all properties in the service area and as sites are developed along the service lines a proportionate share of the original cost and accrued interest will be charged by the City on building permits and refunded to Martin Marietta.

NOTE 15: SALES TAX REBATES

In 2013 the City entered into an annexation agreement with L.G. Everest, Inc. The agreement contains a "Development Incentive Payment" requiring the City to refund the City's portion of sales tax collected by the

CITY OF FORT LUPTON
NOTES TO THE FINANCIAL STATEMENTS
For the Year Ended December 31, 2022

State Department of Revenue for the previous year less \$35,000 by April 30. The 2022 the City's sales tax rebate totaled \$2,358.

NOTE 16: COMPLIANCE

The Street Improvement Sales Tax Fund, Perpetual Care Cemetery Fund, Culture Parks and Recreation Sales Tax Fund may be in violation of state statutes as the expenditures exceed the appropriated budgets.

Primary Government Expenditures:				
	Original Budget	Final Budget	Actual	Favorable (Unfavorable) Variance
Governmental Funds:				
Street Improvement Sales Tax Fund	1,373,550	1,373,550	1,873,436	(499,886)
Culture, Parks and Recreation Sales Tax Fund	1,063,381	1,063,381	1,084,520	(21,139)
Perpetual Care Cemetery Fund	102,100	102,100	159,871	(57,771)

NOTE 16: SUBSEQUENT EVENT

In April 2023 the City sold general obligation bonds for the purpose of expanding the Recreation Center. A mill levy extension was approved by voters in November 2022 to make annual debt service payments. The parameters set by the ballot issue are as follows; \$10,000,000 with a maximum total repayment cost of \$18,240,000, and a maximum annual repayment of not more than \$608,000. Bonds sold with a par value of \$10,000,000, a net premium of \$10,627,983.40, and cost of issuance of \$212,806.76. The amount available to fund the project is \$10,415,176.64. The coupons are 4%-5% and will be paid over thirty years.

On June 10, 2023 an ordinance will take effect authorizing a lease purchase transaction. The transaction will be classified as general obligation debt. Funds received from the lease will be used to pay outstanding golf course bonds that have been in default since 2002.

REQUIRED SUPPLEMENTARY INFORMATION



CITY OF FORT LUPTON, COLORADO
GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUES				
Taxes	\$ 11,081,511	\$ 11,081,511	14,151,246	\$ 3,069,735
Licenses and Permits	278,500	278,500	1,027,571	749,071
Intergovernmental	799,728	799,728	878,638	78,910
Charges for Services	764,830	764,830	1,066,979	302,149
Fines and Forfeits	298,630	298,630	225,363	(73,267)
Interest Income	20,000	20,000	337,707	(317,707)
Other	193,500	193,500	783,102	589,602
Total Revenues	<u>13,436,699</u>	<u>13,436,699</u>	<u>18,470,606</u>	<u>4,398,492</u>
EXPENDITURES				
General Government	4,664,710	4,670,710	4,737,296	(66,586)
Public Safety	3,812,207	3,812,207	3,343,095	469,112
Public Works	2,337,107	2,337,107	2,139,937	197,170
Capital Outlay	2,329,573	2,329,573	1,404,394	925,179
Debt Service:				
Principal	124,294	124,294	94,799	29,495
Interest	-	-	13,935	(13,935)
Other	592,215	586,215	620,939	(34,724)
Total Expenditures	<u>13,860,106</u>	<u>13,860,106</u>	<u>12,354,396</u>	<u>1,505,710</u>
Excess of Revenues Over (Under) Expenditures	(423,407)	(423,407)	6,116,210	5,904,202
Other Financing Sources (Uses)				
Transfers Out	(96,831)	(96,831)	(52,848)	43,983
Insurance Recoveries	-	-	9,192	9,192
Issuance of Lease	-	-	436,907	(436,907)
Proceeds From the Sale of Capital Assets	-	-	19,410	(19,410)
Total Other Financing Sources (Uses)	<u>(96,831)</u>	<u>(96,831)</u>	<u>412,661</u>	<u>(403,141)</u>
Net Change in Fund Balance	<u>\$ (520,238)</u>	<u>\$ (520,238)</u>	6,528,871	<u>\$ 7,049,109</u>
FUND BALANCES, Beginning of Year			<u>18,377,640</u>	
FUND BALANCES, End of Year			<u>24,906,511</u>	

CITY OF FORT LUPTON
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
For the Year Ended December 31, 2022

NOTE 1: EXPLANATION OF DIFFERENCES BETWEEN REVENUES, EXPENDITURES AND OTHER FINANCING SOURCES (USES) FOR THE GENERAL FUND BUDGETARY COMPARISON SCHEDULE AND THE GENERAL FUND AS REPORTED IN THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

Certain funds used for accounting purposes are combined with the General Fund for reporting purposes. In accordance with GASB Statement No. 41, Budgetary Comparison Schedules – Perspective Differences, the activity of such funds is not included in the General Fund budgetary comparison schedule. The following is a reconciliation of the General Fund budgetary comparison schedule to the General Fund as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance for the month ended December 31, 2022.

Revenue	\$ 18,470,606
General Fund Budgetary Comparison Schedule	
Adjustments:	
Street Sales Tax	2,471,092
Water Sales Tax	3,090,314
Contingency	129,529
Total General Fund Revenues as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance	\$ 24,161,541
 Expenditures	
General Fund Budgetary Comparison Schedule	12,354,395
Adjustments:	
Street Sales Tax	1,873,324
Water Sales Tax	1,110,080
Total General Fund expenditures as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance	15,337,799
 Other Financing Sources (Uses)	
General Fund Budgetary Comparison Schedule	412,661
Adjustments:	
Water Sales Tax	(454,314)
Total General Fund expenditures as reported in the Statement of Revenues, Expenditures and Changes in Fund Balance	(41,653)

SUPPLEMENTARY INFORMATION



CITY OF FORT LUPTON, COLORADO
CONTINGENCY FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original and Final Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUES				
Property Tax	\$ 150,867	\$ 150,867	108,498	\$ (42,369)
Interest Income	-	-	21,031	21,031
Total Revenues	<u>150,867</u>	<u>150,867</u>	<u>129,529</u>	<u>(21,338)</u>
EXPENDITURES				
Capital Outlay	<u>1,283,886</u>	<u>1,283,886</u>	-	1,283,886
Total Expenditures	<u>1,283,886</u>	<u>1,283,886</u>	<u>-</u>	<u>1,283,886</u>
Excess of Revenues Over Expenditures	<u>\$ (1,133,019)</u>	<u>\$ (1,133,019)</u>	129,529	<u>\$ 1,262,548</u>
FUND BALANCES, Beginning of Year			<u>1,137,107</u>	
FUND BALANCES, End of Year			<u>1,266,636</u>	

CITY OF FORT LUPTON, COLORADO
STREET IMPROVEMENT SALES TAX FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUES				
Sales Tax	\$ 784,835	\$ 784,835	1,526,995	\$ 742,159
Interest Income	1,000	1,000	66,297	65,297
Infrastructure Assessment Fees	32,000	32,000	877,800	845,800
Total Revenues	<u>817,835</u>	<u>817,835</u>	<u>2,471,092</u>	<u>1,653,256</u>
EXPENDITURES				
General Government	-	-	236	(236)
Other	190,000	190,000	158,794	31,206
Capital Outlay	1,183,550	1,183,550	1,714,294	(530,744)
Total Expenditures	<u>1,373,550</u>	<u>1,373,550</u>	<u>1,873,324</u>	<u>(499,774)</u>
Excess of Revenues Over Expenditures	<u>\$ (555,715)</u>	<u>\$ (555,715)</u>	597,768	<u>\$ 1,153,482</u>
FUND BALANCES, Beginning of Year			<u>3,072,013</u>	
FUND BALANCES, End of Year			<u>3,669,781</u>	

CITY OF FORT LUPTON, COLORADO
WATER SALES TAX FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original and Final Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUE				
Sales Tax	\$ 1,569,670	\$ 1,569,670	\$ 3,068,956	\$ 1,499,285
Interest Income	1,000	1,000	21,359	20,359
Total Revenues	<u>1,570,670</u>	<u>1,570,670</u>	<u>3,090,314</u>	<u>1,519,643</u>
EXPENDITURES				
Other	615,000	615,000	61,664	553,336
Capital Outlay	<u>1,343,125</u>	<u>1,343,125</u>	<u>1,048,416</u>	<u>294,710</u>
Total Expenditures	<u>1,958,125</u>	<u>1,958,125</u>	<u>1,110,080</u>	<u>848,046</u>
Excess of Revenues Over Expenditures	(387,455)	(387,455)	1,980,234	2,367,689
Other Financing Sources (Uses)				
Operating Transfer Out	<u>(454,314)</u>	<u>(454,314)</u>	<u>(454,314)</u>	-
Total other Financing (Uses)	<u>(454,314)</u>	<u>(454,314)</u>	<u>(454,314)</u>	-
Net Change in Fund Balance	<u>\$ (841,769)</u>	<u>\$ (841,769)</u>	1,525,920	<u>\$ 2,367,689</u>
FUND BALANCE, Beginning of Year			<u>2,851,753</u>	
FUND BALANCE, End of Year			<u>\$ 4,377,673</u>	

CITY OF FORT LUPTON, COLORADO
NON MAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET
For the Year Ended December 31, 2022

	Culture, Parks & Recreation Sales Tax Fund	Conservation Trust Fund	Perpetual Care Cemetery Fund	Memorial Trust Fund	Non Major Governmental Funds
ASSETS					
Cash	\$ 3,910,909	\$ 353,719	\$ 10,948	\$ 585	\$ 4,276,161
Restricted Cash	\$ 7,456	\$ -	\$ -	\$ -	\$ 7,456
Accounts Receivable	56	-	-	-	56
Sales Tax Receivable	267,227	-	-	-	267,227
Prepaid Items	4,184	-	-	-	4,184
Total Assets	<u>\$ 4,189,833</u>	<u>\$ 353,719</u>	<u>\$ 10,948</u>	<u>\$ 585</u>	<u>\$ 4,555,084</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities					
Accounts Payable	\$ 30,956	\$ -	\$ 439	\$ -	\$ 31,394
Accrued Expenses	11,849	-	-	-	11,849
Total Liabilities	<u>\$ 42,805</u>	<u>\$ -</u>	<u>\$ 439</u>	<u>\$ -</u>	<u>\$ 43,243</u>
Fund Balances					
Non-Spendable	4,184	-	-	-	4,184
Restricted	4,142,844	353,719	10,510	584	4,507,657
Total Fund Balances	<u>\$ 4,147,028</u>	<u>\$ 353,719</u>	<u>\$ 10,510</u>	<u>\$ 584</u>	<u>\$ 4,511,841</u>
Total Liabilities and Fund Balances	<u>\$ 4,189,833</u>	<u>\$ 353,719</u>	<u>\$ 10,948</u>	<u>\$ 584</u>	<u>\$ 4,555,084</u>

CITY OF FORT LUPTON, COLORADO
NON MAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCE
For the Year Ended December 31, 2022

	Culture, Parks & Recreation Sales Tax Fund	Conservation Trust Fund	Perpetual Care Cemetery Fund	Memorial Trust Fund	Non Major Governmental Funds
REVENUES					
Sales Taxes	\$ 1,532,466	\$ -	\$ -	\$ -	\$ 1,532,466
Federal and State Sources	-	101,982	-	-	101,982
Charges for Services	103,594	-	92,834	-	196,428
Interest Income	10,994	1,893	1,688	-	14,575
Other	744,599	-	32,450	-	777,049
Total Revenues	<u>\$ 2,391,653</u>	<u>\$ 103,875</u>	<u>\$ 126,972</u>	<u>\$ -</u>	<u>\$ 2,622,500</u>
EXPENDITURES					
Other	85,644	-	6,128	-	91,771
Salaries and Benefits	523,178	-	-	-	523,178
Supplies	36,268	-	517	-	36,785
Utilities	37,387	-	147,610	-	184,997
Maintenance	28,050	-	5,616	-	33,667
Capital Outlay:					
Land and Land Improvements	373,992	-	-	-	373,992
Total Expenditures	<u>\$ 1,084,520</u>	<u>\$ -</u>	<u>\$ 159,871</u>	<u>\$ -</u>	<u>\$ 1,244,391</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>1,307,133</u>	<u>103,875</u>	<u>(32,899)</u>	<u>-</u>	<u>1,378,109</u>
Other Financing Sources (Uses)					
Transfers In	34,951	-	-	-	34,951
Total Other Financing Sources (Uses)	<u>\$ 34,951</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 34,951</u>
Excess (Deficiency) of Revenues Over Expenditures and Other Financing Sources (Uses)	<u>1,342,084</u>	<u>103,875</u>	<u>(32,899)</u>	<u>-</u>	<u>1,413,060</u>
FUND BALANCE, Beginning of Year	<u>2,804,945</u>	<u>249,843</u>	<u>43,409</u>	<u>584</u>	<u>3,098,781</u>
FUND BALANCE, End of Year	<u>\$ 4,147,028</u>	<u>\$ 353,719</u>	<u>\$ 10,510</u>	<u>\$ 584</u>	<u>\$ 4,511,841</u>

CITY OF FORT LUPTON, COLORADO
CULTURE, PARKS, AND RECREATION SALES TAX FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUES				
Sales Tax	\$ 784,835	\$ 784,835	1,532,466	\$ 747,631
Intergovernmental	25,000	25,000	-	(25,000)
Interest Income	500	500	10,994	10,494
Charges for Services	96,300	96,300	103,594	7,294
Other	143,850	143,850	744,599	600,749
Total Revenues	<u>1,050,485</u>	<u>1,050,485</u>	<u>2,391,653</u>	<u>1,341,168</u>
EXPENDITURES				
Current:				
Salaries and Benefits	514,815	514,815	523,178	(8,363)
Maintenance	42,500	42,500	28,050	14,450
Supplies	30,345	30,345	36,268	(5,923)
Utilities	41,800	41,800	37,387	4,413
Other	105,921	105,921	85,644	20,277
Capital Outlay	328,000	328,000	373,992	(45,992)
Total Expenditures	<u>1,063,381</u>	<u>1,063,381</u>	<u>1,084,520</u>	<u>(21,139)</u>
Excess Revenues Over Expenditures	<u>(12,896)</u>	<u>(12,896)</u>	<u>1,307,133</u>	<u>1,320,029</u>
Other Financing Sources (Uses)				
Transfers In	46,831	46,831	34,951	(11,880)
Transfers Out	(39,240)	(39,240)	-	39,240
Total Other Financing Sources (Uses)	<u>7,591</u>	<u>7,591</u>	<u>34,951</u>	<u>27,360</u>
Net Change in Fund Balance	<u>\$ (5,305)</u>	<u>\$ (5,305)</u>	<u>1,342,084</u>	<u>\$ 1,347,389</u>
FUND BALANCES, Beginning of Year			<u>2,804,945</u>	
FUND BALANCES, End of Year			<u>4,147,028</u>	

CITY OF FORT LUPTON, COLORADO
CONSERVATION TRUST FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUES				
Lottery Funds	\$ 75,000	\$ 75,000	101,982	\$ 26,982
Interest Income	200	200	1,893	1,693
Total Revenues	<u>75,200</u>	<u>75,200</u>	<u>103,875</u>	<u>28,675</u>
EXPENDITURES				
Other	<u>10,000</u>	<u>10,000</u>	-	<u>10,000</u>
Total Expenditures	<u>10,000</u>	<u>10,000</u>	<u>-</u>	<u>10,000</u>
Excess of Revenues Over Expenditures	\$ 65,200	\$ 65,200	103,875	\$ 38,675
Net Change in Fund Balance	<u>\$ 65,200</u>	<u>\$ 65,200</u>	103,875	<u>\$ 38,675</u>
FUND BALANCES, Beginning of Year			<u>249,843</u>	
FUND BALANCES, End of Year			<u>353,719</u>	

CITY OF FORT LUPTON, COLORADO
PERPETUAL CARE CEMETERY FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUES				
Charges for Services	\$ 86,000	\$ 86,000	92,834	\$ 6,835
Perpetual Care	20,400	20,400	26,175	5,775
Interest Income	-	-	1,688	1,688
Other	2,500	2,500	6,275	3,775
Total Revenues	<u>108,900</u>	<u>108,900</u>	<u>126,972</u>	<u>18,073</u>
EXPENDITURES				
Maintenance	17,500	17,500	5,616	11,884
Supplies	1,300	1,300	517	783
Utilities	70,700	70,700	147,610	(76,910)
Other	12,600	12,600	6,128	6,472
Total Expenditures	<u>102,100</u>	<u>102,100</u>	<u>159,871</u>	<u>(57,771)</u>
Excess of Revenues Over Expenditures	6,800	6,800	(32,899)	(39,698)
Other Financing Sources (Uses)				
Transfers In	50,000	50,000	-	(50,000)
Total Other Financing Sources (Uses)	<u>50,000</u>	<u>50,000</u>	<u>-</u>	<u>(50,000)</u>
Net Change in Fund Balance	<u>\$ 56,800</u>	<u>\$ 56,800</u>	(32,899)	<u>\$ (89,698)</u>
FUND BALANCES, Beginning of Year			<u>43,409</u>	
FUND BALANCES, End of Year			<u>10,510</u>	

CITY OF FORT LUPTON, COLORADO
MEMORIAL TRUST FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
Contributions	\$ -	\$ -	\$ -	\$ -
Other	-	-	-	-
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues Over Expenditures	-	-	-	-
Net Change in Fund Balance	<u>\$ -</u>	<u>\$ -</u>	-	<u>\$ -</u>
FUND BALANCES, Beginning of Year			584	
FUND BALANCES, End of Year			<u>584</u>	

CITY OF FORT LUPTON, COLORADO
UTILITY ENTERPRISE FUND
BUDGET AND ACTUAL
For the Year Ended December 31, 2022

	Combined Fund			
	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Operating Revenues				
Charges for Services	\$ 6,168,829	\$ 6,168,829	\$ 7,101,233	\$ 932,405
Other Income	142,890	142,890	476,457	333,567
Total Operating Revenues	<u>6,311,719</u>	<u>6,311,719</u>	<u>7,577,689</u>	<u>1,265,971</u>
Operating Expenses				
Professional Fees	2,728,500	2,728,500	125,260	2,603,240
Contract Management	1,150,965	1,150,965	1,162,514	(11,549)
Insurance	71,470	71,470	82,482	(11,012)
Maintenance	889,280	889,280	527,483	361,797
Supplies	114,700	114,700	326,655	(211,955)
Utilities	303,500	303,500	230,508	72,992
Water Assessments	906,790	906,790	526,005	380,785
Other	391,800	391,800	212,153	179,647
Total Operating Expenses	<u>6,557,005</u>	<u>6,557,005</u>	<u>3,193,059</u>	<u>3,363,946</u>
Net Operating Income	<u>(245,286)</u>	<u>(245,286)</u>	<u>4,384,630</u>	<u>4,629,916</u>
Nonoperating Revenues (Expenses)				
Investment Income (Loss)	47,007,000	47,007,000	401,589	(46,605,411)
Interest Expense	(2,239,288)	(2,239,288)	(1,615,884)	623,667
Administrative Fee	-	-	(600)	(600)
Debt Principal	(1,278,166)	(1,278,166)	(556,295)	721,871
Capital Expenditures	(46,689,213)	(46,689,213)	(1,798,052)	46,688,950
Contributions from other Governments	-	-	1,500,000	-
Other	(1,000)	(1,000)	-	-
Total Nonoperating Revenues (Expenses)	<u>(3,200,667)</u>	<u>(3,200,667)</u>	<u>(2,069,241)</u>	<u>1,428,478</u>
Net Income (Loss) Before Transfers	<u>(3,445,953)</u>	<u>(3,445,953)</u>	<u>2,315,388</u>	<u>6,058,394</u>
Other Financing Sources (Uses)				
Capital Contributions	506,000	506,000	9,696,400	9,190,400
Capital Contributions from Tap Fees	850,000	850,000	5,744,135	(2,050,775)
Capital Contributions to Other Governments	-	-	(22,960,308)	(22,960,308)
Grants	1,040,000	1,040,000	-	-
Transfers In	454,314	454,314	454,314	-
Total Other Financing Sources (Uses)	<u>2,850,314</u>	<u>2,850,314</u>	<u>(7,065,459)</u>	<u>(15,820,683)</u>
Net Change in Fund Balance	<u>\$ (595,639)</u>	<u>\$ (595,639)</u>	<u>(4,750,071)</u>	<u>\$ (4,154,432)</u>
Reconciliation to GAAP Basis				
Bond Principal Payments			556,295	
Capital Outlay			1,798,052	
Depreciation and Amortization			(1,748,684)	
Net Income (Loss) - GAAP Basis			<u>(4,144,408)</u>	
NET POSITION, Beginning of Year			<u>57,615,471</u>	
NET POSITION, End of Year			<u>53,471,063</u>	

CITY OF FORT LUPTON, COLORADO
UTILITY ENTERPRISE FUND
BUDGET AND ACTUAL
For the Year Ended December 31, 2022

	Water			
	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Operating Revenues				
Charges for Services	\$ 3,575,250	\$ 3,575,250	\$ 4,331,446	\$ 756,197
Other Income	137,890	137,890	471,649	333,759
Total Operating Revenues	3,713,140	3,713,140	4,803,095	1,089,956
Operating Expenses				
Professional Fees	188,500	188,500	108,188	80,312
Contract Management	725,108	725,108	731,113	(6,005)
Insurance	35,735	35,735	34,415	1,320
Maintenance	562,500	562,500	320,961	241,539
Supplies	103,700	103,700	308,975	(205,275)
Utilities	152,000	152,000	116,271	35,729
Water Assessments	906,790	906,790	526,005	380,785
Other	105,800	105,800	38,193	67,607
Total Operating Expenses	2,780,133	2,780,133	2,184,121	596,012
Net Operating Income	933,007	933,007	2,618,974	1,685,968
Nonoperating Revenues (Expenses)				
Investment Income (Loss)	5,000	5,000	342,449	337,449
Interest Expense	(1,486,788)	(1,486,788)	(1,569,265)	(82,476)
Administrative Fee	-	-	(600)	(600)
Debt Principal	(571,166)	(571,166)	(556,295)	14,871
Capital Expenditures	(1,450,000)	(1,450,000)	-	1,450,000
Contributions from other Governments	-	-	-	-
Other	-	-	-	-
Total Nonoperating Revenues (Expenses)	(3,502,954)	(3,502,954)	(1,783,710)	1,719,244
Net Income (Loss) Before Transfers	(2,569,947)	(2,569,947)	835,264	3,405,212
Other Financing Sources (Uses)				
Capital Contributions	506,000	506,000	9,696,400	9,190,400
Capital Contributions from Tap Fees	375,000	375,000	2,425,775	(2,050,775)
Capital Contributions to Other Governments	-	-	-	-
Grants	1,040,000	1,040,000	-	-
Transfers In	454,314	454,314	454,314	-
Total Other Financing Sources (Uses)	2,375,314	2,375,314	12,576,489	7,139,625
Net Change in Fund Balance	\$ (194,633)	\$ (194,633)	13,411,753	\$ 10,544,837
Reconciliation to GAAP Basis				
Bond Principal Payments			556,295	
Capital Outlay			-	
Depreciation and Amortization			(1,299,719)	
Net Income (Loss) - GAAP Basis			12,668,328	
NET POSITION, Beginning of Year			45,497,540	
NET POSITION, End of Year			58,165,868	

CITY OF FORT LUPTON, COLORADO
UTILITY ENTERPRISE FUND
BUDGET AND ACTUAL
For the Year Ended December 31, 2022

	Waste Water			
	Original Budget	Final Budget	Actual	Variance Positive (Negative)
Operating Revenues				
Charges for Services	\$ 2,593,579	\$ 2,593,579	\$ 2,769,787	\$ 176,208
Other Income	5,000	5,000	4,808	(192)
Total Operating Revenues	2,598,579	2,598,579	2,774,594	176,015
Operating Expenses				
Professional Fees	2,540,000	2,540,000	17,072	2,522,928
Contract Management	425,857	425,857	431,401	(5,544)
Insurance	35,735	35,735	48,067	(12,332)
Maintenance	326,780	326,780	206,522	120,258
Supplies	11,000	11,000	17,680	(6,680)
Utilities	151,500	151,500	114,236	37,264
Water Assessments	-	-	-	-
Other	286,000	286,000	173,960	112,040
Total Operating Expenses	3,776,872	3,776,872	1,008,939	2,767,933
Net Operating Income	(1,178,293)	(1,178,293)	1,765,656	(2,591,918)
Nonoperating Revenues (Expenses)				
Investment Income (Loss)	47,002,000	47,002,000	59,140	(46,942,860)
Interest Expense	(752,500)	(752,500)	(46,619)	706,144
Administrative Fee	-	-	-	-
Debt Principal	(707,000)	(707,000)	-	707,000
Capital Expenditures	(45,239,213)	(45,239,213)	(1,798,052)	45,238,950
Contributions from other Governments	-	-	1,500,000	-
Other	(1,000)	(1,000)	-	-
Total Nonoperating Revenues (Expenses)	302,287	302,287	(285,531)	(290,765)
Net Income (Loss) Before Transfers	(876,006)	(876,006)	1,480,125	(2,882,683)
Other Financing Sources (Uses)				
Capital Contributions	-	-	-	-
Capital Contributions from Tap Fees	475,000	475,000	3,318,360	-
Capital Contributions to Other Governments	-	-	(22,960,308)	(22,960,308)
Grants	-	-	-	-
Transfers In	-	-	-	-
Total Other Financing Sources (Uses)	475,000	475,000	(19,641,948)	(22,960,308)
Net Change in Fund Balance	\$ (401,006)	\$ (401,006)	(18,161,823)	\$ (25,842,991)
Reconciliation to GAAP Basis				
Bond Principal Payments			-	
Capital Outlay			1,798,052	
Depreciation and Amortization			(448,965)	
Net Income (Loss) - GAAP Basis			(16,812,736)	
NET POSITION, Beginning of Year			12,117,931	-
NET POSITION, End of Year			(4,694,805)	

CITY OF FORT LUPTON, COLORADO
STORM WATER DRAINAGE ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
Operating Revenues				
Charges for Services	\$ 168,360	\$ 168,360	\$ 721,389	\$ 553,032
Total Operating Revenues	<u>168,360</u>	<u>168,360</u>	<u>721,389</u>	<u>553,032</u>
Operating Expenses				
Professional Fees	1,000	1,000	-	1,000
Maintenance	10,000	10,000	-	10,000
Supplies	1,000	1,000	233	767
Other	5,000	5,000	-	5,000
Total Operating Expenses	<u>17,000</u>	<u>17,000</u>	<u>233</u>	<u>16,767</u>
Net Operating Income	<u>151,360</u>	<u>151,360</u>	<u>721,156</u>	<u>569,799</u>
Nonoperating Revenues (Expenses)				
Investment Income	1,000	1,000	18,720	17,720
Capital Expenditures	(120,000)	(120,000)	-	120,000
Total Nonoperating Revenues	<u>(119,000)</u>	<u>(119,000)</u>	<u>18,720</u>	<u>137,720</u>
Net Income	<u>\$ 32,360</u>	<u>\$ 32,360</u>	<u>739,875</u>	<u>\$ 707,518</u>
Reconciliation to GAAP Basis				
Depreciation and Amortization			(62,826)	
Net Income (Loss) - GAAP Basis			677,049	
NET POSITION, Beginning of Year			3,397,679	
NET POSITION, End of Year			<u>\$ 4,074,728</u>	

CITY OF FORT LUPTON, COLORADO
RECREATION CENTER ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
For the Year Ended December 31, 2022

	Original and Final Budget	Final Budget	Actual	Positive (Negative) Variance
Operating Revenues				
Charges for Services	\$ 362,500	\$ 362,500	\$ 432,778	\$ 70,281
Other	19,800	19,800	39,787	19,987
Total Operating Revenues	<u>382,300</u>	<u>382,300</u>	<u>472,565</u>	<u>90,268</u>
Operating Expenses				
Salaries	1,066,154	1,066,154	959,410	106,744
Insurance	22,305	22,305	22,270	35
Maintenance	49,000	49,000	57,173	(8,173)
Merchandise for Resale	1,350	1,350	1,137	213
Supplies	58,850	58,850	58,267	583
Utilities	149,500	149,500	144,362	5,138
Recreation Programs	42,525	42,525	49,350	(6,825)
Other	77,450	77,450	109,266	(31,816)
Total Operating Expenses	<u>1,467,134</u>	<u>1,467,134</u>	<u>1,401,235</u>	<u>65,899</u>
Net Operating Income	<u>(1,084,834)</u>	<u>(1,084,834)</u>	<u>(928,670)</u>	<u>156,164</u>
Nonoperating Revenues (Expenses)				
Property Taxes	1,449,228	1,449,228	1,481,132	31,904
Gain on Disposal of Assets	-	-	674	674
Investment Income	2,000	2,000	2,580	580
Bond Principal	(500,000)	(500,000)	(500,000)	-
Interest Expense	(17,500)	(17,500)	(16,176)	(1,324)
Capital Expenditures	13,000	13,000		13,000
Total Nonoperating Revenues	<u>946,728</u>	<u>946,728</u>	<u>968,209</u>	<u>44,834</u>
Net Income Before Transfers	<u>(138,106)</u>	<u>(138,106)</u>	<u>39,539</u>	<u>200,998</u>
Net Transfers In	39,240	39,240	17,897	(21,343)
Net Income (Loss) - Budgetary Basis	<u>\$ (98,866)</u>	<u>\$ (98,866)</u>	<u>57,437</u>	<u>\$ 179,656</u>
Reconciliation to GAAP Basis				
Bond Principal Payments			500,000	
Depreciation and Amortization			(274,019)	
Net Income (Loss) - GAAP Basis			<u>283,418</u>	
NET POSITION, Beginning of Year			<u>3,302,685</u>	
NET POSITION, End of Year			<u>\$ 3,586,103</u>	

CITY OF FORT LUPTON, COLORADO
GOLF COURSE ENTERPRISE FUND
SCHEDULE OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
BUDGET AND ACTUAL
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
Operating Revenues				
Charges for Services	\$ 1,226,367	\$ 1,226,367	\$ 1,483,675	\$ 257,300
Sales of Merchandise	404,791	404,791	509,791	105,000
Other	900	900	11,209	10,309
Total Operating Revenues	<u>1,632,058</u>	<u>1,632,058</u>	<u>2,004,674</u>	<u>372,608</u>
Operating Expenses				
Salaries and Benefits	897,262	897,262	844,930	52,332
Professional Fees	15,000	15,000	7,806	7,194
Insurance	16,415	16,415	16,599	(184)
Maintenance	35,700	35,700	232,103	(196,403)
Merchandise for Resale	155,048	155,048	266,798	(111,750)
Supplies	119,000	119,000	205,354	(86,354)
Utilities	151,700	151,700	166,568	(14,868)
Depreciation and Amortization	-	-	-	-
Other	189,951	189,951	163,790	26,752
Total Operating Expenses	<u>1,580,076</u>	<u>1,580,076</u>	<u>1,903,949</u>	<u>(323,282)</u>
Net Operating Loss	<u>51,982</u>	<u>51,982</u>	<u>100,726</u>	<u>48,744</u>
Nonoperating Revenues (Expenses)				
Interest Income	-	-	636	636
Interest Expense	-	-	(878,754)	(878,754)
Capital Expenditures	(250,000)	(250,000)	-	250,000
Total Nonoperating Revenues (Expenses)	<u>(250,000)</u>	<u>(250,000)</u>	<u>(878,117)</u>	<u>(628,117)</u>
Net Income (Loss) - Budgetary Basis	<u>\$ (198,018)</u>	<u>\$ (198,018)</u>	<u>(777,392)</u>	<u>\$ (579,374)</u>
Reconciliation to GAAP Basis				
Debt Proceeds				
Bond Principal Payments				
Capital Outlay			-	
Depreciation and Amortization			(118,786)	
Net Income (Loss) - GAAP Basis			<u>(896,178)</u>	
NET POSITION, Beginning of Year			<u>(363,609)</u>	
NET POSITION, End of Year			<u>\$ (1,259,787)</u>	

COMPONENT UNITS



FORT LUPTON PUBLIC and SCHOOL LIBRARY
GENERAL FUND
BALANCE SHEET
For the Year Ended December 31, 2022

	<u>2022</u>
ASSETS	
CURRENT ASSETS	
Cash	\$ 9,363,670
Restricted Cash	110,132
Receivables:	
Other	<u>38,335</u>
Total Current Assets	<u>9,512,136.29</u>
Total Assets	<u><u>9,512,136</u></u>
LIABILITIES AND FUND BALANCES	
LIABILITIES	
Accounts Payable	\$ 1,003,820
Accrued Expenses	<u>18,468</u>
Total Liabilities	<u>\$ 1,022,288</u>
FUND BALANCES	
Restricted	
Emergency Reserve	\$ 75,613
Restricted Donations	110,132
Unrestricted	<u>8,304,104</u>
Total Fund Balances	<u>8,489,849</u>
Total Liabilities and Fund Balances	<u><u>\$ 9,512,137</u></u>

FORT LUPTON PUBLIC AND SCHOOL LIBRARY
Public & School Library Fund
Reconciliation of the Balance Sheet to the Statement of Net Position
For the Year Ended December 31, 2022

Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:

Total Fund Balance of Governmental Funds		\$	8,489,849
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds			
Cost	910,889		
Construction in Progress	5,564,946		
Less accumulated depreciation	<u>(60,135)</u>		
			6,415,700
Liabilities, including compensated absences are not due and payable in the current period and therefore are not reported in the funds:			
Compensated absences			(21,790)
Total Net Position Of Governmental Activities		\$	<u>14,883,759</u>

Fort Lupton Public And School Library
Public & School Library Fund
Statement Of Revenues, Expenditures And Changes In Fund Balance
Budgetary Comparison Schedule
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (negative) Variance
Revenues				
Intergovernment Revenue	2,318,148	2,318,148	2,318,149	1
Other	11,300	11,300	202,286	(190,986)
Total Revenues	<u>2,329,448</u>	<u>2,329,448</u>	<u>2,520,435</u>	<u>(190,986)</u>
Expenditures				
Salary & Benefits	809,869	809,869	792,856	17,013
Services	50,000	50,000	4,567	45,433
Maintenance	3,000	3,000	-	3,000
Supplies	64,000	64,000	42,415	21,585
Utilities	14,000	14,000	11,668	2,332
Programs	32,000	32,000	33,168	(1,168)
Other	58,602	58,602	28,203	30,399
Capital Outlay	9,152,000	9,152,000	5,253,782	3,898,218
Total Expenditures	<u>10,183,471</u>	<u>10,183,471</u>	<u>6,166,659</u>	<u>4,016,812</u>
Revenues Over (under) Expenditures	<u>(7,854,023)</u>	<u>(7,854,023)</u>	<u>(3,646,223)</u>	<u>3,825,827</u>
Excess (deficiency) Of Revenues Over Expenditure And The Other Sources	<u>(7,854,023)</u>	<u>(7,854,023)</u>	<u>(3,646,223)</u>	<u>4,207,800</u>
Fund Balances, Beginning Of Year			<u>12,136,072</u>	
Fund Balances, Year To Date			<u>8,489,849</u>	

FORT LUPTON PUBLIC AND SCHOOL LIBRARY
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE TO THE STATEMENT OF NET POSITION
For the Year Ended December 31, 2022

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because

Net Changes In Fund Balance of Governmental Funds	\$ (3,646,223)
---	----------------

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 as depreciation expense.

Capital Additions	5,253,782
	5,253,782

Compensated absences reported in the statement of activities, do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.

Balance at 12/31/2021	15,982
Balance at 12/31/2022	(21,790)
	(5,807)

Change In Net Position of Governmental Activities	\$ 1,601,751
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FORT LUPTON URBAN RENEWAL AUTHORITY
BALANCE SHEETS
For the Year Ended December 31, 2022

	<u>2022</u>
ASSETS	
CURRENT ASSETS	
Cash	\$ 899,509
Receivables:	
Property Taxes	<u>459,282</u>
Total Current Assets	<u>1,358,791</u>
Total Assets	<u><u>\$ 1,358,791</u></u>
 LIABILITIES, DEFERRED INFLOW OF RESOURCES AND FUND BALANCES	
LIABILITIES	
Accounts Payable	<u>1,000</u>
Total Liabilities	<u>1,000</u>
DEFERRED INFLOWS OF RESOURCES	
Property Tax	<u>459,282</u>
Total Deferred Inflows	<u>459,282</u>
FUND BALANCES	
Restricted	
Emergency Reserve	\$ 10,865
Fund Balance	<u>887,645</u>
Total Fund Balances	<u>898,510</u>
Total Liabilities and Fund Balances	<u><u>\$ 1,358,792</u></u>

FORT LUPTON URBAN RENEWAL AUTHORITY
Reconciliation of the Balance Sheet to the Statement of Net Position
December 31, 2022

	<u>Balance Sheet</u>	<u>Adjustments</u>	<u>Statement of Net Position</u>
<u>ASSETS</u>			
CURRENT ASSETS			
Cash	\$ 899,509	\$ -	\$ 899,509
Receivables:			
Property Taxes	<u>459,282</u>	<u>-</u>	<u>459,282</u>
Total Current Assets	<u>1,358,791.42</u>	<u>-</u>	<u>1,358,791.42</u>
Total Assets	<u><u>1,358,791</u></u>	<u><u>-</u></u>	<u><u>1,358,791</u></u>
 <u>LIABILITIES AND FUND BALANCES</u>			
LIABILITIES			
Accounts Payable	1,000	-	1,000
Loan from City of Fort Lupton	<u>-</u>	<u>35,000</u>	<u>35,000</u>
Total Liabilities	<u>1,000</u>	<u>35,000</u>	<u>36,000</u>
 DEFERRED INFLOWS OF RESOURCES			
Property Tax	459,282	-	459,282
 FUND BALANCES/NET POSITION			
Restricted			
Emergency Reserve	10,865	-	10,865
Unrestricted	<u>887,645</u>	<u>(35,000)</u>	<u>852,645</u>
Total Fund Balances	<u>898,510</u>	<u>(35,000)</u>	<u>863,510</u>
 Total Liabilities and Fund Balances	<u><u>\$ 1,358,792</u></u>		<u><u>\$ 1,358,792</u></u>

1 Long-Term Liabilities are not due and payable in the current period, therefore not reported in the funds.

FORT LUPTON URBAN RENEWAL AUTHORITY

GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2022

	Original Budget	Final Budget	Actual	Positive (Negative) Variance
REVENUES				
Property Taxes	\$ 308,414	\$ 308,414	\$ 336,758	\$ 28,344
Other	-	-	25,393	(25,393)
Total Revenues	<u>308,414</u>	<u>308,414</u>	<u>362,151</u>	<u>2,951</u>
EXPENDITURES				
Supplies	500	500	51	449
Services	10,000	10,000	15	9,985
Other	151,352	151,352	54,706	96,646
Capital Outlay	452,000	452,000	-	452,000
Total Expenditures	<u>613,852</u>	<u>613,852</u>	<u>54,772</u>	<u>559,080</u>
Revenues Over (Under) Expenditures	<u>(305,438)</u>	<u>(305,438)</u>	<u>307,379</u>	<u>562,032</u>
Other Financing Sources (Uses)				
Loan	(5,000)	(5,000)	(5,000)	-
Total Other Financing Sources (Uses)	<u>(5,000)</u>	<u>(5,000)</u>	<u>(5,000)</u>	<u>-</u>
Excess (Deficiency) Of Revenues Over Expenditure	<u>\$ (310,438)</u>	<u>\$ (310,438)</u>	<u>302,379</u>	<u>\$ 612,817</u>
FUND BALANCES, Beginning of Year			<u>596,131</u>	
Prior Period Adjustment				
FUND BALANCES, Year to Date			<u>\$ 898,510</u>	

FORT LUPTON URBAN RENEWAL AUTHORITY
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE TO THE STATEMENT OF ACTIVITIES
For the Year Ended December 31, 2022

	<u>2022</u>	<u>Adjustments</u>	<u>Statement of Activities</u>
Expenditures / Expenses			
Expenditure	\$ 59,772	\$	\$ 59,772
Program Revenues			
General Revenues	<u>362,151</u>	<u>-</u>	<u>362,151</u>
Net Program Revenue	<u>362,151</u>	<u>-</u>	<u>362,151</u>
Net Program Expenses	<u>302,379</u>	<u>-</u>	<u>302,379</u>
Change in Net Position	<u>302,379</u>	<u>-</u>	<u>302,379</u>
Beginning of Year	<u>596,131</u>	<u>(35,000)</u>	<u>561,131</u>
End of Year	<u>\$ 898,510</u>	<u>\$ (35,000)</u>	<u>\$ 863,510</u>

STATISTICAL SECTION



City of Fort Lupton

Statistics Section
Fiscal Year Ended December 31, 2022

This part of the City’s Annual Comprehensive Financial Report presents detail as a context for understanding information in the financial statements, note disclosures, and required supplementary information.

Financial Trends.....89
These schedules contain trend information to help the reader understand the government’s financial performance and well-being over time.

Revenue Capacity.....93
These schedules contain information to help the reader assess the government’s most significant revenue sources, sales/use tax and property tax

Debt Capacity.....100
These schedules present information to help the reader assess the affordability of the government’s current levels of outstanding debt and the government’s ability to issue additional debt.

Demographic and Economic Information.....104
These schedules offer demographic and economic indicators to help the reader understand the environment in which the government’s financial activities take place.

Operating Information.....105
These schedules contain service and infrastructure data to help the reader understand how the information in the City’s financial report related to services the government provides and the activities it performs

City of Fort Lupton, Colorado

Government-wide Net Position by Category

Fiscal Years 2013-2022

(accrual basis of accounting)

	2013	2014	2015	2016	2017	2018	2019	2021	2022
Governmental Activities									
Net Investment in Capital Assets	\$ 25,382,338	\$ 25,369,586	\$ 25,210,238	\$ 27,240,541	\$ 29,476,456	\$ 28,376,949	\$ 29,948,994	\$ 36,607,997	\$ 38,191,422
Restricted	2,932,189	3,488,518	4,316,235	4,683,596	4,120,226	5,780,680	8,583,704	9,504,587	13,138,376
Unrestricted	2,410,189	3,868,299	4,313,384	3,799,350	4,095,783	6,508,404	10,355,217	18,640,594	25,084,510
Subtotal Government Activities Net Position	30,724,716	32,726,403	33,839,857	35,723,487	37,692,465	40,666,033	48,887,915	64,753,178	76,414,308
Business Type Activities									
Net Investment in Capital Assets	32,494,395	33,275,694	41,729,359	42,568,285	42,491,698	41,640,058	42,657,860	51,862,211	53,142,502
Restricted	1,356,597	1,271,912	586,963	705,519	1,929,618	2,189,223	2,193,578	2,039,632	16,491,983
Unrestricted	(3,215,546)	(2,943,955)	840,139	1,715,637	2,269,777	3,502,657	5,302,828	10,049,799	(9,762,378)
Subtotal Business Type Activities Net Position	30,635,446	31,603,651	43,156,461	44,989,441	46,691,093	47,331,938	50,154,267	63,951,643	59,872,107
Total Government									
Net Investment in Capital Assets	57,876,733	58,645,280	66,939,597	69,808,826	71,968,154	70,017,007	72,606,854	88,470,208	91,333,924
Restricted	4,288,786	4,760,430	4,903,198	5,389,115	6,049,844	7,969,903	10,777,282	11,544,219	29,630,358
Unrestricted	(805,357)	924,344	5,153,523	5,514,987	6,365,560	10,011,061	15,658,045	28,690,393	15,322,133
Total Net Position	\$ 61,360,162	\$ 64,330,054	\$ 76,996,318	\$ 80,712,928	\$ 84,383,558	\$ 87,997,971	\$ 99,042,182	\$ 128,704,820	\$ 136,286,415

Source: City of Fort Lupton Finance Department

City of Fort Lupton, Colorado

Government-wide Changes in Net Position

Fiscal Years 2013-2022

(accrual basis of accounting)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Expenses										
Governmental Activities:										
General Government	\$ 1,983,618	\$ 2,336,076	\$ 2,765,380	\$ 3,208,613	\$ 3,426,257	\$ 3,730,084	\$ 3,543,555	\$ 4,077,655	\$ 4,279,643	\$ 5,002,455
Public Safety	1,188,061	1,269,834	1,642,454	1,707,739	1,860,861	1,920,820	2,281,423	2,631,416	3,025,469	3,466,975
Public Works	1,351,463	1,406,244	1,354,525	1,495,318	1,479,817	1,962,923	2,220,259	2,471,910	3,306,282	3,305,175
Culture, Parks and Recreation	639,145	621,742	666,666	681,405	816,082	690,185	876,284	901,254	960,919	1,085,290
Other	546,855	591,798	723,047	732,755	778,374	1,814,351	949,425	2,372,108	1,342,595	1,818,092
Total Governmental Activities Expenses	5,709,142	6,225,694	7,152,072	7,825,830	8,361,391	10,118,363	9,870,946	12,454,343	12,914,908	14,677,987
Business Type Activities:										
Utilities	4,591,194	5,738,153	4,318,890	4,971,703	4,610,554	6,751,672	6,704,642	6,369,606	7,852,628	29,518,535
Storm Water Drainage	33,747	28,852	21,788	27,492	40,277	48,070	47,924	48,579	42,877	63,059
Golf	1,060,304	1,231,840	1,185,890	1,076,466	1,306,738	1,394,451	1,436,023	1,472,471	1,826,640	2,901,489
Recreation	1,139,988	1,212,567	1,289,317	1,329,787	1,429,122	1,502,879	1,778,707	1,356,280	1,391,984	1,691,431
Other	12,750	-	-	-	518,095	56,660	600	-	-	-
Total Business Type Activities Expenses	6,837,983	8,211,412	6,815,885	7,405,448	7,904,786	9,753,732	9,967,896	9,246,936	11,114,129	34,174,514
Total Government Expenses	12,547,125	14,437,106	13,967,957	15,231,278	16,266,177	19,872,095	19,838,842	21,701,279	24,029,037	48,852,500
Program Revenues										
Governmental Activities:										
Charges for Services, Sales & Fines										
General Government	103,153	78,354	117,306	436,871	300,698	331,153	403,619	569,481	665,532	1,137,145
Public Safety	208,226	168,597	290,045	285,126	263,561	275,372	413,969	340,396	478,743	325,168
Public Works	371,754	276,280	648,451	301,513	361,881	1,118,532	445,717	916,844	466,490	1,358,648
Culture, Parks and Recreation	116,998	122,409	158,472	233,201	163,847	122,733	216,161	326,266	547,839	787,444
Operating Grants and Contributions	172,698	235,720	182,179	185,628	171,386	190,946	227,546	169,047	200,162	272,958
Capital Grants and Contributions	461,155	529,298	177,101	1,221,755	802,689	985,112	1,014,444	451,772	37,845	7,500
Total Governmental Activities Program Revenue	1,433,984	1,410,658	1,573,554	2,664,094	2,064,062	3,023,848	2,721,456	2,773,806	2,396,611	3,888,862
Business Type Activities:										
Utilities	4,967,660	4,915,359	5,218,152	4,549,974	4,966,162	4,831,577	5,835,302	6,338,927	8,064,595	7,577,689
Storm Water Drainage	106,172	139,480	237,721	350,590	363,776	787,776	394,967	401,344	315,428	721,389
Golf	859,367	987,288	1,138,444	1,048,208	1,124,524	1,214,313	1,243,721	1,613,191	1,866,512	2,004,674
Recreation	369,748	371,570	363,156	396,250	469,887	683,536	371,583	168,084	327,628	472,565
Operating Grants and Contributions	-	3,336	-	86	8,260	-	-	-	-	-
Capital Grants and Contributions	298,120	669,042	2,947,240	83,420	464,757	657,929	1,497,675	5,649,987	4,477,125	16,940,535
Total Business Activities Program Revenue	6,601,067	7,086,075	9,904,713	6,428,528	7,397,366	8,175,131	9,343,248	14,171,533	15,051,288	27,716,852
Total Program Revenues	8,035,051	8,496,733	11,478,267	9,092,622	9,461,428	11,198,979	12,064,704	16,945,339	17,447,899	31,605,714
Net (Expenses) / Revenues										
Government Activities	(4,275,158)	(4,815,036)	(5,578,518)	(5,161,736)	(6,297,329)	(7,094,515)	(7,149,490)	(9,680,537)	(10,518,297)	(10,789,130)
Business Type Activities	(236,916)	(1,125,337)	3,088,828	(976,920)	(507,420)	(1,578,601)	(624,648)	4,924,597	3,937,159	(6,457,662)
Total Government Net Expense	(4,512,074)	(5,940,373)	(2,489,690)	(6,138,656)	(6,804,749)	(8,673,116)	(7,774,138)	(4,755,940)	(6,581,138)	(17,246,791)

City of Fort Lupton, Colorado

Government-wide Changes in Net Position

Fiscal Years 2013-2022

(accrual basis of accounting)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Revenues and Transfers										
Governmental Activities:										
Taxes:										
Sales & Use Tax	\$ 3,177,171	\$ 4,141,976	\$ 3,862,467	\$ 4,399,231	\$ 4,957,598	\$ 5,603,061	\$ 8,258,952	\$ 8,544,269	\$ 8,765,874	\$ 12,254,392
Property Tax	1,501,966	1,668,804	1,849,386	1,936,197	2,607,663	2,941,375	4,893,291	8,754,786	6,998,947	7,555,226
Other	1,068,065	1,278,040	1,293,521	1,055,742	1,151,775	1,433,390	1,670,385	1,661,614	1,425,796	1,857,191
Investment Earnings	6,142	7,998	8,203	17,574	28,174	55,687	143,304	121,249	20,116	460,970
Miscellaneous	(367,316)	147,115	139,663	112,133	454,731	1,014,186	1,075,944	485,767	544,721	796,013
Transfers	219,799	(427,210)	(461,268)	(475,511)	(933,633)	(979,616)	-	(628,426)	(631,945)	(472,211)
Total Governmental Activities	5,605,827	6,816,723	6,691,972	7,045,366	8,266,308	10,068,083	16,041,876	18,939,259	17,123,509	22,451,580
Business Type Activities:										
Property Tax	1,252,924	952,629	1,010,267	978,857	1,070,125	1,059,659	1,365,580	1,931,070	1,628,063	1,481,132
Investment Earnings	38,520	17,190	(167,692)	22,162	47,096	179,329	173,260	45,739	20,429	423,525
Miscellaneous	111,121	696,511	6,663,013	1,333,370	158,218	842	2,815	46,000	4,525	674
Transfers	342,340	427,210	497,126	475,511	933,633	979,616	12,000	628,426	631,945	472,211
Total Business Activities	1,744,905	2,093,540	8,002,714	2,809,900	2,209,072	2,219,446	1,553,655	2,651,235	2,284,962	2,377,542
Total General Revenues and Transfers	7,350,732	8,910,263	14,694,686	9,855,266	10,475,380	12,287,529	17,595,531	21,590,494	19,408,471	24,829,122
Changes in Net Position										
Government Activities	1,330,669	2,001,687	1,113,454	1,883,630	1,968,978	2,973,568	8,892,386	9,258,722	6,605,212	11,662,450
Business Type Activities	1,507,989	968,203	11,091,542	1,832,980	1,701,652	640,845	929,007	7,575,832	6,222,121	(4,080,119)
Total Government-wide Changes in Net Position	\$ 2,838,658	\$ 2,969,890	\$ 12,204,996	\$ 3,716,610	\$ 3,670,630	\$ 3,614,413	\$ 9,821,393	\$ 16,834,554	\$ 12,827,333	\$ 7,582,330

Source: City of Fort Lupton Finance Department

City of Fort Lupton, Colorado

Fund Balances - Governmental Funds

Fiscal Years 2013-2022

(modified accrual basis of accounting)

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
General Fund										
Restricted For:										
Emergency Reserve	\$ 186,151	\$ 257,218	\$ 237,422	\$ 278,038	\$ 308,947	\$ 393,381	\$ 513,966	\$ 621,068	\$ 508,745	\$ 724,846
Water Sales Tax	1,119,897	1,319,780	1,582,361	1,695,614	1,332,057	1,673,718	2,498,711	2,171,350	2,786,159	4,284,964
Street Sales Tax	889,080	954,895	1,527,542	1,337,051	1,194,440	2,535,544	3,734,789	4,724,875	3,033,541	3,595,648
Police Evidence					7,580	7,646	7,745	8,259	8,268	8,381
Children's Fund	1,248	12,248	6,629	11,681	15,039	25,941	22,227	22,527	17,755	16,879
Committed	133,707	131,235	117,507	134,514	158,173	181,694	201,488	216,654	220,136	216,040
Assigned	338,177	1,291,328	1,804,824	1,061,484	841,215	2,190,461	258,737	259,896	794,790	279,960
Non-Spendable	-	124,949	10,787	8,576	-	16,991	19,797	13,063	13,085	232,209
Unassigned	2,081,212	2,485,096	2,569,273	2,799,649	3,363,232	4,448,296	10,230,474	17,306,837	18,056,030	24,861,673
Total General Fund	4,749,472	6,576,749	7,856,345	7,326,607	7,220,683	11,473,672	17,487,934	25,344,529	25,438,509	34,220,600
All Other Governmental Funds										
Restricted for:										
Culture, Parks & Recreation	422,336	590,013	779,421	1,090,619	963,378	755,036	1,285,202	1,735,453	2,753,904	4,142,844
Other Non-Major Governmental Funds	313,477	354,364	182,860	270,593	298,785	389,414	521,064	256,900	396,214	364,812
Unassigned	-	-	-	-	(27,315)	(31,036)	(41,125)	(52,360)	(52,495)	-
Non-Spendable		49	74	-	-	-	1,315	1,088	1,159	4,184
Total All Other Governmental Funds	735,813	944,426	962,355	1,361,212	1,234,848	1,113,414	1,766,456	1,941,081	3,098,782	4,511,841
Total Governmental Funds										
Restricted	2,932,189	3,488,518	4,316,235	4,683,596	4,120,226	5,780,680	8,583,704	9,540,432	9,504,586	13,138,375
Committed	133,707	131,235	117,507	134,514	158,172	181,693	201,487	216,653	220,135	216,040
Assigned	338,177	1,291,328	1,804,824	1,061,484	841,215	2,190,461	258,737	259,896	794,790	279,960
Non-Spendable	-	124,998	10,861	8,576	-	16,991	21,112	14,151	14,243	236,393
Unassigned	2,081,212	2,485,096	2,569,273	2,799,649	3,335,918	4,417,260	10,189,349	17,254,477	18,003,536	24,861,673
Total Governmental Fund Balances	\$ 5,485,285	\$ 7,521,175	\$ 8,818,700	\$ 8,687,819	\$ 8,455,531	\$ 12,587,085	\$ 19,254,389	\$ 27,285,609	\$ 28,537,290	\$ 38,732,441

Source: City of Fort Lupton Finance Department

City of Fort Lupton, Colorado

General Governmental Tax Revenue by Source

Fiscal Years 2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
REVENUES SOURCE										
Sales Tax	\$ 3,119,863	\$ 3,959,981	\$ 3,729,005	\$ 3,834,104	\$ 4,557,103	4,919,916	7,775,784	7,375,839	7,915,706	10,795,599
Property Tax	1,471,927	1,668,804	1,849,386	1,936,197	2,607,662	2,941,374	4,893,291	8,754,786	6,998,947	7,555,226
Motor Vehicle Tax	28,728	29,732	27,958	34,726	33,601	34,534	35,046	32,437	35,440	35,706
Specific Ownership Tax	184,481	219,304	190,753	185,546	295,048	310,010	427,260	511,711	437,194	542,843
Use Tax	87,342	181,993	133,461	565,127	400,496	341,572	341,572	1,168,430	341,572	1,458,794
Total Revenues	<u>\$ 4,979,683</u>	<u>\$ 6,059,814</u>	<u>\$ 5,930,563</u>	<u>\$ 6,555,700</u>	<u>\$ 7,893,910</u>	<u>\$ 8,547,406</u>	<u>\$ 13,472,953</u>	<u>\$ 17,843,203</u>	<u>\$ 15,728,859</u>	<u>\$ 20,388,167</u>

Source: City of Fort Lupton Finance Department

City of Fort Lupton, Colorado

Sales Tax by Category

Fiscal Years 2013-2022

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
REVENUES SOURCE										
Motor Vehicle	\$ 551,239	\$ 970,371	\$ 612,699	\$ 812,825	\$ 1,005,080	\$ 896,505	\$ 1,061,388	\$ 923,765	\$ 1,178,342	\$ 1,251,786
Hotels/motels	29,594	31,145	28,364	34,043	40,552	52,020	48,047	23,188	30,626	34,269
Restaurant	411,571	476,089	476,114	480,344	561,422	574,112	613,867	512,929	533,265	592,322
Food/grocery	533,937	585,585	570,364	601,844	617,134	651,331	693,775	844,700	811,560	941,375
Gas Stations/convenience	24,718	49,956	58,186	51,696	67,424	46,067	66,338	95,891	201,123	144,437
Utilities	446,456	469,668	447,897	405,310	465,782	443,482	415,158	443,882	456,482	638,957
Liquor/beer	149,661	166,235	163,093	158,144	144,442	109,681	107,113	165,025	176,225	181,846
Auto	162,591	161,063	144,766	187,348	203,472	210,980	465,400	193,490	67,110	384,100
Retail	220,988	282,560	291,123	284,504	338,166	574,235	619,378	1,247,829	1,540,248	1,731,813
Other	439,151	603,319	841,305	652,026	976,195	1,229,404	2,941,035	2,563,688	2,431,251	4,325,174
Wholesale	149,958	163,991	95,092	166,019	137,435	132,098	744,286	361,452	489,473	569,521
Total Revenues	\$ 3,119,863	\$ 3,959,981	\$ 3,729,003	\$ 3,834,103	\$ 4,557,103	\$ 4,919,916	\$ 7,775,784	\$ 7,375,839	\$ 7,915,706	\$ 10,795,598

City of Fort Lupton, Colorado

Assessed and Estimated Actual Value of Taxable Property
Fiscal Years 2013-2022

Fort Lupton							
Year	Residential Property	Commercial Property	Industrial Property	Agricultural Property	Oil & Gas Property	Vacant Land	Other
2013	18,510,770	19,159,730	10,138,620	256,010	16,188,079	976,600	31,313,940
2014	18,826,110	19,687,500	11,989,010	399,200	12,016,590	894,760	30,632,340
2015	25,956,340	25,005,200	13,447,860	547,520	7,426,490	1,013,950	43,833,530
2016	26,189,080	30,797,040	15,197,690	559,230	27,856,950	1,019,480	21,871,800
2017	35,318,660	21,260,240	21,285,770	599,270	13,953,620	1,637,040	40,782,700
2018	35,777,760	23,007,250	23,311,580	599,010	76,034,490	1,432,390	43,339,620
2019	44,480,540	32,360,670	21,649,530	606,760	173,346,630	932,900	58,155,400
2020	46,023,640	32,685,120	20,670,600	684,590	97,971,710	1,234,890	70,294,720
2021	51,921,100	43,035,370	18,680,430	646,260	35,556,720	1,976,200	76,921,020
2022	55,270,310	41,271,090	32,644,940	590,000	69,240,190	3,299,260	84,482,590

	Less: Tax Exempt Real Property	Total Taxable Assessed Value	Total Direct Tax Rate	Grand Total Estimated Actual Taxable Value	Assessed Value as a Percentage of Actual Value
2013	14,771,850	96,543,749	27.166	466,145,510	20.71%
2014	15,758,840	94,445,510	30.274	471,538,955	20.03%
2015	16,308,230	117,230,890	28.977	569,925,138	20.57%
2016	16,490,750	123,491,270	30.766	604,356,199	20.43%
2017	18,680,760	134,837,300	34.859	738,102,106	18.27%
2018	18,518,020	184,984,080	34.293	843,886,344	21.92%
2019	25,219,950	306,312,480	35.195	1,138,711,852	26.90%
2020	24,802,440	244,762,830	35.611	1,120,203,384	21.85%
2021	25,665,200	203,071,900	45.166	1,183,399,996	17.16%
2022	26,571,389	286,798,380	37.167	1,452,821,215	19.74%

Source: Weld County Assessor

City of Fort Lupton, Colorado
Property Tax Overlapping Mill Levey
Fiscal Years 2013-2022

Levy Year	City of Fort Lupton	Weld County	School District RE8	School District RE1 - Gilcrest	Fort Lupton Fire Protection District	Fort Lupton Fire Bond (2022)	Platteville- Gilcrest Fire Protection District	High Plains Library District	Aims Junior College	Central CO Water Conservancy District (CCW)	Central CO Water Sub District (CCS)	Central COLO Water Well (CCA)
Rates (in mills)												
2013	27.166	16.804	20.703	-	9.295	1.239	-	3.264	6.302	1.887	1.301	-
2014	30.274	15.800	19.563	-	9.303	1.032	-	3.267	6.333	1.737	1.309	-
2015	28.977	15.800	15.755	-	9.343	0.632	-	3.308	6.325	1.533	1.272	-
2016	30.766	15.800	21.379	-	9.302	0.583	-	3.271	6.308	2.004	1.583	-
2017	34.859	15.800	22.066	-	9.334	0.643	-	3.256	6.317	1.800	1.353	-
2018	34.293	15.038	19.480	-	9.295	0.459	-	3.252	6.299	2.739	1.540	-
2019	35.195	15.038	18.313	-	9.295	0.350	-	3.177	6.299	1.266	2.279	-
2020	35.611	15.038	18.526	-	9.297	0.362	-	3.181	6.305	1.156	2.151	-
2021	45.166	15.038	19.782	17.187	9.305	0.483	8.656	3.197	6.342	1.404	2.189	9.304
2022	37.167	15.038	18.336	16.687	9.318	-	6.890	3.181	6.307	1.068	1.582	9.000
Collection Year												
2012	\$ 2,289,419	\$ 91,108,983	\$ 8,671,127		\$ 1,588,108	\$ 622,502		\$ 15,602,936	\$ 28,452,629	\$ 644,693	\$ 1,474,147	-
2013	2,772,189	109,452,573	9,964,019		2,070,594	674,979		18,817,935	34,450,900	712,148	1,744,630	-
2014	2,680,730	119,624,895	12,308,029		3,515,702	626,222		21,068,569	38,447,286	3,997,854	1,901,490	-
2015	2,565,707	143,469,905	13,322,589		4,644,634	620,524		27,485,416	50,998,267	5,614,025	2,705,691	-
2016	3,054,021	183,013,032	26,960,036		7,643,985	849,363		34,908,644	64,060,720	6,327,916	3,031,112	-
2017	3,494,062	144,600,784	17,045,041		8,254,682	560,723		27,357,041	48,394,130	3,587,505	1,888,521	-
2018	3,983,719	148,537,875	18,258,636		6,843,482	469,790		27,601,362	50,201,101	5,318,901	3,053,071	-
2019	6,343,659	176,907,467	25,109,912		2,292,872	517,178		34,143,774	63,192,368	7,229,014	5,109,509	-
2020	10,780,668	236,584,542	30,309,888		13,470,128	519,811		44,758,168	83,976,471	5,446,707	7,682,991	-
2021	8,716,249	229,792,698	27,573,615	-	13,070,607	521,114	-	43,496,780	80,501,866	5,601,703	7,628,203	-
2022	8,992,424	179,977,118	21,650,296	17,109,082	9,554,674	514,028	6,688,404	33,379,112	63,424,288	4,823,271	435,824	1,852,582
2023	10,483,051	282,193,213	28,357,295	26,440,294	12,629,979	-	8,369,643	52,507,692	96,923,179	5,778,688	446,207	2,500,457

Source: Weld County Assessor

City of Fort Lupton, Colo
Property Tax Overlappin
Fiscal Years 2013-2022

Levy Year	Northern CO Water Conservancy District (NCW)	Cottonwood Green District #1	Cottonwood Green District #2	Cottonwood Green District #3	Cottonwood Green District #4	Cottonwood Green District #5	Mountain Sky Metropolita n District	Vincent Village Metro. District	N. Land Industrial Metro. District #2	Lupton Village Commercial Metro. District	Lupton Village Residential Metro. District	Total (excluding metro districts)
Rates (in mills)												
2013	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	88.961
2014	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	89.618
2015	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	83.945
2016	1.000	43.000	43.000	43.000	43.000	43.000	-	-	-	-	-	91.996
2017	1.000	43.000	43.000	43.000	43.000	43.000	-	-	50.000	-	-	96.428
2018	1.000	43.000	43.000	43.000	43.000	43.000	50.000	-	50.000	-	-	93.395
2019	1.000	43.000	43.000	-	-	43.000	60.000	-	50.000	-	-	92.212
2020	1.000	43.000	43.000	-	-	55.664	60.000	-	50.000	55.277	55.277	92.627
2021	1.000	-	55.664	-	-	55.664	60.042	27.000	50.000	55.277	65.453	103.906
2022	1.000	-	70.000	-	-	55.783	72.386	27.000	50.000	-	65.405	92.997
Collection Year												
2012	\$ 3,901,547	\$ 1	\$ 1	\$ 1	\$ 1	\$ 13,016	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,356,092
2013	4,412,136	1	1	1	1	20,102	-	-	-	-	-	185,072,103
2014	4,418,338	115	115	115	115	11,714	-	-	-	-	-	208,589,115
2015	4,821,505	1	1	1	1	12,475	-	-	-	-	-	256,248,262
2016	5,983,037	1	1	1	1	10,992	-	-	-	-	-	335,831,865
2017	5,600,144	1	1	1	1	4,210	-	-	-	-	-	260,782,633
2018	6,209,066	1	1	1	1	5,010	-	-	28,361	-	-	270,477,004
2019	7,748,887	1,694	4,946	4,946	4,946	5,061	1,640	-	3,336,871	-	-	328,594,639
2020	-	1,726	6,984	-	-	4,523	1,968,743	-	2,050,042	-	-	433,529,373
2021	9,699,856	1,673	8,323	-	-	5,818	688,642	-	690,416	1,350,198	305	426,602,693
2022	8,034,505	-	7,096	-	-	6,634	258,731	34,534	247,903	304,968	3,065	330,785,541
2023	12,047,315	-	50,742	-	-	4,994	741,098	52,482	554,881	-	61,334	501,366,619

Source: Weld County As:

City of Fort Lupton, Colorado
Property Tax Levies and Collections
Fiscal Years 2013-2022

Year Levied	Tax Levy	Year Collected	Tax Collected	Percent of Levy Collected	Delinquent Tax Collection	Total Collection	Percent of Total Tax Collected
2004	\$ 1,675,470	2005	\$ 1,766,538	105%	\$ 279	\$ 1,766,817	105%
2005	\$ 1,825,002	2006	\$ 1,869,807	102%	\$ 1,506	\$ 1,871,313	103%
2006	\$ 1,873,132	2007	\$ 1,978,934	106%	\$ 1,604	\$ 1,980,538	106%
2006	\$ 1,981,897	2007	\$ 1,980,538	100%	\$ 453	\$ 1,980,991	100%
2007	2,048,346	2008	2,051,691	100%	30,161	2,081,852	102%
2008	2,005,846	2009	2,099,385	105%	534	2,099,919	105%
2009	2,143,652	2010	2,164,289	101%	3,822	2,168,111	101%
2010	2,146,176	2011	2,281,596	106%	13	2,281,609	106%
2011	2,289,419	2012	2,276,265	99%	5,516	2,281,781	100%
2012	2,772,189	2013	2,754,890	99%	774	2,755,664	99%
2013	2,680,730	2014	2,624,832	98%	(3,399)	2,621,433	98%
2014	2,565,707	2015	2,869,349	112%	(9,696)	2,859,653	111%
2015	3,054,021	2016	2,915,053	95%	(5,137)	2,909,916	95%
2016	3,494,062	2017	3,181,719	91%	(51)	3,181,667	91%
2017	3,983,719	2018	4,000,545	100%	458	4,001,003	100%
2018	6,343,659	2019	6,256,971	99%	1,900	6,258,871	99%
2019	10,780,668	2020	10,685,856	99%	-	10,685,856	99%
2020	8,716,249	2021	8,627,010	99%	-	8,627,010	99%
2021	8,992,424	2022	9,034,580	100%	1,778	9,036,358	100%

City of Fort Lupton, Colorado
Principal Property Taxpayers
Fiscal Years 2022

City of Fort Lupton			
	Assessed Value	Rank	Percent of Total Assessed Value
Kerr-McGee Oil & Gas Onshore LP	\$ 66,583,800	1	32.8%
Kerr-McGee Gathering LLC	37,780,160	2	19%
Tri-State Cogeneration Partnership	31,941,520	3	16%
Basalite Building Products LLC	10,560,610	4	5%
Golden Aluminum Inc	7,520,550	5	4%
Public Service Co Of Colo (Xcel)	7,192,640	6	4%
Energy Property Partners LLC	5,039,870	7	2%
GEP Investment Inc	3,970,010	8	2%
United Power Inc	2,694,030	9	1%
Anadarko Wattenberg Oil Complex LLC	2,075,680	10	1%
PDC Energy Inc			
Noble Energy Inc			
Extraction Oil & Gas LLC			
Crestone Peak Resources, LP			
Civitas Resources Inc			
Great Western Operating and Production LLC			
Bayswater Exploration and Production LLC			
Highpoint Operating Corporation			
	<u>\$ 175,358,870</u>		<u>86.35%</u>

Weld County		
Assessed Value	Rank	Percent of Total Assessed Value
\$ 2,451,852,610	1	20.49%
526,222,690	6	4.40%
2,188,186,950	2	18.28%
1,860,424,170	3	15.54%
1,041,787,720	4	8.70%
573,290,010	5	4.79%
457,157,790	7	3.82%
404,090,000	8	3.38%
391,353,650	9	3.27%
308,095,310	10	2.57%
<u>\$ 10,202,460,900</u>		<u>85.25%</u>

Source: Weld County Assessor's Office
Weld County information is the latest available.

City of Fort Lupton, Colorado
Ratio of Outstanding Debt by Type
Fiscal Years 2012-2022
(Unaudited)

Governmental								
	Activities	Business Type Activities					Weld County	
		General					Percentage of	
		Revenue	Obligation	Construction		Total Primary	Personal	
Year	Capital Leases	Bonded Debt	Bond	Loans	Capital Leases	Government	Income	Per Capita
2013	-	17,318,400	3,936,282	2,714,804	-	23,969,486	0.287%	3,249
2014	-	16,882,900	3,542,379	2,608,381	-	23,033,660	0.297%	3,122
2015	-	12,344,045	3,128,466	2,499,833	-	17,972,344	0.215%	2,309
2016	-	11,670,282	2,714,554	2,389,118	-	16,773,906	0.201%	2,155
2017	-	31,727,647	2,285,643	2,276,184	289,931	36,579,357	0.341%	4,700
2018		31,487,392	1,851,732	2,160,992	208,015	35,708,083	0.337%	4,480
2019		36,563,675	1,412,821	2,043,496	-	40,019,945	0.357%	5,021
2020		36,135,917	963,911	2,043,496	-	39,143,276	0.292%	4,813
2021		35,330,693	500,000	1,923,650	-	39,143,276	0.292%	4,813
2022		34,763,973	-	25,176,720	-	59,940,644	0.447%	6,362

City of Fort Lupton, Colorado

Ratio of General Bonded Debt Outstanding

Fiscal Years 2013-2022

(Unaudited)

Year	City Population (1)	Estimated Actual Value (2)	General Obligation Bond (3)	General Bonded Debt to Actual Taxable Valuation	General Bonded Debt Per Capita
2012	7,377	435,101,260	4,200,000	0.97%	569
2013	7,377	465,816,142	3,936,282	0.85%	534
2014	7,377	466,145,510	3,542,379	0.76%	480
2015	7,651	471,538,955	3,128,466	0.66%	409
2016	7,651	569,925,138	2,714,554	0.48%	355
2017	7,971	604,356,199	2,285,643	0.38%	287
2018	7,971	738,102,106	1,851,732	0.25%	232
2019	7,971	843,886,344	1,412,821	0.17%	177
2020	8,247	1,138,711,852	963,911	0.08%	117
2021	8,521	1,120,203,384	-	0.00%	-
2022	8,921	1,183,399,996	-	0.00%	-

Source: Fort Lupton Finance Department

(1) Department of Local Affairs / US Census

(2) Weld County Assessors Office

(3) General Obligation Bond Debt equal to the gross general obligation bond debt less obligations associated with proprietary Funds. In this table the gross general obligation debt is equal to net general obligation bond debt

City of Fort Lupton, Colorado

Pledged Revenue Coverage

(Unaudited)

Year	Utility Revenues	Less: Operating Expenditures	Net Available Revenue	Debt Service		Coverage
				Principal	Interest	
2013	5,398,703	4,603,944	794,759	836,613	675,520	0.53
2014	4,915,359	4,603,119	312,240	316,420	168,472	0.64
2015	5,218,152	3,778,458	1,439,694	573,512	104,726	2.12
2016	4,549,974	3,333,880	1,216,094	711,902	94,826	1.51
2017	4,966,162	2,660,005	2,306,157	640,000	127,476	18.09
2018	4,831,577	4,948,785	(117,208)	248,113	1,499,777	(0.08)
2019	5,835,302	5,182,411	652,891	408,037	1,534,917	0.43
2020	9,884,820	4,488,354	5,396,466	427,349	1,519,396	3.55
2021	6,717,994	4,903,624	1,814,370	484,367	1,501,472	1.21
2022	7,337,801	3,358,139	3,979,663	571,165	1,482,573	2.68

Source: Fort Lupton Finance Department current & prior year financial statements

Operating expenditures are net of depreciation expense

City of Fort Lupton, Colorado

Direct and Overlapping General Bonded Debt

December 31, 2022

(Unaudited)

	2022 Assessed Valuation	Outstanding General Obligation Debt	Percentage Applicable to the City	Share of Debt Applicable to the City
Overlapping General Obligation Bond Debt				
Central Colorado Water Conservancy District	\$ 6,544,024,866	\$ 46,907,409	2.59%	\$ 1,214,902
Central Colorado Water Conservancy District Groundwater Management Subdistrict	\$ 4,262,564,994	\$ 27,052,750	3.13%	\$ 846,751
Central Colorado Water Conservancy District Well Augmentation Subdistrict	\$ 316,613,690	\$ 19,642,557	0.12%	\$ 23,571
Cottonwood Green Metro District No. 2	\$ 724,890	\$ 9,720,000	100.00%	\$ 9,720,000
Lupton Village Residential Metro District	\$ 937,607	\$ 10,130,000	100.00%	\$ 10,130,000
Mountain Sky Metropolitan District	\$ 10,238,140	\$ 4,862,000	100.00%	\$ 4,862,000
Murata Farms Residential Metro District	\$ 39,550	\$ 8,410,000	100.00%	\$ 8,410,000
Northern Colorado Water Conservancy District	\$ 28,420,456,915	\$ 2,749,019	0.77%	\$ 21,167
Vincent Village Metropolitan District	\$ 1,725,530	\$ 1,970,000	100.00%	\$ 1,970,000
Weld County School District RE-1	1,584,312,239	40,560,000	0.02%	\$ 8,112
Weld County School District RE-8	1,499,728,107	47,590,000	15.35%	\$ 7,305,065
Direct & Overlapping General Obligation Bonded Debt				<u>\$ 44,511,568</u>

Source: Provided by each entity

Note:

The following governments had no outstanding general obligation bond debt as of December 31, 2022:

Aims Community College, Carbon Valley Parks and Recreation District, Central Weld County Water District, Cottonwood Greens Metropolitan District No. 1-5, Central Weld County Water District, Fort Lupton Fire Protection District, Fort Lupton Urban Renewal District, Hight Plains Library District, Lupton Village Commercial Metropolitan District, North Land Industrial Metropolitan District No. 1-2, Platte Valley Conservation District, Platteville-Gilcrest Fire Protection District, Weld County, and West Adams Conservation District

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding

City of Fort Lupton, Colorado
Demographic and Economic Statistics
Fiscal Years 2013-2022
(Unaudited)

Year	City Population (1)	Weld County (2)		
		Personal Income Amounts (expressed in billions)	Per Capita Income	Unemployment Rate
2013	7,377	8.35	29,986	6.70%
2014	7,783	8.35	31,657	3.90%
2015	7,783	10.74	27,047	3.80%
2016	7,783	10.60	42,787	3.80%
2017	7,971	11.20	42,701	3.40%
2018	7,971	13.40	44,080	2.20%
2019	9,421	14.70	46,172	3.00%
2020	8,247	15.30	50,198	7.20%
2021	8,521	12.70	52,054	5.70%
2022	8,921			

(1) Source: Census Data or State of Colorado Department of Local Affairs, Division of Local Government.

(2) Weld

Source: Upstate Colorado in cooperation with University of Northern Colorado and the State of Colorado demographer.

City of Fort Lupton, Colorado

Principal Employers

Fiscal Years 2021

(Unaudited)

	2014	2015	2016	2017	2018	2019	2020	2021	2022	2020 Rank	% of Total Employment
Halliburton	950	800	800	1,030	1,200	1,200	1,200			1	43%
Weld School RE8	150	246	246	342	350	350	342			2	13%
Golden Aluminum	105	159	176	177	200	200	200			3	7%
City of Fort Lupton	126	181	159	159	193	193	173			4	7%
A&W Water Supply	500	325	117	117	143	143	143			5	5%
Salud Clinic			120	101	137	137	137			6	5%
Summit Body Works				100	125	125	125			7	5%
Pilot Thomas Logistics					121	121	121			8	4%
Nelson Pipeline Construction, LLC				150	111	111	150			9	4%
Merritt Aluminum			77	80	100	100	100			10	4%

Source: City of Fort Lupton

Information not available for prior years. Data will be accumulated over time.

City of Fort Lupton, Colorado

Full time Equivalent City Government Employees by Function

Fiscal Years 2014-2022

(Unaudited)

	2014	2015	2016	2017	2018	2019	2020
Function:							
General Government	19.65	21.69	23.68	25.97	26.34	25.59	26.53
Building & Grounds	10.79	12.95	13.7	14.4	12.59	12.59	11.83
Public Works	12	12	12	13	14.5	14.5	15
Public Safety	13	15	15	17	17	20	25.75
Culture, Parks & Recreation	2.23	2.57	3.49	3.32	3.77	3.77	2.91
Utility	0	1	1	1	1	1	1
Recreation Center	3.44	11.3	10.49	12.22	15.01	15.01	17.55
Golf Course	0	10.53	13.53	13.91	12.42	14.14	14.84
Library	0	11.65	12.85	12.85	12.85	11.73	11.9
Total	61.11	98.69	105.74	113.67	115.48	118.33	127.31

Miscellaneous Statistics
Fiscal Years 2022
(Unaudited)

Number of Employees	
Non-Exempt (hourly)	154
Exempt (salary)	24
Area (sq. miles)	13.08
Miles of streets maintained	57.15
Population (est.)	9,421
Elected Officials	7
Employees (Full-time equivalents)	130.73
Police Protection:	
Number of Stations	1
Number of Sworn Police Officers	24
Municipal Water and Sewer:	
Miles of Water Mains	45
Miles of Sanitary Sewer Mains	36
Miles of Storm Sewer Mains	26
Municipal Parks and Recreation:	
Number of Indoor Swimming Pools	1
Parks (Developed/Undeveloped)	12/3
Services not included in the reporting entity:	
Fire Protection (Fort Lupton Fire Protection District):	3
Electricity Services (United Power)	-
Natural Gas Service (Xcel Energy)	-
School District - Weld County School District RE-8	4

Source: City of Fort Lupton Finance Department

Information not available for prior years. Ten year data will be accumulated over time.

LOCAL HIGHWAY FINANCE REPORT

City or County:

Fort Lupton

YEAR ENDING :

December 2022

This Information From The Records Of (for example - City of _ or County of _
City of Fort Lupton

Prepared By:

Cassie Campbell

I. DISPOSITION OF HIGHWAY-USER REVENUES AVAILABLE FOR LOCAL GOVERNMENT EXPENDITURE

ITEM	A. Local Motor-Fuel Taxes	B. Local Motor-Vehicle Taxes	C. Receipts from State Highway-User Taxes	D. Receipts from Federal Highway Administration
1. Total receipts available				
2. Minus amount used for collection expenses				
3. Minus amount used for nonhighway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	
3. Other local imposts (from page 2)	2,897,317
4. Miscellaneous local receipts (from page 2)	361,155
5. Transfers from toll facilities	
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	
b. Bonds - Refunding Issues	
c. Notes	
d. Total (a. + b. + c.)	0
7. Total (1 through 6)	3,258,472
B. Private Contributions	0
C. Receipts from State government (from page 2)	358,588
D. Receipts from Federal Government (from page 2)	0
E. Total receipts (A.7 + B + C + D)	3,617,060

III. EXPENDITURES FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway expenditures:	
1. Capital outlay (from page 2)	1,714,294
2. Maintenance:	1,016,016
3. Road and street services:	
a. Traffic control operations	66,381
b. Snow and ice removal	22,105
c. Other	13,931
d. Total (a. through c.)	102,417
4. General administration & miscellaneous	
5. Highway law enforcement and safety	941,369
6. Total (1 through 5)	3,774,096
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
2. Notes:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	0
3. Total (1.c + 2.c)	0
C. Payments to State for highways	
D. Payments to toll facilities	
E. Total disbursements (A.6 + B.3 + C + D)	3,774,096

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	0			0
1. Bonds (Refunding Portion)				
B. Notes (Total)	0			0

V. LOCAL ROAD AND STREET FUND BALANCE (RECEIPTS AND DISBURSEMENTS ONLY)

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
	(4,123,358)	3,617,060	3,774,096	(4,280,394)	0

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT

STATE:
Colorado
YEAR ENDING (mm/yy):
December 2022

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	66,297
b. Other local imposts:		b. Traffic Fines & Penalties	117,314
1. Sales Taxes	1,349,450	c. Parking Garage Fees	
2. Infrastructure & Impact Fees	877,800	d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	0
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	670,067	g. Other Misc. Receipts	0
6. Total (1. through 5.)	2,897,317	h. Other Use Tax from Bldg Permits	177,544
c. Total (a. + b.)	2,897,317	i. Total (a. through h.)	361,155
(Carry forward to page 1)		(Carry forward to page 1)	

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes (from item I.C.5)	322,882	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	35,706	d. Federal Transit Admin	
d. DOLA Grant	0	e. U.S. Corps of Engineers	
e. Other		f. Other Federal	0
f. Total (a. through e.)	35,706	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	358,588	3. Total (1. + 2.g)	
(Carry forward to page 1)		(Carry forward to page 1)	

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			0
b. Engineering Costs	0	166,385	166,385
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements		1,496,422	1,496,422
(3). System Preservation		51,487	51,487
(4). System Enhancement & Operation			0
(5). Total Construction (1) + (2) + (3) + (4)	0	1,547,909	1,547,909
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	0	1,714,294	1,714,294
			(Carry forward to page 1)

Notes and Comments: