

TOWN OF GYPSUM, COLORADO

FINANCIAL STATEMENTS
AND
AUDITOR'S REPORT

DECEMBER 31, 2023

TOWN OF GYPSUM, COLORADO
FOR THE YEAR ENDED
December 31, 2023

TOWN COUNCIL

Steve Carver	–	Mayor
Tom Edwards	–	Mayor Pro-Tem
Bill Baxter	–	Council Member
Kathleen Brendza	–	Council member
Scott Green	–	Council Member
Chris Huffman	–	Council Member
Marisa Sato	–	Council Member

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The Honorable Mayor and Members
of the Town Council
Gypsum, Colorado

INDEPENDENT AUDITOR'S REPORT

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the Fiduciary Fund of the Town of Gypsum as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town of Gypsum's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the Fiduciary Fund of the Town of Gypsum as of December 31, 2023 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity 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. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Town of Gypsum 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 Town of Gypsum's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

- Exercise professional judgment and maintain professional skepticism through 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 of Town of Gypsum's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Town of Gypsum's ability to continue as a going concern for a reasonable period of time.

We are required to communicate to 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 budgetary comparison information, listed as required supplementary information in the table of contents, 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 accounting standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the supplementary information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Gypsum's basic financial statements. The combining and individual fund financial statements and schedules, and the County, Cities and Towns Annual Statement of Receipts and Expenditures for Roads, Bridges and Streets, which are listed in the table of contents are presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the Supplementary Information is fairly stated, in all material aspects, in relation to the basic financial statements taken as a whole.



MAGGARD & HOOD, P.C.
Glenwood Springs, Colorado
July 16, 2024

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Town of Gypsum was organized in 1911, under provisions of Colorado State Statutes. The provisions of its home rule charter that was adopted in 1982 currently govern the town. The Town operates under a Council-Mayoral form of government and provides the following services: general and administrative services, planning and zoning, building inspection, capital improvements, streets and alleys, parks and recreation, golf course operations, trash removal, and water and sewer systems. An elected Mayor and Town Council govern the Town and are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes.

The discussion and analysis of the Town of Gypsum's financial performance provides an overall review of the Town's financial activities for the fiscal year. The intent of this discussion and analysis is to look at the Town's financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader's understanding of the Town's overall financial performance.

FINANCIAL HIGHLIGHTS

Key financial highlights for the fiscal year ended December 31, 2023 are as follows:

- In total, the Town's *overall* net position increased \$7,166,269 or 5.3% from the previous fiscal year. The overall net position is an accumulation of the entire Town's activities. The Governmental Activities increase of \$3,598,982 was primarily due to capital acquisitions exceeding depreciation. The Enterprise Activities increase of \$3,567,287 was the result of one-time development fees and unrestricted earnings on cash reserves. The increase will be used to build net position to fund future major capital projects.
- The Town's Governmental Activities General Revenues accounted for \$15,460,796 or 78% of all revenues. These general revenues include taxes, grants, unrestricted revenue from general interest and other revenues not related to specific programs. Program specific revenues, in the form of charges for services and sales, as well as program specific grants and contributions, accounted for \$4,331,681 or 22% of the Town's total revenues of \$19,792,477.
- Governmental Activities for the Town had \$15,813,495 in expenses, of which \$2,812,834 were offset by program specific charges for services and sales, \$445,310 by operating grants and capital grants and contributions totaling \$1,073,537.
- In the Town's business-type (utility enterprise) activities, fiscal year revenues exceed expenses by \$3,567,287 thus increasing the activity's net position to \$62,034,609.

USING THE BASIC FINANCIAL STATEMENTS

This annual report consists of four parts – *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information*, and *other supplementary information*. These statements are organized so the reader can understand the Town of Gypsum as a financial whole, or as an entire operating activity. The basic financial statements include two types of information on the same statement that present different views of the Town.

- *Government-wide financial statements* that provide both *long-term* and *short-term* information about the Town's *overall* financial status.
- *Fund financial statements* that focus on *individual parts* of the Town government, reporting the Town's operations *in more detail* than the government-wide statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Additional supplemental information has also been included to enhance the readers understanding of the report.

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

REPORTING THE TOWN AS A WHOLE

Statement of Net Position and Statement of Activities

While this report contains all funds used by the Town to provide programs and activities, the view of the Town as a whole looks at all financial transactions and asks the question, "How did we do financially during the current fiscal year?" The statement of net position and the statement of activities answer this question. These statements include all assets and liabilities using the accrual basis of accounting similar to the accounting system used by most private sector companies. The bases of accounting take into account all of the current year's revenues and expenses regardless of when cash was received or paid.

The focus of these government-wide financial statements is on the overall financial position and activities of the Town. These financial statements are constructed around the concept of a primary government, the Town, except for fiduciary funds. The statement of net position and statement of activities provide information about the activities of the whole Town, presenting both an aggregate view of the Town's finances and a longer-term view of those finances.

The statement of net position and the statement of activities report the Town's net position and changes in those assets. This change in net position is important because it identifies whether the financial position of the Town has improved or diminished for the Town as a whole. The cause of this change may be the result of many factors, some financial, some not. Nonfinancial factors include the Town's property tax base, current property tax laws, statutorily required reserves, facility conditions, and other factors.

In the statement of net position and the statement of activities, the Town is divided into two distinct kinds of activities:

Governmental Activities – Governmental activities are generally financed through taxes, intergovernmental revenues and other non-exchange revenues. Most of the Town's programs and services are reported here including general government activities, community development, public safety, streets and public works, culture and recreation, as well as debt service charges.

Business-Type Activities – Business-type activities are financed by some degree by charging external parties for the goods or services they acquire. The Town's enterprise funds for water, sewer and sanitation utilities are reported as business-type activities as the service is provided on a charge for goods or services basis to recover the expenses of the goods and services provided.

FUND FINANCIAL STATEMENTS

Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term as well as what remains for future spending. The fund financial statements also report the Town's operations in more detail than the government-wide statements by providing information about each of the Town's major funds. For the Town of Gypsum, the General Fund is the most significant fund. The Town uses many funds to account for a multitude of financial transactions. The Town's major governmental funds include the General Fund and Special Revenue Funds (which are the Conservation Trust Fund, Parks and Recreation Fund, Highway 6 Devolution Fund and American Rescue Fund). The Town's proprietary, or enterprise, funds include the Water Fund, the Sewer Fund and the Sanitation Fund. The remaining fiduciary (Custodial Fund) statements provide financial information about activities for which the Town acts solely as a trustee or agent for the benefit of those outside of the reporting entity. Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the Town rather than the Town as a whole. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

FUND FINANCIAL STATEMENTS -- CONTINUED

The Town's fund financial statements are divided into three broad categories; namely (1) governmental funds; (2) proprietary funds; and, (3) fiduciary funds.

Governmental Funds – The Town's activities are reported in governmental funds, which focus on how monies flow into and out of those funds and the balances left at fiscal year-end for spending in future periods. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Town's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or less financial resources that can be spent in the near future to finance the Town's programs. The relationship, or differences, between governmental activities reported in the statement of net assets and the statement of activities and the governmental funds is reconciled in the financial statements. The Town maintains the following governmental funds:

General Fund – used to account for resources traditionally associated with government which are not required legally or by sound financial management to be accounted for in another fund.

Special Revenue Funds – used to account for proceeds of resources that are restricted or committed for purposes other than debt service or capital projects. The special revenue funds include the following:

Conservation Trust Fund – accounts for funds received and restricted for use in parks and recreation acquisition, development and maintenance pursuant to Colorado Revised Statutes.

Parks and Recreation Fund – accounts for funds used for expenditure for parks and recreation, including the Town's golf course.

Highway 6 Devolution Fund – accounts for funds restricted in use for expenditure for maintenance of 5.7 miles of Highway 6 located within the Town's limits.

American Rescue Fund – accounts for American Rescue Plan-Covid Relief emergency funding restricted in use for expenditure of infrastructure capital improvements.

Proprietary Funds – The enterprise funds use the same basis of accounting as business-type activities; therefore, these statements are essentially the same. These funds are established to account for operations that are financed and operated in a manner similar to private enterprise, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The proprietary (enterprise) funds include the following:

Water Fund – accounts for activities related to water services to the citizens of the Town.

Sewer Fund – accounts for activities related to the sewage treatment facilities and collections lines.

Sanitation Fund – accounts for activities related to trash collection and disposal.

Fiduciary Funds – Fiduciary funds are used to account for assets held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, or other governmental units and funds. The fiduciary funds include the following:

Custodial Funds – The custodial fund accounts for monies maintained by the Town on behalf of the Gypsum Recreation Center Capital Committee. The committee is made up of members from the Town of Gypsum and the Mountain Recreation District, but is fiscally independent of these two governmental entities. The monies are used for ongoing capital maintenance and improvement of the Gypsum Recreation Center as approved by the committee. Since the resources are not available to support the Town's own programs these are not reflected in the governmental activities financial statements.

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE

The perspective of the statement of net position is of the Town as a whole. Following is a summary of the Town's net position for the current and prior fiscal year.

<i>(In Thousands)</i>	Governmental Activities		Business-Type Activities		Total	
	Restated				Restated	
	2023	2022	2023	2022	2023	2022
<u>ASSETS:</u>						
Current and Other Assets	\$ 23,621	\$ 23,648	\$ 18,515	\$ 15,222	\$ 42,136	\$ 38,870
Other Non-Current Assets	248	348	149	156	397	504
Restricted Cash	11,505	11,362	17	17	11,522	11,379
Capital Assets, Net	47,986	45,283	48,519	48,700	96,505	93,983
ROU Assets, Net	275	221	-	-	275	221
Total Assets	83,635	80,862	67,200	64,095	150,835	144,957
<u>LIABILITIES:</u>						
Current & Other Liabilities	2,222	2,726	3,035	3,376	5,257	6,102
Long-term Liabilities	1,325	1,563	2,131	2,322	3,456	3,885
Total Liabilities	3,547	4,289	5,166	5,698	8,713	9,987
<u>DEFERRED INFLOWS OF RESOURCES:</u>						
Property Taxes	1,058	957	-	-	1,058	957
Related to Leases	329	444	-	-	329	444
Total Deferred Inflows	1,387	1,401	-	-	1,387	1,401
<u>NET POSITION:</u>						
Invested in Capital Assets, Net of Related Debt	46,865	43,979	31,525	46,274	78,390	90,253
Restricted	12,080	11,748	17	17	12,097	11,765
Unrestricted	19,756	19,445	30,492	12,106	50,248	31,551
Total Net Position	\$ 78,701	\$ 75,172	\$ 61,964	\$ 58,397	\$140,735	\$133,569

As indicated earlier, net position may serve over time as a useful indicator of the Town's financial health. The Town's *overall* assets exceeded its liabilities and deferred inflows by \$141 million at December 31, 2023.

By far the largest portion of the Town's Net Position (55%) reflects its net investment of \$78 million in capital assets less the related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to the public; consequently, these assets are not available for future spending. Although the Town's investment in its 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.

An additional portion of the Town's Net Position, \$12 million (9%) represents resources that are subject to restrictions as to how they may be used; this includes statutorily required TABOR emergency reserves and monies restricted for capital improvements, community enhancement and conservation trust purposes.

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE -- CONTINUED

The statement of activities reflects the cost of program services and the charges for services and sales, grants, and contributions offsetting those services. The following detail reflects the total cost of services supported by program revenues and general property taxes, unrestricted state entitlements, and other general revenues, resulting in the overall change in net assets for the fiscal year 2023:

<i>(In Thousands)</i>	Governmental Activities		Business-Type Activities		Total	
	Restated				Restated	
	2023	2022	2023	2022	2023	2022
<u>REVENUES:</u>						
Program Revenues:						
Charges for Services/Sales	\$ 2,813	\$ 2,944	\$ 4,531	\$ 3,151	\$ 7,344	\$ 6,095
Operating Grants & Contrib.	445	491	-	-	445	491
Capital Grants & Contrib.	<u>1,074</u>	<u>869</u>	<u>1,673</u>	<u>1,807</u>	<u>2,747</u>	<u>2,676</u>
Total Program Revenues	<u>4,332</u>	<u>4,304</u>	<u>6,204</u>	<u>4,958</u>	<u>10,536</u>	<u>9,262</u>
General Revenues and Transfers:						
Taxes	12,766	13,116	605	-	13,371	13,116
Intergovernmental Revenue	883	848	-	-	883	848
Interest/Investment Earnings	1,632	433	773	181	2,405	614
Proceeds ROU Assets	179	24	-	-	179	24
Gain on Asset Disposal	-	59	-	30	-	89
Transfers	<u>(450)</u>	<u>(112)</u>	<u>450</u>	<u>112</u>	<u>-</u>	<u>-</u>
Total General Revenues and Transfers	<u>15,010</u>	<u>14,368</u>	<u>1,828</u>	<u>323</u>	<u>16,838</u>	<u>14,691</u>
Total Revenues	<u>19,342</u>	<u>18,672</u>	<u>8,032</u>	<u>5,281</u>	<u>27,374</u>	<u>23,953</u>
<u>PROGRAM EXPENSES:</u>						
General Government	3,500	2,592	-	-	3,500	2,592
Community Development	1,377	1,189	-	-	1,377	1,189
Public Safety	1,821	1,982	-	-	1,821	1,982
Streets & Public Works	5,339	5,335	-	-	5,339	5,335
Culture & Recreation	3,301	3,082	-	-	3,301	3,082
Economic Development	444	147	-	-	444	147
Interest - Gen'l Obligations	31	36	-	-	31	36
Water Utility	-	-	2,319	2,090	2,319	2,090
Sewer Utility	-	-	1,738	1,373	1,738	1,373
Sanitation Utility	<u>-</u>	<u>-</u>	<u>338</u>	<u>369</u>	<u>338</u>	<u>369</u>
Total Expenses	<u>15,813</u>	<u>14,363</u>	<u>4,395</u>	<u>3,832</u>	<u>20,208</u>	<u>18,195</u>
INCREASE (DECREASE)						
IN NET POSITION	<u>\$ 3,599</u>	<u>\$ 4,309</u>	<u>\$ 3,567</u>	<u>\$ 1,449</u>	<u>\$ 7,166</u>	<u>\$ 5,758</u>

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE -- CONTINUED

Governmental Activities

Revenues

The Town's governmental activities general revenues increased approximately \$642 thousand, or 4.4% from the prior year. Notable increases occurred in general property tax, sales tax collections and unrestricted interest earnings. A significant decrease occurred in real estate transfer taxes.

Expenses

Program expenses for governmental activities increased approximately \$1.45 million, or 10% from the prior fiscal year. Increases occurred in salaries and benefits, streets repairs and maintenance, golf course maintenance and overall general government administrative costs such as professional services and utilities.

As indicated above, the statement of activities reflects the cost of program services and the charges for services, grants, and contributions offsetting those services. The following table summarizes the information from the statement of activities, reflecting the total cost of program services and the remaining net cost of program services supported by taxes and other general revenues:

<i>(In Thousands)</i>	<u>Total Cost of Service</u>		<u>Net Cost of Services</u>	
	<u>2023</u>	Restated <u>2022</u>	<u>2023</u>	Restated <u>2022</u>
General Government	\$ 3,500	\$ 2,592	\$ 2,133	\$ 1,013
Community Development	1,377	1,189	1,309	1,088
Public Safety	1,821	1,982	1,712	1,905
Streets & Public Works	5,339	5,335	4,475	4,522
Culture & Recreation	3,301	3,082	1,784	1,618
Economic Development	444	147	37	(123)
Interest - General Obligation Debt	31	36	31	36
Total Expenses	<u>\$ 15,813</u>	<u>\$ 14,363</u>	<u>\$ 11,481</u>	<u>\$ 10,059</u>

The dependence on general revenues for governmental activities is essential. Approximately 73% of fiscal 2023 program services were supported through taxes and other general revenues, and 70% in 2022.

Business-Type Activities – The results of operations of the business-type activity indicate that the utility funds are generating enough revenues to be self-sustaining without assistance from the general fund:

<i>(In Thousands)</i>	<u>Fiscal Year 2023</u>	<u>Fiscal Year (Restated) 2022</u>
Operating Revenues	\$ 4,531	\$ 3,151
Capital Grants and Contributions	1,673	1,807
General Revenues	1,378	211
Total Revenues	<u>7,582</u>	<u>5,169</u>
Operating and Interest Expenses	<u>4,395</u>	<u>3,832</u>
Net Income (Loss), Before Capital Contributions	3,187	1,337
Transfer In (Out)	<u>450</u>	<u>112</u>
Change in Net Position	<u>\$ 3,637</u>	<u>\$ 1,449</u>

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN'S FUNDS

Governmental Funds

The governmental fund level financial statements focus on how services were financed in the short-term as well as what remains for future spending. The governmental fund level financial statements are reported on the modified accrual basis of accounting. At the fund level, under the modified accrual basis of accounting, depreciable assets and their related depreciation expense are not reflected as they are not a current period financial resource or use. In addition, at the fund level, inflows from operating loans are presented as a revenue item while outflows for capital outlay and debt service principal payments are presented as an expenditure item, as these items represent current period financial resources and uses.

The General Fund ending fund balance increased from \$20,412,280 to \$20,806,503 during the current fiscal year. The net increase of \$394,223 represents the excess of current period revenues (financial sources) over current period expenses (financial uses). The ending fund balance in the amount of \$20,806,503, which includes \$789,138 in reserves and \$277,761 in committed items, is the amount of net resources available for future spending. The majority of financial resources are from taxes and intergovernmental revenues from state, county and local taxes.

The Conservation Trust Fund ending fund balance decreased from \$173,728 to \$38,732 during the current fiscal year. The net decrease of \$134,996 represents the excess of current period expenditures (financial uses) over current period revenues (financial resources). The ending fund balance of \$38,732 is the amount of net resources available for future spending. The majority of financial resources are intergovernmental revenues from state lottery proceeds.

The Parks and Recreation Fund ending fund balance decreased from \$179,643 to \$45,036 during the current fiscal year. The net decrease of \$134,607 represents the excess of current period expenditures (financial uses) over current period revenues (financial resources). The ending fund balance of \$45,036 includes non-spendable items (pro shop inventory) that total \$57,026 leaving a deficit in unrestricted net resources available for future spending.

The Highway 6 Devolution Fund ending fund balance increased from \$10,739,183 to \$11,252,157. The ending fund balance of \$11,252,157 represents the amount of restricted funding to be used for future maintenance of Highway 6 infrastructure located within the Town limits.

The American Rescue Fund ending fund balance increased from \$39,765 to \$111,649. These monies are restricted for future capital infrastructure projects located within the Town.

Proprietary Funds

The proprietary fund level financial statements, as discussed above, use the same basis of accounting as business-type activities.

The Water Enterprise Fund ending net position increased \$2,183,722 from \$39,208,958 to \$41,392,680.

The Sewer Enterprise Fund ending net position increased \$1,312,538 from \$18,742,107 to \$20,054,645.

The Sanitation Enterprise Fund ending net position increased \$141,217 from \$446,067 to \$587,284.

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

Proprietary Funds - Continued

Positive changes in net position reflect that the enterprise funds are currently generating enough operating and non-operating revenues to offset current year operating and non-operating expenses, while negative changes in net assets indicate that they are not. The net assets of the enterprise activities represent the amount of net resources, including capital assets, available to provide future utility services to the general public of the Town of Gypsum. Certain net assets have been restricted for future debt service in the Water Fund \$17,209. Unrestricted net assets, those not restricted or invested in capital assets, that are available for future spending are \$22,257,512 in the Water Fund; \$7,663,981 in the Sewer Fund; and \$500,133 in the Sanitation Fund. Both the Water and Sewer Funds have increased fees to build fund balance and build cash reserves to finance large capital improvements in the near future.

GENERAL FUND BUDGETING HIGHLIGHTS

The Town's procedures in establishing the budgetary data reflected in the financial statements is summarized in *Note 1(E)* of the financial statements. Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) with the exception of the Proprietary (Enterprise) Funds. The reconciliation of the budgetary differences of the Proprietary Fund to GAAP is found in *Note 1(E)*.

The budgeting system of the Town uses a line-item based budget, which is designed to control line-item expenditures, but provide flexibility for overall budgetary management. During the course of fiscal 2023, the Town did not amend their General Fund budget.

General Fund Resources (Inflows)

The Town's General Fund budgetary revenues and other financing sources in the amount of \$16,811,334 exceeded budgetary expectations of \$15,035,519 by \$1,775,815. Notable positive variances occurred for sales and use tax collections, real estate transfer taxes, and interest income earned on cash reserves. Further detail of individual line-item revenues for the general fund can be found in the 'Supplemental Information' section following the notes to the financial statements.

General Fund Charges to Appropriations (Outflows)

The Town's General Fund budgetary expenditures and other financing uses of \$16,417,111 were \$6,462,377 less than the final appropriated fund balance of \$22,879,678. Savings occurred for streets and public works repairs and maintenance of the Town's infrastructure, culture and recreation activities and capital item expenditures being less than anticipated. Further detail of individual line-item expenditures for the general fund can be found in the 'Supplemental Information' section following the notes to the financial statements.

The Town Council and the Town's management continue to strive to budget appropriate amounts for each individual line item. This year's overall savings are indicative of the efforts to provide services in the most economical manner. This year's savings is primarily caused by capital projects being delayed. This year's savings will have a positive impact on future year's fund balance.

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2023, the Town had a total of \$97 million in capital assets, consisting of \$48 million in governmental activities and \$49 million in business-type activities. The following reflects the balances of fiscal year 2023 compared to fiscal year 2022:

<i>(In Thousands)</i>	Governmental		Business-Type		Total	
	Activities		Activities			
	2023	2022	2023	2022	2023	2022
<i>Net of Depreciation:</i>						
Land	\$ 7,659	\$ 7,610	\$ 710	\$ 214	\$ 8,369	\$ 7,824
Water Rights	-	-	13,737	13,737	13,737	13,737
Construction-in-Progress	4,333	880	443	394	4,776	1,274
Buildings	11,321	11,167	39	43	11,360	11,210
Lines, Meters, Plant	-	-	33,403	34,118	33,403	34,118
Improvements	3,278	2,077	-	0	3,278	2,077
Heavy Equipment	792	908	187	194	979	1,102
Office Equipment	3	13	-	-	3	13
Ballfields	-	-	-	-	-	-
Infrastructure	<u>20,600</u>	<u>22,628</u>	<u>-</u>	<u>-</u>	<u>20,600</u>	<u>22,628</u>
Total Capital Assets	<u>\$ 47,986</u>	<u>\$ 45,283</u>	<u>\$ 48,519</u>	<u>\$ 48,700</u>	<u>\$ 96,505</u>	<u>\$ 93,983</u>

Debt

At December 31, 2023 the Town had a total of \$3,221,701 of outstanding long-term obligations, of which \$1,117,860 is carried in governmental activities and \$2,103,841 is carried in business-type activities. Additional information regarding debt service requirements is found in *Note 4* of the financial statements.

MAJOR INITIATIVES

In 2023, the bulk of the Town's general fund capital expenditures were invested in roadway improvement projects. A roundabout was constructed at the US 6/ Schoolside Street intersection. Due to approval delays from CDOT we were only able to complete Phase 1 of a project to build a roundabout on the north ramps of the I-70 Interchange with the extension of the Trail Gulch concrete drainage culvert. Just over 3.4 miles of the of the Eagle Valley Trail were repaired and overlaid along Cooley Mesa Road, from US 6 to the Town Shop.

Gypsum was allocated \$1,853,704 from the American Rescue Plan Act of 2021 (ARPA) as a Non-Entitlement Unit of Government and received its second portion of funds, \$926,829, in 2022. These funds have been earmarked by the Town Council to be used towards the Town's forthcoming wastewater treatment plant upgrade and expansion project. The Town launched the in 2021 by retaining Dewberry Engineering to lead the engineering design. MWH Constructors was engaged to provide preconstruction services, including the performance of value engineering to determine a final price. The initial projected cost of the 60% design far exceeded the engineer's estimate, prompting a reevaluation of the design and a postponement of the anticipated project start, until 2024. In 2022 and 2023 the Town spent \$745,472 and \$739,975, respectively, and expects to spend the remaining balance of ARPA funds in 2024.

The Town made an investment of nearly \$ 1.5 million in parks in 2023. A state-of-the-art skateboard park was constructed in the Sports Complex on the Town's campus off west Cooley Mesa Road and a community dog park was completed in the Buckhorn Valley Subdivision at the south end of Buckhorn Valley Boulevard.

TOWN OF GYPSUM, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

MAJOR INITIATIVES – *Continued*

The Gypsum Creek Golf Course also received significant investment in 2023, with driving range improvements including the realignment of an irrigation channel, realignment and replacement of the netting support poles, net replacement and leveling and resodding of the driving range turf. In addition, the Town engaged Barker Rinker Seacat Architects to develop a master plan to improve golf operations and provide more recreational opportunities in and around the golf course properties. We plan to engage citizens in an effort to determine the viability of seeking a ballot measure for a tax question to fund the project.

CURRENT ISSUES, ECONOMIC CONDITION AND OUTLOOK

Since 1990 the Town's population has increased from 1,750 to approximately 9,000. Although this growth has benefited the Town's financial position, the Town continues to seek ways to improve the quality and quantity of the services provided to the citizens of the Town of Gypsum.

As the town developed the 2023 budget, several economic factors and conditions were taken into consideration. The pressures of inflation on expenditures, hiring challenges, and a potential slowdown in the economy were considered.

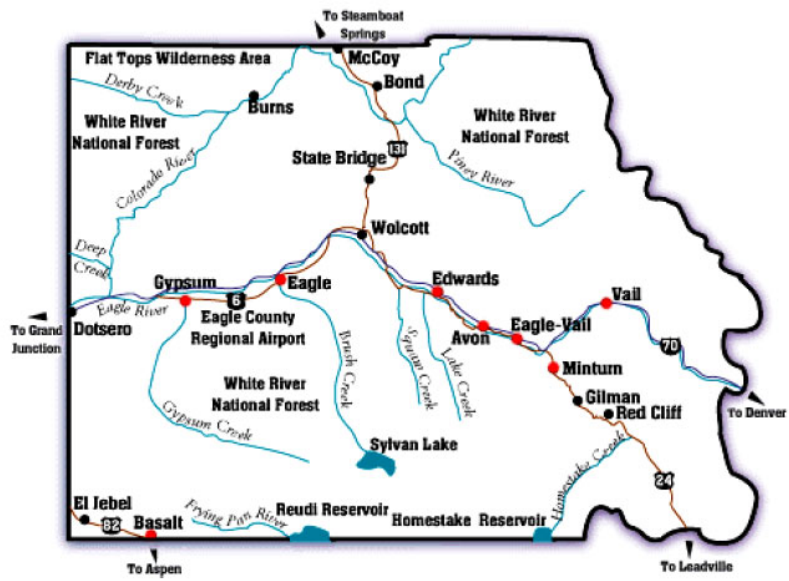
- Sales tax revenue represents 62% of total general fund revenue and is the primary source of funding for operations, maintenance, and capital projects. The town's budgeted for sales tax to approximate 2022 revenue. In 2023, sales increased from \$10,046,978 to \$10,372,518. This 3.24% increase is in line with nationwide inflation average of 3.35%.
- Capital projects including roundabouts, highway 6 improvements and a skate park were budgeted and reflect the growth of our community.
- The town is committed to culture and recreation and expanded Gypsum Daze by including carnival rides and games and expanded the Wednesday night concert series to 5 concerts.
- Water and sewer rates were increased during 2023 to prepare the Enterprise Fund for future capital projects and increasing operational expenses.
- In 2023, the Town engaged KLJ Engineering to provide consulting services to pursue grant opportunities on our behalf. We extended their contract into 2024 and their efforts have produced nearly \$2.25 million in grants to date.

The Town of will continue to closely monitor its financial position throughout 2024. Continued fiscal discipline and scrutiny of initiatives will ensure that future annual operational expenditures remain in balance with future revenues in light of overall local and national economic conditions.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have any questions regarding this report or need additional information, please contact the:

Town Gypsum, Colorado
P.O. Box 130
Gypsum, CO 81637
Phone: (970) 524-7514
Fax: (970) 524-7522
www.townofgypsum.com



GOVERNMENT - WIDE FINANCIAL STATEMENTS

TOWN OF GYPSUM, COLORADO

STATEMENT OF NET POSITION

December 31, 2023

	Governmental Activities	Business-type Activities	Totals
Current Assets:			
Cash and Investments	\$ 21,938,781	\$ 18,044,840	\$ 39,983,621
Receivables:			
Property Taxes	1,058,060	-	1,058,060
Accounts Receivable	467,889	446,218	914,107
Leases Receivable (NPV)	99,071	-	99,071
Intergovernmental	-	-	-
Other Receivables	-	24,060	24,060
Other Assets	<u>57,026</u>	<u>-</u>	<u>57,026</u>
Total Current Assets	<u>23,620,827</u>	<u>18,515,118</u>	<u>42,135,945</u>
Non-Current Assets:			
Restricted Cash Balance	11,505,027	17,209	11,522,236
Prepaid Water Purchase Lease Costs	-	149,250	149,250
Lease Receivable (NPV)	248,409	-	248,409
Capital Assets:			
Non-Depreciable	11,992,004	14,446,696	26,438,700
Depreciable, Net	35,993,622	34,072,123	70,065,745
Right-to-Use (ROU) Assets, Net	<u>275,012</u>	<u>-</u>	<u>275,012</u>
Total Non-Current Assets	<u>60,014,074</u>	<u>48,685,278</u>	<u>108,699,352</u>
TOTAL ASSETS	<u>83,634,901</u>	<u>67,200,396</u>	<u>150,835,297</u>
Liabilities:			
Accounts Payable	348,715	58,884	407,599
Accrued Interest Payable	4,524	6,151	10,675
Accrued Wages & Related Expenses	184,901	65,236	250,137
Other Liabilities	831,734	-	831,734
Unearned Revenue	368,257	2,813,712	3,181,969
Long-term Debt:			
Portion Due or Payable within One Year:			
Accrued Vacation & Sick Pay	103,450	29,491	132,941
Lease Commitments	208,516	-	208,516
Lease Purchase – 2017 COP Refinance	172,393	61,503	233,896
Portion Due or Payable after One Year:			
Accrued Vacation & Sick Pay	310,349	88,472	398,822
Lease Commitments	69,119	-	69,119
Intergovernmental Loan	-	1,917,424	1,917,424
Lease Purchase – 2017 COP Refinance	<u>945,467</u>	<u>124,914</u>	<u>1,070,381</u>
Total Liabilities	<u>3,547,425</u>	<u>5,165,787</u>	<u>8,713,212</u>
Deferred Inflow of Resources:			
From Property Taxes	1,058,060	-	1,058,060
Related to Leases	<u>328,710</u>	<u>-</u>	<u>328,710</u>
Total Deferred Inflow of Resources	<u>1,386,770</u>	<u>-</u>	<u>1,386,770</u>
Net Position			
Invested in Capital Assets, Net of Related Debt	46,865,143	31,525,584	78,390,727
Restricted for Emergencies	575,000	-	575,000
Restricted – Other (see <i>Note 1R</i>)	11,505,027	17,209	11,522,236
Unrestricted	<u>19,755,536</u>	<u>30,491,816</u>	<u>50,247,352</u>
TOTAL NET POSITION	<u>\$ 78,700,706</u>	<u>\$ 61,964,419</u>	<u>\$ 140,735,315</u>

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

TOWN OF GYPSUM, COLORADO
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended December 31, 2023

		PROGRAM REVENUES		
EXPENSES	Charges For Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	
FUNCTION/PROGRAM ACTIVITIES				
PRIMARY GOVERNMENT				
GOVERNMENTAL ACTIVITIES:				
General Government	\$ 3,499,889	\$ 627,340	\$ -	\$ 739,975
Community Development	1,376,449	66,977	-	-
Public Safety	1,821,339	109,592	-	-
Streets and Public Works	5,339,352	217,907	445,310	201,220
Culture and Recreation	3,300,708	1,384,124	-	132,342
Economic Development	444,387	406,894	-	-
Interest on General Long-term Debt	31,371	-	-	-
TOTAL GOVERNMENTAL ACTIVITIES	15,813,495	2,812,834	445,310	1,073,537
BUSINESS-TYPE ACTIVITIES:				
Water Utility	2,319,249	1,873,395	-	1,986,221
Sewer Utility	1,738,221	1,701,031	-	787,612
Sanitation Utility	337,935	461,149	-	-
TOTAL BUSINESS-TYPE ACTIVITIES	4,395,405	4,035,575	-	2,773,833
TOTAL PRIMARY GOVERNMENT	\$ 20,208,900	\$ 6,848,409	\$ 445,310	\$ 3,847,370

GENERAL REVENUES AND TRANSFERS:

Taxes:

- Property Taxes, Levied for General Purposes
- Specific Ownership Taxes, for General Purposes
- Sales and Use Tax
- Franchise Tax
- Real-Estate Transfer Tax

Grants and Entitlements Not Restricted to Specific Programs:

- Intergovernmental – County Sales Tax
- Intergovernmental – Cigarette Tax
- Miscellaneous Fees and Taxes
- Unrestricted Interest and Investment Earnings
- Transfers In (Out)
- Proceeds Issuance of Right of Use Assets

Total General Revenues and Transfers

Change in Net Position

NET POSITION – BEGINNING OF YEAR (RESTATED)

NET POSITION – END OF YEAR

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

NET (EXPENSE) REVENUE AND
CHANGES IN NET POSITION

Governmental Activities	Business-Type Activities	Total
\$ (2,132,574)	-	\$ (2,132,574)
(1,309,472)	-	(1,309,472)
(1,711,747)	-	(1,711,747)
(4,474,915)	-	(4,474,915)
(1,784,242)	-	(1,784,242)
(37,493)	-	(37,493)
(31,371)	-	(31,371)
<u>(11,481,814)</u>	-	<u>(11,481,814)</u>
-	\$ 1,540,367	1,540,367
-	750,422	750,422
-	<u>123,214</u>	<u>123,214</u>
-	<u>2,414,003</u>	<u>2,414,003</u>
<u>(11,481,814)</u>	<u>2,414,003</u>	<u>(9,067,811)</u>
1,070,216	-	1,070,216
54,868	-	54,868
9,979,777	-	9,979,777
352,047	-	352,047
1,309,148	-	1,309,148
392,741	-	392,741
490,543	-	490,543
1,320	-	1,320
1,631,531	773,284	2,404,815
(450,190)	450,190	-
<u>178,605</u>	<u>-</u>	<u>178,605</u>
<u>15,010,606</u>	<u>1,223,474</u>	<u>16,234,080</u>
3,528,792	3,567,287	7,166,269
<u>75,171,914</u>	<u>58,397,132</u>	<u>133,569,046</u>
<u>\$ 78,700,706</u>	<u>\$ 62,034,609</u>	<u>\$ 140,735,315</u>

FUND FINANCIAL STATEMENTS

TOWN OF GYPSUM, COLORADO
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2023

	General Fund	Conservation Trust Fund	Parks and Recreation Fund
<u>ASSETS:</u>			
Cash and Investments	\$ 21,659,392	\$ 38,732	\$ 13,621
Receivables – Net:			
Property Taxes	1,058,060	-	-
Accounts Receivable	467,889	-	-
Lease Receivable (NPV)	171,419	-	176,062
Other Assets	-	-	57,026
 Total Assets	 \$ 23,356,760	 \$ 38,732	 \$ 246,709
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES:</u>			
Liabilities:			
Accounts Payable	\$ 335,959	\$ -	\$ 12,756
Accrued Wages & Related Expenses	163,808	-	21,093
Unearned Revenues	-	-	-
Other Liabilities	830,308	-	1,426
 Total Liabilities	 1,330,075	 -	 35,275
 Deferred Inflows of Resources:			
Unavailable Revenues			
From Property Taxes	1,058,060	-	-
Related to Leases	162,312	-	166,398
 Total Deferred Inflows	 1,220,372	 -	 166,398
 Fund Balances:			
Nonspendable	-	-	57,026
Restricted for -			
Enhancement Fund	18,851	-	-
Conservation Trust	-	38,732	-
Emergency Reserves	575,000	-	-
Highway 6 Devolution	-	-	-
Capital Projects	195,287	-	-
Committed for -			
Wildlife Mitigation	277,761	-	-
Assigned for -			
American Rescue	-	-	-
Unassigned	19,739,414	-	(11,990)
Total Fund Balance	20,806,313	38,732	45,036
 Total Liabilities, Deferred Inflows of Resources and Fund Balances	 \$ 23,356,760	 \$ 38,732	 \$ 246,709

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

<u>Highway 6 Devolution Fund</u>	<u>American Rescue Fund</u>	<u>Total Governmental Funds</u>
\$ 11,252,157	\$ 479,906	\$ 33,443,808
-	-	1,058,060
-	-	467,889
-	-	347,481
<u>-</u>	<u>-</u>	<u>57,026</u>
<u>\$ 11,252,157</u>	<u>\$ 479,906</u>	<u>\$ 35,374,264</u>
\$ -	\$ -	\$ 348,715
-	-	184,901
-	368,257	368,257
<u>-</u>	<u>-</u>	<u>831,734</u>
<u>-</u>	<u>368,257</u>	<u>1,733,607</u>
-	-	1,058,060
<u>-</u>	<u>-</u>	<u>328,710</u>
<u>-</u>	<u>-</u>	<u>1,386,770</u>
-	-	57,026
-	-	18,851
-	-	38,732
-	-	575,000
11,252,157	-	11,252,157
-	-	195,287
-	-	277,761
-	111,649	111,649
<u>-</u>	<u>-</u>	<u>19,727,424</u>
<u>11,252,157</u>	<u>111,649</u>	<u>32,253,887</u>
<u>\$ 11,252,157</u>	<u>\$ 479,906</u>	<u>\$ 35,374,264</u>

TOWN OF GYPSUM, COLORADO
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
December 31, 2023

TOTAL GOVERNMENTAL FUND BALANCES \$ 32,253,887

Amounts reported for governmental activities on the statement of net position is different because of the following:

Capital and right-of-use assets used in governmental activities are not current financial resources and therefore, are not reported in the governmental funds.

Governmental Capital Assets	\$ 97,932,301	
Less Accumulated Depreciation	(49,946,675)	
Right-of-Use Assets	477,370	
Less Accumulated Amortization	<u>(202,358)</u>	48,260,638

Some liabilities are not due and payable in the current year and therefore, are not reported in the governmental funds:

Accrued Interest Payable	\$ (4,255)	
Accrued Compensated Absences	(413,799)	
Current Portion of Lease Commitments	(208,516)	
Current Portion of Long-term Liabilities	<u>(172,393)</u>	(799,233)

Long-term liabilities are not due and payable in the current year-end and therefore, are not reported in the governmental funds.

Lease Commitments	\$ (69,119)	
Long-term Liabilities	<u>(945,467)</u>	<u>(1,014,586)</u>

NET POSITION OF GOVERNMENTAL ACTIVITIES \$ 78,700,706

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

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

	<u>General Fund</u>	<u>Conservation Trust Fund</u>	<u>Parks and Recreation Fund</u>
<u>Revenues:</u>			
Taxes	\$ 13,650,660	\$ -	\$ -
Licenses and Permits	47,723	-	-
Intergovernmental	445,310	62,290	-
Charges for Services	129,655	-	1,384,124
Community Development	804,898	-	-
Miscellaneous	516,486	-	-
Interest Income	<u>1,037,997</u>	<u>4,585</u>	<u>4,091</u>
Total Revenues	<u>16,632,729</u>	<u>66,875</u>	<u>1,388,215</u>
<u>Expenditures:</u>			
General Government	3,175,869	-	-
Community Development	1,346,270	-	-
Public Safety	1,395,022	-	-
Streets and Public Works	5,585,026	-	-
Culture and Recreation	1,280,186	201,871	1,632,088
Economic Development	444,387	-	-
Capital Outlay	2,215,351	-	214,511
Debt Service:			
Principal	-	-	169,050
Interest	<u>-</u>	<u>-</u>	<u>32,173</u>
Total Expenditures	<u>15,442,111</u>	<u>201,871</u>	<u>2,047,822</u>
Excess Revenues Over (Under) Expenditures	1,190,618	(134,996)	(659,607)
<u>Other Financing Sources and (Uses):</u>			
Proceeds Issuance ROU Assets	178,605	-	-
Transfers from Other Funds	-	-	525,000
Transfers (to) Other Funds	<u>(975,190)</u>	<u>-</u>	<u>-</u>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	394,033	(134,996)	(134,607)
Fund Balances – Beginning (Restated)	<u>20,412,280</u>	<u>173,728</u>	<u>179,643</u>
Fund Balances – Ending	<u>\$ 20,806,313</u>	<u>\$ 38,732</u>	<u>\$ 45,036</u>

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

<u>Highway 6 Devolution Fund</u>	<u>American Rescue Fund</u>	<u>Total Governmental Funds</u>
\$ -	\$ -	\$ 13,650,660
-	-	47,723
-	739,975	1,247,575
-	-	1,513,779
-	-	804,898
-	-	516,486
<u>512,974</u>	<u>71,884</u>	<u>1,631,531</u>
<u>512,974</u>	<u>811,859</u>	<u>19,412,652</u>
-	-	3,175,869
-	-	1,346,270
-	-	1,395,022
-	-	5,585,026
-	-	3,114,145
-	-	444,387
-	739,975	3,169,837
-	-	169,050
<u>-</u>	<u>-</u>	<u>32,173</u>
<u>-</u>	<u>739,975</u>	<u>18,431,779</u>
512,974	71,884	980,873
-	-	178,605
-	-	525,000
<u>-</u>	<u>-</u>	<u>(975,190)</u>
512,974	71,884	709,288
<u>10,739,183</u>	<u>39,765</u>	<u>31,544,599</u>
<u>\$ 11,252,157</u>	<u>\$ 111,649</u>	<u>\$ 32,253,887</u>

TOWN OF GYPSUM, COLORADO
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the year ended December 31, 2023

NET CHANGE IN FUND BALANCES – TOTAL GOVERNMENTAL FUNDS \$ 709,288

Amounts reported for governmental activities on the Statement of Activities are different because of the following:

Governmental Funds report capital outlays as expenditures and contributed infrastructure is not recorded; however, on the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount by which fixed asset additions exceeded depreciation.

Capital Outlay	\$	5,774,259	
Developer Contributions		201,220	
Depreciation		<u>(3,272,724)</u>	2,702,755

Governmental funds report lease activity as expenditures; however, on the Statement of Activities the right-of-use assets are recognized at net present value and the related lease commitments are recognized over the term of the leases, with applicable adjustments to lease expense. This is the change in the net present value (NPV).

ROU SBITA Additions	\$	137,339	
ROU SBITA NPV Adj.		(44,851)	
ROU Lease Assets NPV Adj.		(39,377)	
ROU Lease SBITA Additions		(132,439)	
ROU SBITA Commitments Repay		47,244	
ROU Lease Commitments Repay		<u>36,413</u>	(4,329)

Proceeds from the issuance of long-term debt provide current financial resources to governmental funds, but issuing long-term debt increases long-term liabilities in the Statement of Net Position. Repayment of principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position. 169,050

Compensated absences not payable from current resources are not reported as expenditures of the current year. In the Statement of Activities, these costs represent expenses of the current year. This is the amount total accrued leave increased this year. (57,432)

Interest expense is recognized as an expenditure in the governmental funds when due, and this requires the use of current financial resources; however, in the Statement of Activities interest expense is recognized as the interest accrues regardless of when due. This is the amount by which accrued interest decreased. 802

CHANGES IN NET POSITION OF GOVERNMENTAL ACTIVITIES \$ 3,528,792

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

TOWN OF GYPSUM, COLORADO
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2023

	Business-Type Activities			Total
	Enterprise Funds			
	Water Fund	Sewer Fund	Sanitation Fund	
<u>ASSETS AND DEFERRED</u>				
<u>OUTFLOWS OF RESOURCES:</u>				
Current Assets:				
Cash and Investments	\$ 10,094,100	\$ 7,475,881	\$ 474,859	\$ 18,044,840
Receivables – Net				
Accounts Receivable	223,313	176,769	46,136	446,218
Other Receivables	24,060	-	-	24,060
Total Current Assets	<u>10,341,473</u>	<u>7,652,650</u>	<u>520,995</u>	<u>18,515,118</u>
Non-Current Assets:				
Restricted Cash Balances	17,209	-	-	17,209
Prepaid Water Lease Costs	149,250	-	-	149,250
Capital Assets, Net of				
Non-Depreciable	14,318,703	570,691	-	14,889,394
Depreciable, Net	<u>21,221,800</u>	<u>12,320,474</u>	<u>87,151</u>	<u>33,629,425</u>
Total Non-Current Assets	<u>35,706,962</u>	<u>12,891,165</u>	<u>87,151</u>	<u>48,685,278</u>
 Total Assets	 <u>\$ 46,048,435</u>	 <u>\$ 20,543,815</u>	 <u>\$ 608,146</u>	 <u>\$ 67,200,396</u>
<u>LIABILITIES, DEFERRED INFLOWS</u>				
<u>OF RESOURCES AND NET POSITION:</u>				
Current Liabilities:				
Accounts Payable	\$ 37,909	\$ 13,164	\$ 7,811	\$ 58,884
Accrued Interest	6,151	-	-	6,151
Accrued Wages and Related Expenses	35,539	25,074	4,623	65,236
Accrued Vacation and Sick Pay	15,638	11,746	2,107	29,491
Unearned Revenue	2,409,764	403,948	-	2,813,712
Current Maturities of Long-term Debt - Net	<u>61,503</u>	<u>-</u>	<u>-</u>	<u>61,503</u>
Total Current Liabilities	<u>2,566,504</u>	<u>453,932</u>	<u>14,541</u>	<u>3,034,977</u>
Non-Current Liabilities:				
Accrued Vacation and Sick Pay	46,913	35,238	6,321	88,472
Lease Purchase – 2017 COP Refinance	124,914	-	-	124,914
Intergovernmental Loan	<u>1,917,424</u>	<u>-</u>	<u>-</u>	<u>1,917,424</u>
Total Non-Current Liabilities	<u>2,089,251</u>	<u>35,238</u>	<u>6,321</u>	<u>2,130,810</u>
 Total Liabilities	 <u>4,655,755</u>	 <u>489,170</u>	 <u>20,862</u>	 <u>5,165,787</u>
Net Position:				
Invested in Capital Assets, Net of Related Debt	19,117,959	12,320,474	87,151	31,525,584
Restricted for Debt Service	17,209	-	-	17,209
Unrestricted	<u>22,257,512</u>	<u>7,734,171</u>	<u>500,133</u>	<u>30,491,816</u>
Total Net Position	<u>41,392,680</u>	<u>20,054,645</u>	<u>587,284</u>	<u>62,034,609</u>
 Total Liabilities, Deferred Inflows of Resources and Net Position	 <u>\$ 46,048,435</u>	 <u>\$ 20,543,815</u>	 <u>\$ 608,146</u>	 <u>\$ 67,200,396</u>

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

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

	Business-Type Activities Enterprise Funds			Total
	Water Fund	Sewer Fund	Sanitation Fund	
<u>OPERATING REVENUES:</u>				
Service Fees	\$ 1,661,433	\$ 1,701,031	\$ 461,149	\$ 3,823,613
Other Operating Revenues	<u>211,962</u>	<u>-</u>	<u>-</u>	<u>211,962</u>
Total Operating Revenues	<u>1,873,395</u>	<u>1,701,031</u>	<u>461,149</u>	<u>4,035,575</u>
<u>OPERATING EXPENSES:</u>				
System Operations:				
Salaries	505,443	345,906	26,074	877,423
Payroll Taxes	38,908	24,780	2,527	66,215
Employee Benefits	150,980	97,258	14,697	262,935
Utilities	44,436	20,660	-	65,096
Operating Supplies	251,332	4,759	6,808	262,899
Non-Capitalized Outlay/Repairs	56,482	9,264	-	65,746
Operations and Maintenance	211,189	486,044	72,303	769,536
System Component Upgrades	63,664	-	-	63,664
Water Purchase	39,249	-	-	39,249
Landfill Fees	-	-	79,384	79,384
Eagle River Monitoring	9,000	-	-	9,000
Depreciation	522,535	402,364	58,101	983,000
Miscellaneous	<u>19,631</u>	<u>535</u>	<u>-</u>	<u>20,166</u>
Total System Operations	<u>1,912,849</u>	<u>1,391,570</u>	<u>259,894</u>	<u>3,564,313</u>
Administration:				
Salaries	92,802	106,002	45,452	244,256
Payroll Taxes	6,903	7,863	3,423	18,189
Employee Benefits	27,245	30,913	14,303	72,461
Office and Billing	15,107	15,107	14,863	45,077
Dues and Permits	865	-	-	865
Professional Services	140,981	37,760	-	178,741
Miscellaneous	<u>14,684</u>	<u>149,006</u>	<u>-</u>	<u>163,690</u>
Total Administration	<u>298,587</u>	<u>346,651</u>	<u>78,041</u>	<u>723,279</u>
Total Operating Expenses	<u>2,211,436</u>	<u>1,738,221</u>	<u>337,935</u>	<u>4,287,592</u>
Operating Income (Loss)	<u>(338,041)</u>	<u>(37,190)</u>	<u>123,214</u>	<u>(252,017)</u>
<u>NON-OPERATING REVENUES (EXPENSES):</u>				
Tap Fees	478,278	712,607	-	1,190,885
Developer Contributions	1,195,137	75,005	-	1,270,142
Dedication Fees	312,806	-	-	312,806
Interest Income	438,355	316,926	18,003	773,284
Interest Expense	<u>(107,813)</u>	<u>-</u>	<u>-</u>	<u>(107,813)</u>
Total Non-Operating Revenues (Expenses)	<u>2,316,763</u>	<u>1,104,538</u>	<u>18,003</u>	<u>3,439,304</u>
Income (Loss) Before Contributions & Transfers	1,978,722	1,067,348	141,217	3,187,287
Transfers In (Out)	<u>205,000</u>	<u>245,190</u>	<u>-</u>	<u>450,190</u>
Change in Net Position	2,183,722	1,312,538	141,217	3,637,477
Net Position – Beginning	<u>39,208,958</u>	<u>18,742,107</u>	<u>446,067</u>	<u>58,397,132</u>
Net Position – Ending	<u>\$ 41,392,680</u>	<u>\$20,054,645</u>	<u>\$ 587,284</u>	<u>\$ 62,034,609</u>

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

TOWN OF GYPSUM, COLORADO
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2023

	Business-Type Activities Enterprise Funds			Total
	Water Fund	Sewer Fund	Sanitation Fund	
<u>CASH FLOWS FROM OPERATING ACTIVITIES:</u>				
Cash Received from Customers	\$ 1,881,188	\$ 1,646,013	\$ 459,300	\$ 3,986,501
Cash Payments for Goods and Services	(1,204,185)	(1,157,225)	(209,596)	(2,571,006)
Cash Payments to Employees	(571,666)	(425,936)	(76,581)	(1,074,183)
Net Cash Provided (Used) by Operating Activities	<u>105,337</u>	<u>62,852</u>	<u>173,123</u>	<u>341,312</u>
<u>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:</u>				
Tap Fees	504,678	748,807	-	1,253,485
Additions to Property, Plant & Equipment	422,425	(123,558)	-	(801,816)
Developer Contributions	94,454	75,005	-	169,459
Water Dedication Fees	388,306	-	-	388,306
Transfers In (Out)	205,000	245,190	-	380,000
Principal (Paid) on Long-term Debt	(322,266)	-	-	(322,266)
Interest (Paid) on Long-term Debt	(107,996)	-	-	(107,996)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>1,184,601</u>	<u>945,444</u>	<u>-</u>	<u>2,130,045</u>
<u>CASH FLOWS FROM INVESTING ACTIVITIES:</u>				
Interest	438,355	316,926	18,003	773,284
Net Cash Provided (Used) by Investing Activities	<u>438,355</u>	<u>316,926</u>	<u>18,003</u>	<u>773,284</u>
Net Increase (Decrease) in Cash and Cash Equivalents	1,728,293	1,325,222	191,126	3,244,641
Cash at Beginning of Year	<u>8,383,016</u>	<u>6,150,659</u>	<u>283,733</u>	<u>14,817,408</u>
Cash at End of Year	<u>\$ 10,111,309</u>	<u>\$ 7,475,881</u>	<u>\$ 474,859</u>	<u>\$ 18,062,049</u>
<u>RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES:</u>				
Operating Income (Loss)	\$ (338,041)	\$ (37,190)	\$ 123,214	\$ (252,017)
Non-Cash Expenses Included in Operating Income –				
Depreciation & Amortization	522,535	402,364	58,101	983,000
Other Deferred Cost Recognition	7,400	-	-	7,400
Change in Assets and Liabilities –				
Decrease (Increase) Receivables	7,793	(55,018)	(1,849)	(49,074)
Increase (Decrease) in Accounts Payable	(120,929)	(273,276)	(1,288)	(395,493)
Increase (Decrease) in Accrued Liabilities	26,579	25,972	(5,055)	47,496
Net Cash Provided (Used) by Operating Activities	<u>\$ 105,337</u>	<u>\$ 62,852</u>	<u>\$ 173,123</u>	<u>\$ 341,312</u>
NON-CASH FINANCING ACTIVITY:				
Infrastructure Dedications Accepted	<u>\$ 94,454</u>	<u>\$ 75,005</u>	<u>\$ -</u>	<u>\$ 169,459</u>

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

TOWN OF GYPSUM, COLORADO
STATEMENT OF FIDUCIARY NET POSITION
CUSTODIAL FUNDS
For the Year Ended December 31, 2023

CUSTODIAL FUNDS

Gypsum
Recreation
Center Capital
Committee

ASSETS:

Cash	\$	152,889
		<hr style="width: 100%;"/>
Total Assets	\$	152,889
		<hr style="width: 100%;"/>

LIABILITIES :

Accounts Payable	\$	-
		<hr style="width: 100%;"/>
Total Liabilities		-
		<hr style="width: 100%;"/>

NET POSITION:

Held in Trust for:		
Capital Repairs & Maintenance		152,889
		<hr style="width: 100%;"/>
Total Net Position	\$	152,889
		<hr style="width: 100%;"/>

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

TOWN OF GYPSUM, COLORADO
STATEMENT OF CHANGES IN FIDUCIARY NET POSITION
CUSTODIAL FUND – GYPSUM RECREATION CENTER CAPITAL COMMITTEE
For the Year Ended December 31, 2023

Gypsum Recreation Center Capital Committee

	<u>Actual</u>
<u>ADDITIONS:</u>	
Contributions from Town of Gypsum	\$ 50,000
Contributions from Mountain Recreation District	50,000
Interest Income	119
Total Additions	100,119
<u>DEDUCTIONS:</u>	
Capital Repairs & Maintenance	200,846
Total Deductions	200,846
Change in Net Position	(100,727)
Net Position - Beginning	253,616
Net Position - Ending	\$ 152,889

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

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Gypsum are prepared in accordance with generally accepted accounting principles (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Significant accounting policies of the Town of Gypsum are described below.

A. Financial Reporting Entity

The Town of Gypsum was organized in 1911, under provisions of the Colorado State Statutes. The provisions of its home rule charter that was adopted in 1982 currently govern the Town. The Town operates under a Council-Mayoral form of government whereby the elected Mayor and Town Council are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes to govern the Town.

The Governmental Accounting Standards Board (GASB) has specified the criteria to be used in defining a governmental entity for financial reporting purposes. The reporting entity consists of (a) the primary government; i.e., the Town, and (b) organizations for which the Town is financially accountable. The Town is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the Town. Consideration is also given to other organizations that are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the Town. Organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria discussed above, the Town is not financially accountable for any other entity and, therefore, the Town's financial statements do not include any component units, nor do they exclude any potential component units requiring inclusion in the Town's reporting entity, nor is the Town a component unit of any other government. The Town's financial statements include the accounts of all Town operations.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

B. Basis of Presentation

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

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities display information about the Town as a whole. These statements include the financial activities of the overall primary government, excluding fiduciary funds.

The statement of net position presents the financial condition of the governmental activities of the Town at fiscal year-end. The statement of activities presents a comparison between direct expenses and program revenues for each program or function of the Town's governmental activities.

In the statement of activities, direct expenses are those that are specifically associated with a service, program or department and, therefore, clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenues are presented as general revenues of the Town, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each governmental function is self-financing or draws from general revenues of the Town. The government-wide focus is on the sustainability of the Town as an entity and the change in the Town's net position resulting from current year operations.

FUND FINANCIAL STATEMENTS

During the fiscal year, the Town segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance by segregating transactions related to certain governmental functions or activities. Fund financial statements are designed to present financial information of the Town at this more detailed level. The focus of governmental fund financial statements is on major funds. Each major fund is presented in a separate column. Non-major funds, if applicable, are aggregated and presented in a single column. Enterprise and fiduciary funds are reported by type.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Fund Accounting

Governmental accounting systems are organized and operated on a fund basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. The Town's funds are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations or limitations based upon the purposes for which they are to be spent and by means by which spending activities are controlled. The various funds of the Town are outlined in the following paragraphs.

GOVERNMENTAL FUNDS

General Fund – The General Fund is the general operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund balance is available to the Town for any purpose provided it is expended or transferred according to general statutory laws.

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of special revenue sources that are restricted or committed for purposes other than debt service or capital projects.

Conservation Trust Fund is a special revenue fund used to account for revenue from the Colorado Lottery restricted for use in parks and recreation acquisition, development and maintenance pursuant to Colorado Revised Statutes.

Parks and Recreation Fund is a special revenue fund used to account for funds to be expended the operations of the Town's golf course.

Highway 6 Devolution Fund is a special revenue fund used to account for funds to be expended on maintenance of 5.7 miles of Highway 6 located within the Town's limits.

American Rescue Fund is a special revenue fund used to account for emergency funding to be expended on capital infrastructure projects.

PROPRIETARY FUNDS

Enterprise Funds – The Water Fund, Sewer Fund and Sanitation Fund are used to account for operations that are financed and operated in a manner similar to private business enterprises – 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.

FIDUCIARY FUNDS

Custodial Funds – Custodial funds are used to account for assets held by a governmental unit in a trustee capacity or as an agent for individuals, private organizations, and other governmental units and funds. The Town's custodial fund consists of the Gypsum Recreation Center Capital Committee.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

D. Measurement Focus and Basis of Accounting

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements are prepared using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town receives value without directly giving equal value in return, consist of property taxes, other taxes and fines and penalties. All assets and all liabilities associated with the operation of the Town are included on the statement of net position.

FUND FINANCIAL STATEMENTS

All governmental funds are accounted for using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under this method, only current assets and current liabilities are generally included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reflect 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 government-wide and governmental fund statements. Under this method, revenues are recognized when measurable and available. The Town considers all revenues available if they are collected within 60 days after year-end. Those revenues susceptible to accrual are property taxes, sales taxes, highway user taxes, and reimbursements from developers for professional fees.

Taxpayer-assessed local property and specific ownership taxes are considered “measurable” when in the hands of intermediary collecting governments and are recognized as revenue at that time. Expenditures are recorded when the related fund liability is incurred, except for outstanding general long-term liabilities which are reported as expenditures when paid.

Like the government-wide financial statements, the enterprise fund is accounted for using an economic resources measurement focus and accrual basis of accounting. This basis of accounting and measurement focus emphasizes the measurement of net income similar to the approach used by commercial enterprises, and revenues are recorded when earned and expenses are recorded when incurred. All assets and all liabilities associated with the operation of this fund are included on the statement of net position. The statement of changes in revenues, expenses, and changes in net position, presents increases (e.g., revenues) and decreases (e.g., expenses) in total net position. The statement of cash flows reflects how the Town finances and meets the cash flow needs of its enterprise fund.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budgets and Budgetary Accounting

The Town annually adopts budgets for all funds as required by its Home Rule Municipal Charter. This formal budgetary integration is employed as a management control device during the year for all funds. As required by the Home Rule Charter and Colorado Statutes, the Town follows this timetable in approving and enacting a budget for the ensuing year:

- 1) Prior to August 25, the County Assessor sends the Town the preliminary certified assessed valuation of all taxable property within the Town's boundaries.
- 2) The Mayor, or other qualified persons appointed by the Council, submits to the Council, on or before October 15, a recommended budget which details the necessary property taxes needed along with other available revenues to meet the Town's operating requirements. The Town Manager is to submit to the Council a long-range capital program two weeks before the submission of the recommended budget.
- 3) The Council holds a public hearing on the proposed budget and capital program no later than 45 days prior to the close of the fiscal year.
- 4) Prior to December 10, the County Assessor sends the Town the final certified assessed valuation of all taxable property within the Town's boundaries.
- 5) Prior to December 15, the Town Council computes and certifies to the County Commissioners a rate of levy that will derive the necessary property taxes as computed in the proposed budget.
- 6) After the required public hearing, the Town Council adopts the proposed budget, by ordinance, prior to December 15. The ordinance adopting the budget also legally appropriates expenditures for the upcoming year.
- 7) After adoption of the budget ordinance, the Town may make, by ordinance, the following changes: (a) supplemental appropriations of revenues to the extent of revenues in excess of the estimated budget; (b) emergency appropriations; and (c) reduction of appropriations for which originally estimated revenues are insufficient. At any time during the year, the Town Council may, by resolution, transfer part or all of any unexpended funds from one department or office to another.
- 8) Expenditures may not legally exceed appropriations at the fund level. Board approval is required for changes in the total budget of any fund. Budget amounts included in the financial statements are based on the final, legally amended budget.
- 9) Budget appropriations lapse at the end of each year.

The Town legally adopted annual budgets for all of the Town's funds for 2023.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budgets and Budgetary Accounting (continued)

During the year the Town's budgeted appropriations were as follows:

	Original
General Fund	\$ 22,879,678
Conservation Trust Fund	201,871
Parks and Recreation Fund	2,243,653
Water Fund	6,164,098
Sewer Fund	23,136,892
Sanitation Fund	617,059
Highway 6 Devolution Fund	-
American Rescue Fund	745,000

(The Town does not adopt a budget for the Gypsum Recreation Center Capital Committee Custodial Fund)

The budgets for the Governmental Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The budgets for the Enterprise Funds are adopted on a Non-GAAP basis and are reconciled from GAAP basis to budgetary basis as follows:

	Budget	Actual	Variance Positive (Negative)
<u>Water Fund</u>			
Revenues:			
GAAP Operating Revenues	\$ 1,390,000	\$ 1,873,395	\$ 483,395
GAAP Non-Operating Revenues	1,484,400	2,424,576	940,176
Less Developer Contributions	-	(94,454)	(94,454)
Transfer In (Out)	-	205,000	205,000
Total Budgetary Based Revenues	\$ 2,874,400	\$ 4,408,517	\$ 1,534,117
Expenses			
GAAP Operating Expenses	\$ 4,011,136	\$ 2,211,436	\$ 1,799,700
GAAP Non-Operating Expenses	71,612	107,813	(36,201)
Capital Outlay	1,887,736	583,804	1,303,932
Debt Retirement	193,614	322,266	(128,652)
Accrued Interest	-	184	(184)
Amortization of Prepaid Water Lease	-	(7,400)	7,400
Depreciation	-	(522,535)	522,535
Total Budgetary Based Expenses	\$ 6,164,098	\$ 2,695,568	\$ 3,468,530

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

E. Budgets and Budgetary Accounting (continued)

	Budget	Actual	Variance Positive (Negative)
<u>Sewer Fund</u>			
Revenues:			
GAAP Operating Revenues	\$ 1,746,300	\$ 1,701,031	\$ (45,269)
GAAP Non-Operating Revenues	712,216	1,104,538	392,322
Less Developer Contributions	-	(75,005)	(75,005)
Debt Proceeds	20,000,000	-	(20,000,000)
Transfer In(Out)	245,190	245,190	-
Total Budgetary Based Revenues	\$ 22,703,706	\$ 2,975,754	\$ (19,727,952)
Expenses:			
GAAP Operating Expenses	\$ 1,404,037	\$ 1,738,221	\$ (334,184)
Capital Outlay	21,732,855	48,553	21,684,302
Depreciation	-	(402,364)	402,364
Total Budgetary Based Expenses	\$ 23,136,892	\$ 1,384,410	\$ 21,752,482
<u>Sanitation Fund</u>			
Revenues:			
GAAP Operating Revenues	\$ 476,000	\$ 461,149	\$ (14,851)
GAAP Non-Operating Revenues	3,000	18,003	15,003
Total Budgetary Based Revenues	\$ 479,000	\$ 479,152	\$ 152
Expenses:			
GAAP Operating Expenses	\$ 362,059	\$ 337,935	\$ 24,124
Capital Outlay	255,000	-	255,000
Depreciation and Amortization	-	(58,101)	58,101
Total Budgetary Based Expenses	\$ 617,059	\$ 279,834	\$ 337,225

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Cash and Investments

The Town’s policy in determining which items are treated as cash equivalents on the statement of cash flows in the Proprietary Funds include all cash, demand deposits, treasury bills and other short-term, highly liquid investments (including restricted assets) that are readily convertible to cash and have original maturities of three months or less.

Investments are reported at fair value which is determined using selected bases. Short-term investments are reported at cost which approximates fair value. Securities traded on a national or international exchange are valued at the last quoted market price. Cash deposits are reported at carrying amounts which reasonably estimates fair value. *(See other required disclosures for cash and investments in Note 2.)*

G. Inventories

The inventory in the Parks and Recreation Fund consists of retail items and is valued at cost, using the First in First out (FIFO) method. The cost of inventories are recorded as expenditures when sold.

H. Capital and Right-of-Use Assets - Depreciation and Amortization

Capital assets purchased or acquired with an original cost in excess of the capitalization threshold of \$10,000 set by the Town are reported at historical or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Building	40 years
Water plant and lines	60 years
Sewer plant and lines	50 years
Water and sewer equipment	5 years
Trash trucks and equipment	5-10 years
Office Equipment	5-10 Years

The Town also reports leased assets at the Net Present Value of future payments and amortizes leased assets over the lesser of the lease term or the useful life.

On the government-wide statement of activities, governmental funds depreciation expense is included in the various expenses of functions or programs on capital assets that can be specifically identified with a function and for “shared” capital assets generally used by only a few functions that can be specifically identified to those functions. Depreciation expense for capital assets that essentially serve all functions are reported as a separate line in the statement of activities as unallocated depreciation, if applicable.

I. Customer Accounts Receivable

The Town considers customer accounts receivable for water, sewer and trash removal service fees to be fully collectible. The Town is empowered to place a lien on real property in the case of nonpayment. Accordingly, no allowance for doubtful accounts is considered necessary.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- J. Property Taxes Receivable and Deferred Inflows
Property taxes in the State of Colorado are assessed in one year as a lien on the property, but not collected by the governmental units until the subsequent year. In accordance with generally accepted accounting principles, the assessed but uncollected property taxes have been recorded in the accompanying financial statements as a receivable and as deferred inflow of resources. Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2022 were collected in 2023 and taxes certified in 2023 will be collected in 2024. Taxes to be collected are due on January 1st in the year of collection; however, they may be paid in either one installment (no later than April 30th) or two equal installments (no later than February 28th and June 15th) without interest or penalty. Taxes that are not paid within the prescribed time bear interest at the rate of one percent (1%) per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16th.
- The Town also reports long-term lease revenue as a deferred inflow, revenue is recognized as an inflow of resources in the period that the amount becomes available and earned.
- K. Prepaid Expenses
Payments that reflect costs applicable to future accounting periods are recorded as prepaid items in both government-wide and fund financial statements.
- L. Proprietary Funds – Unearned Revenue
Unearned revenue in the Water Fund arises from prepaid tap and water dedication fees for which the requirements for revenue recognition have not been met.
- M. Proprietary Funds – Operating Revenues and Expenses
Operating revenues are those revenues that are generated directly from the primary activity of the enterprise funds. For the Town, these revenues are charges for utility services. Operating expenses are necessary costs incurred to provide the service that is the primary activity of the enterprise funds.
- N. Proprietary Funds – Contributed Capital
Grants and contributions in the enterprise funds which may be used for either operations or capital expenditures at the discretion of the Town are recognized as non-operating revenues. If expenditure of funds is the prime factor for determining eligibility for contributed funds, revenue or contributed capital is recognized at the time of making the expenditure.
- O. Compensated Absences
The Town's policy is to permit employees to accumulate 320 hours of earned but unused vacation and sick leave which will be paid upon separation from Town service, with vacation paid at 100% for all employees and sick leave paid at 50% for employees who have attained five years of service with a maximum payout of 160 hours. The Town has accrued a liability for sick and vacation pay that has been earned but not taken by Town employees. For governmental funds the liability for compensated absences is in the Statement of Net Position but not in the Fund Statements since it is anticipated that none of the liability will be liquidated with expendable available financial resources. The liability for compensated absences has been accrued in the proprietary funds.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. Leases

Lessee - The Town is lessee for noncancellable leases of golf carts. The Town recognizes a lease liability and an intangible right-to-use lease asset in the government-wide financial statements.

At the commencement of a lease, the Town 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. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the Town determines the following:

Discount Rate: The Town uses the interest rate charged by the lessor as the discount rate to discount the expected lease payments to present value. When the interest rate charged by the lessor is not provided, the Town uses the daily United States Treasury Yield Rate.

Lease Term: The lease term includes the noncancellable period of the lease and extended term(s) that the Town is reasonably certain to exercise.

Lease Payments: Lease payments included in the measurement of the lease liability are composed of fixed increasing payments, and purchase option price that the Town is reasonably certain to exercise.

The Town monitors changes in circumstances that would require a remeasurement of its leases and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the Statement of Net Position

Lessor - The Town is lessor for noncancellable leases of land and buildings. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

P. Leases (continued)

Key estimates and judgments include how the Town determines the following:

Discount Rate: The Town uses the daily United States Treasury Yield Rate as the discount rate to discount the expected lease receipts to present value.

Lease Term: The lease term includes the noncancellable period of the lease and extended term(s) that the Town is reasonably certain the lessee will exercise.

Lease Receipts: Lease receipts included in the measurement of the lease receivable are composed of fixed and increasing payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

Q. Inter-fund Transactions

Transfers between governmental and business-type activities on the government-wide statements are reported in the same manner as general revenues. Exchange transactions between funds are reported as revenues in the fund providing services and as expenditures/expenses in the fund receiving services. Flows of cash or goods from one fund to another without a requirement for repayment are reported as inter-fund transfers. Inter-fund transfers are reported as other financing sources/uses in the governmental funds and are non-operating revenues/expenses in the enterprise fund. Transfers among funds are provided for as part of the budget process. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements.

R. Internal Balances

During the year, the Town may have transactions between funds to finance operations and provide services and to allocate combined cash balances. To the extent that certain transactions or budget transfers between funds have not been paid or received as of year-end, balances of inter-fund amount receivable or payable are recorded. All inter-fund balances that exist within governmental activities are eliminated on the government-wide statement of net position.

S. Net Position and Fund Balances

In the government-wide financial statements, net position is classified as follows:

Invested in Capital Assets, Net of Related Debt – this category groups all capital assets into one component. Accumulated depreciation and the outstanding debt balances that are attributable to (already invested in) the acquisition, construction or improvement of these assets reduce this category.

Restricted – assets are reported as *restricted* when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either imposed by creditors, contributors, grantors, laws of other governments, or imposed by various enabling legislation.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

S. Net Position and Fund Balances - continued

Unrestricted – represents the amount which is not restricted for any purpose. It is the Town's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available.

In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable – amounts that cannot be spent because they are either in non-spendable form such as inventory and prepaid expenses, or legally or contractually required to be maintained intact such as the corpus of permanently restricted funds to be retained in perpetuity. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale, when applicable.

Restricted – when constraints are placed on the use of resources either (a) externally imposed by creditors or (b) imposed by law through constitutional provisions or enabling legislation.

Enhancement Fund – Amounts on deposit received from Holy Cross Energy, *restricted* for use in beautification projects, energy conservation projects, equipment and technology upgrades for schools, scholarship funds, acquisition of open space and/or park land and development thereof, sponsorship of special community events and grounding of overhead electric and other utility lines. At December 31, 2023 a total of \$18,851 was restricted in the General Fund for this purpose.

Conservation Trust – Amounts on deposit received from lottery monies from the State of Colorado *restricted* for use in the acquisition, development and maintenance of new conservation and recreation sites pursuant to Colorado Revised Statutes. At December 31, 2023 \$38,732 was restricted in the Conservation Trust Fund.

Debt Service – Amounts on deposit *restricted* for future debt service in accordance CWCB intergovernmental loan and 2005 bond issue agreement. At December 31, 2023 amounts restricted for Debt Service were \$17,209 in the Water Fund.

Emergency Reserves – As discussed in *Note 12*, Colorado voters passed an amendment to the State Constitution, one of the provisions of which requires local governments to establish an emergency reserve which is calculated at 3% of certain expenditures. These funds may only be expended in cases of emergencies as defined by the amendment, and are used to fund appropriations only after unrestricted resources are depleted. Total Emergency Reserves at December 31, 2023 were \$575,000.

Highway 6 Devolution – Amounts on deposit received from the Colorado Department of Transportation for the use in maintaining 5.7 miles of Highway 6 within the Town Limits. At December 31, 2023 \$11,252,157 was restricted in the Highway 6 Devolution Fund.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

S. Net Position and Fund Balances - continued

Restricted – continued:

Capital Projects – Amounts on deposit received from local developers for future construction of infrastructure assets located within the Town’s limits. At December 31, 2023 \$195,287 was restricted for this purpose.

Committed – amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority (Town Council). These amounts cannot be changed except by taking the same type of action employed to previously commit these amounts.

Wildlife Mitigation – A 0.1% fee is charged on sales of real estate within specified subdivisions within the Town of Gypsum and is committed for wildlife mitigation impacts.

Assigned – amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. Intent should be expressed by the governing body itself, or a body or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes.

Golf Course Operations – funds to be used to maintain and operate the golf course.

American Rescue – Amounts on deposit received from the Department of Treasury for use in construction of infrastructure capital assets. At December 31, 2023 \$111,649 was assigned in the American Rescue Fund.

Unassigned – the residual for the general fund and the parks and recreation fund.

It is the Town's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available. Committed and assigned amounts are considered to have been spent first when an expenditure is incurred for purposes for which such categories and unassigned amounts are available.

T. Use of Estimates

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

U. Fair Value Measurements

The Town reports its investments using the fair value measurements established by generally accepted accounting principles. As such, fair value hierarchy categorizes the inputs used to measure the fair value into three levels. Level 1 inputs are quoted prices in active markets for identical investments; Level 2 inputs include quoted prices in active markets for similar investments, or other observable inputs; and Level 3 inputs are unobservable inputs.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2 - CASH AND INVESTMENTS

A. Deposits and Investments

The Colorado Public Deposit Protection Act (“PDPA”) requires that all units of local government deposit cash in eligible public depositories; eligibility is determined by State regulators. Amounts in deposit in excess of Federal insurance levels must be collateralized. The eligible collateral is determined by PDPA. The PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of collateral must be at least equal to the aggregate uninsured deposits.

The Town’s investment policy permits investments in the following type of obligations which corresponds with state statutes:

- U.S. Treasury Obligations (maximum maturity of 60 months)
- Federal Instrumentality Securities (maximum maturity of 60 months)
- FDIC-insured Certificates of Deposit (maximum maturity of 18 months)
- Corporate Bonds (maximum maturity of 36 months)
- Prime Commercial Paper (maximum maturity of 9 months)
- Eligible Bankers Acceptances
- Repurchase Agreements
- General Obligations and Revenue Obligations
- Local Government Investment Pools
- Certain Money Market Mutual Funds

Fair Value of Investments

The Town measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- Level 1: Quoted prices for identical investments in active markets;
- Level 2: Observable inputs other than quoted market prices; and,
- Level 3: Unobservable inputs

At December 31, 2023, the Town had the following recurring fair value measurements:

Investments Measured at Fair Value	Total	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Certificates of deposits	15,039,660	-	15,039,660	-
Investments Measured at Net Asset Value	Total			
ColoTrust	35,238,444			

The Town's holdings in government investment pools are comprised of balances with Colotrust, which is an investment vehicle established for local government entities in Colorado to pool surplus funds. They operate similarly to money market funds, whereby each share is equal in value to \$1. Investments of the trusts consist of U.S. Treasury bills, notes and note strips, and repurchase agreements collateralized by U.S. Treasury securities. The Town has no regulatory oversight for the pools.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2 - CASH AND INVESTMENTS (continued)

A. Deposits and Investments (continued)

Interest Rate Risk: As a means of limiting its exposure to interest rate risk, the Town coordinates its investments maturities to closely match cash flow needs and restricts the maximum investments term to less than five years from the purchase date. As a result of the limited length on maturities, the Town has limited its interest rate risk.

Credit Risk: State law and Town policy limit investments to those authorized by State statutes including U.S. Agencies and 2a7-like pools. The Town’s general investment policy is to apply the prudent-person rule: Investments are made as a prudent person would expect to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk: The Town diversifies its investments by security type and institution. Investments may only be made in those financial institutions which are insured by the Federal Deposit Insurance Corporation, the Federal Home Mortgage Association, the Federal Savings and Loan Insurance Corporation, congressionally authorized mortgage lenders and investments that are federally guaranteed. Financial institutions holding Town funds must provide the Town with a statement of collateral in the form of a listing of securities pledged, and a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

At December 31, 2023, The Town had the following cash and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Maturities	
			Less Than One Year	Less Than Five Years
<u>Deposits:</u>				
Petty Cash	Not Rated	1,350	1,350	-
Checking	Not Rated	1,626,180	1,626,180	-
<u>Investments:</u>				
ColoTrust	AAAm	35,238,444	35,238,444	-
Certificates of Deposits	Not Rated	15,039,660	-	15,039,660

A summary of the Town’s cash and cash equivalents at December 31, 2023 (inclusive of Custodial Funds) are classified below:

Checking/Money Market/CD’s	\$ 16,665,840
Local Government Investment Pools	<u>35,238,444</u>
Total Balances	51,904,284
Cash on Hand	1,350
Net Outstanding Items	<u>(246,888)</u>
Total Cash and Cash Equivalents	<u>\$ 51,658,746</u>

The above Cash and Cash Equivalents are reported in the accompanying financial statements in the following activities:

Governmental Activities	\$ 36,688,449
Business Type Activities	14,814,408
Fiduciary Activities	<u>152,889</u>
Total Cash and Cash Equivalents	<u>\$ 51,658,746</u>

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2 - CASH AND INVESTMENTS (continued)

B. Restricted Cash

At December 31, 2023 the Town's had restricted cash balances as follows:

Governmental Activities

General Fund:

Enhancement Fund	\$ 18,851
Capital Projects	<u>195,287</u>
Total General Fund	<u>214,138</u>

Special Revenue Fund:

Conservation	18,851
Highway 6 Devolution	<u>11,252,157</u>
Total Special Revenue Fund Restricted Cash	<u>11,290,889</u>

Total Governmental Activities	<u>\$ 11,505,027</u>
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Business-type Activities

Water Fund:

Colorado Conservation Water Board Loan	<u>\$ 17,209</u>
Total Water Fund Restricted Cash	<u>17,209</u>

Total Business-type Activities	<u>\$ 17,209</u>
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TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 3 - LEASES RECEIVABLE

The Town leases assets to multiple entities. The leases bear annual interest ranging from 0.89% to 2.95% and may be subject to annual Consumer Price Index (“CPI”) adjustments which was measured and included in the Town’s original recognition of each agreement’s receivable. Variable revenues are recognized when the estimated CPI adjustment differs from actual. In accordance with generally accepted accounting principles, the outstanding lease receivable balances have been recorded as a receivable and deferred inflow of resources. There is a difference between reductions in receivables and deferred inflow when lease terms specify lease payment adjustments (i.e., subject to CPI adjustments) throughout the term of the lease, and these differences are recognized as an adjustment to leases principal revenue.

<i>GOVERNMENTAL ACTIVITIES</i>	Balances 01/01/23	Additions	Deletions	Balances 12/31/23	Amounts Receivable in One Year
Leases	\$ 450,336	\$ -	\$ (102,856)	\$ 347,480	\$ 99,071
Total Governmental Activities	<u>\$ 450,336</u>	<u>\$ -</u>	<u>\$ (102,856)</u>	<u>\$ 347,480</u>	<u>\$ 99,071</u>

The following lease receivables outstanding as of December 31, 2023:

Visionary Communications: The Town has three Leases with Visionary Communications. Beginning in 2017, 2018, and 2019 the Town began leasing three spaces to be used by Visionary Communications. Each lease is for 5 years and calls for monthly payments to begin at \$250 and end at \$276; increasing by 2.5% per annum.

Futurum Communications: In 2017 the Town began leasing space to be used by Futurum Communications. The lease is for 5 years and calls for monthly payments to begin at \$375 and end at \$456; increasing by 2.5% per annum.

Comcast: In 2019 the Town began leasing space to be used by Comcast. The lease is for 10 years and calls for monthly payments to begin at \$1,200 and end at \$1,499; increasing by 2.5% per annum.

My Future Pathways: In 2019 the Town began leasing space to be used by My Future Pathways. The lease is for 10 years and calls for a fixed monthly payment of \$1,800.

Creekside Restaurant: In 2018 the Town entered a lease with Creekside restaurant. The rental payments have a variable structure based on the percentage of revenue.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 4 - CAPITAL ASSETS AND RIGHT-OF-USE LEASE ASSETS

Governmental Activities:

Capital asset activity for Governmental Activities for the year ended December 31, 2023 as follows:

	Balances 01/01/23	Additions	Reclassification/ Reductions	Balances 12/31/23
<i>GOVERNMENTAL ACTIVITIES</i>				
Non-depreciable Assets:				
Land	\$ 7,609,540	\$ 49,900	\$ -	\$ 7,659,440
Construction-in-Progress	880,148	4,357,466	(905,050)	4,332,564
Depreciable Capital Assets:				
Buildings	19,441,156	646,947	-	20,088,103
Improvements	4,910,026	1,425,426	-	6,335,452
Heavy Equipment	4,297,864	199,571	(51,667)	4,445,768
Office Equipment	503,855	-	(121,782)	382,073
Infrastructure	54,487,681	201,220	-	54,688,901
Total at Historical Cost	92,130,270	6,880,530	(1,078,499)	97,932,301
<i>Less Accumulated Depreciation:</i>				
Buildings	(8,273,808)	(494,116)	-	(8,767,924)
Improvements	(2,832,837)	(224,337)	-	(3,057,174)
Heavy Equipment	(3,390,263)	(315,260)	51,667	(3,653,856)
Office Equipment	(490,588)	(9,879)	121,782	(378,685)
Infrastructure	(31,859,904)	(2,229,132)	-	(34,089,036)
Total Accum. Depreciation	(46,847,400)	(3,272,724)	173,449	(49,946,675)
GOVERNMENTAL ACTIVITIES				
CAPITAL ASSETS, NET	\$ 45,282,870	\$ 3,607,806	\$ (905,050)	\$ 47,985,626

Increases in fixed assets were the result of the Town purchasing of several vehicles and golf maintenance units. Infrastructure assets included assets conveyed to the Town from local developers, the Highway 6 roundabout and construction of a recreation skate park.

For the fiscal year ending December 31, 2023, depreciation expense for governmental activities of \$3,272,724 has been included in the various functions on the statement of activities as follows:

General Government	\$ 77,489
Community Development	30,142
Public Safety	445,279
Streets and Public Works	2,440,808
Culture and Recreation	279,006
Total Governmental Depreciation	\$ 3,272,724

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 4 - CAPITAL ASSETS AND RIGHT-OF-USE LEASE ASSETS (continued)

Governmental Activities:

Right-of-use lease assets for the fiscal year ending December 31, 2023, which are amortized over the shorter of the lease term or the useful life of the underlying asset, were as follows:

<i>GOVERNMENTAL ACTIVITIES</i>	<u>01/01/23</u>	<u>Additions</u>	<u>Retirements</u>	<u>12/31/23</u>
Right-of-use Lease Assets*	\$ 364,928	\$ 137,339	\$ -	\$ 502,267
Less Accumulated Amortization	<u>(143,028)</u>	<u>(84,227)</u>	<u>-</u>	<u>(227,255)</u>
ROU LEASE ASSETS, NET	<u>\$ 221,900</u>	<u>\$ 53,112</u>	<u>\$ -</u>	<u>\$ 275,012</u>

*Note: with the implementation of GASB Statement No. 96, Subscription-Based Information and Technology Arrangements, in the current fiscal year, it was required to restate prior fiscal year ending balance for the right-of-use lease assets.

Business-type Activities:

Capital asset activity for Business-Type Activities for the year ended December 31, 2023, was as follows:

	<u>Balances</u>			<u>Balances</u>
	<u>01/01/23</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/23</u>
<i>BUSINESS-TYPE ACTIVITIES</i>				
Non-depreciable Assets:				
Land	\$ 213,990	\$ 495,585	\$ -	\$ 709,575
Water Rights/Rights-of-Way	13,737,121	-	-	13,737,121
Work-in-Progress	394,145	48,553	-	442,698
Depreciable Capital Assets:				
Buildings	110,000	-	-	110,000
Equipment & Furniture	1,741,558	88,219	(53,104)	1,776,673
Lines, Meters, Plant	<u>50,445,552</u>	<u>169,459</u>	<u>-</u>	<u>50,615,011</u>
Total at Historical Cost	<u>66,642,366</u>	<u>801,816</u>	<u>(53,104)</u>	<u>67,391,078</u>
<i>Less Accumulated Depreciation:</i>				
Buildings	(67,375)	(3,250)	-	(70,625)
Equipment & Furniture	(1,547,737)	(94,744)	53,104	(1,589,377)
Lines, Meters, Plant	<u>(16,327,251)</u>	<u>(885,006)</u>	<u>-</u>	<u>(17,212,257)</u>
Total Accum. Depreciation	<u>(17,942,363)</u>	<u>(983,000)</u>	<u>53,104</u>	<u>(18,872,259)</u>
<i>BUSINESS-TYPE ACTIVITIES</i>				
CAPITAL ASSETS, NET	<u>\$ 48,700,003</u>	<u>\$ (181,184)</u>	<u>\$ -</u>	<u>\$ 48,518,819</u>

Business type activities lines, meters and plant increased with addition of developer conveyed infrastructure assets. The Town's works in progress include engineering costs related to the future construction of a waste water treatment plant.

For the fiscal year ending December 31, 2023, depreciation expense of \$983,000 for business-type activities has been included in the various functions on the statement of activities as follows:

Water Utility	\$ 522,535
Sewer Utility	402,364
Sanitation Utility	<u>58,101</u>
Total Business-type Depreciation	<u>\$ 983,000</u>

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 5 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS

Lease Commitments

The Town has implemented the provisions of Governmental Accounting Standards Board Statement No. 87, *Leases* for government-wide Statement of Net Assets recognition of leases and note disclosure of certain information about lease arrangements.

As discussed in Note 5, the Town is the lessee of golf cart equipment. The Town determines whether a contract is a lease at inception. Identified leases are subsequently measured, classified and recognized as lease commitments and leases with contractual terms longer than twelve months as either operating or finance. The Town’s equipment leases generally have terms from one to five years.

Right-to-use assets and lease obligations for operating leases are included in “ROU Lease Assets” and “Present Value of Lease Liability”, respectively, in the Statement of Net Position. Leased assets represent the Town’s right to use an underlying asset for the lease term and lease liabilities represent the Town’s obligation to make lease payments arising from the lease, which are subject to annual appropriation.

Operating right-of-use assets and associated lease liabilities are recognized based on the present value of future minimum lease payments to be made over the expected lease term, generally using the risk-free discount rate at the commencement date in determining the present value of future payments.

Subscription-Based Information Technology Arrangements and Commitments

The Town has implemented the provisions of Governmental Accounting Standards Board Statement No. 96, *Subscription-Based Information Technology Arrangements (SBITA)* for government-wide Statement of Net Assets recognition of SBITA and note disclosure of certain information about SBITA arrangements.

The Town has several SBITA. The terms of the agreements include:

- Length: 3-6 years
- Variable payments: no variable payments
- Termination penalties: no termination penalties were paid in 2023.
- Prior commitments: prepayments and implementation costs were included in the subscription asset classification.
- Impairment: no impairment of SBITA in 2023.

Changes in the Town’s lease commitments and subscription-based information technology arrangements during the fiscal year ended December 31, 2023 are as follows:

	*Balance (at NPV) 01/01/23	Additions	Reductions	Balance (at NPV) 12/31/23	Amounts Due Within One Year
GOVERNMENTAL ACTIVITIES	\$ 228,852	\$ 132,439	\$ (83,656)	\$ 277,635	\$ 208,516
GOVERNMENTAL LEASE AND SBITA					
LIABILITIES	\$ 228,852	\$ 132,439	\$ (83,656)	\$ 277,635	\$ 208,516

**Note: with the implementation of GASB Statement No. 96, Subscription-Based Information and Technology Arrangements, in the current fiscal year, it was required to restate prior fiscal year ending balance for the right-of-use lease assets.*

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 5 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - (continued)

Following are the required future minimum base rental payments under the Town's leases and SBITA.

Year Ending <u>December 31</u>	
2024	\$ 177,663
2025	32,366
2026	18,183
2027	<u>18,560</u>
Total	<u>\$ 277,635</u>

The debt service payments are included in the Parks & Recreation Fund.

Changes in the Town's long-term obligations during the fiscal year ended December 31, 2023 are as follows:

<u>GOVERNMENTAL ACTIVITIES</u>	<u>Balances 01/01/23</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balances 12/31/23</u>	<u>Amounts Due Within One Year</u>
<u>Notes/Leases:</u>					
Lease Purchase	<u>\$ 1,286,911</u>	<u>\$ -</u>	<u>\$ (169,050)</u>	<u>\$ 1,117,861</u>	<u>\$ 172,393</u>
 GOVERNMENTAL LONG-TERM OBLIGATIONS					
	<u>\$ 1,286,911</u>	<u>\$ -</u>	<u>\$ (169,050)</u>	<u>\$ 1,117,861</u>	<u>\$ 172,393</u>

Total compensated absences for governmental activities, consisting of accrued vacation and sick pay, in the amount of \$413,799 has been accrued on the financial statements, \$103,450 is expected to be paid in one year.

<u>BUSINESS TYPE ACTIVITIES</u>	<u>Balances 01/01/23</u>	<u>Additions</u>	<u>Reductions</u>	<u>Balances 12/31/23</u>	<u>Amounts Due Within One Year</u>
<u>Notes/Leases:</u>					
Lease Purchase	\$ 170,024	\$ -	\$ (22,334)	\$ 147,690	\$ 22,776
CWCB Loan	820,743	-	(262,155)	558,588	-
CWRPDA Loan	<u>1,435,339</u>	<u>-</u>	<u>(37,776)</u>	<u>1,397,563</u>	<u>38,727</u>
 BUSINESS-TYPE LONG-TERM OBLIGATIONS					
	<u>\$ 2,426,106</u>	<u>\$ -</u>	<u>\$ (322,265)</u>	<u>\$ 2,103,841</u>	<u>\$ 61,503</u>

Total compensated absences for business-type activities, consisting of accrued vacation and sick pay, in the amount of \$117,963 has been accrued on the financial statements, \$29,491 is expected to be paid in one year.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 5 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - (continued)

Governmental Activities:

A. Financing Lease - Series 2017 Lease Purchase Refunding Loan

The Town entered into a financing agreement dated May 23, 2017 in the amount of \$2,537,587 with Branch Bank & Trust Company, Charlotte, North Carolina. The lease purchase was conducted to refinance and refund the existing Series 2010 Certificates of Participation. The Town completed the refunding to shorten its future debt service obligation by 5 years. This refunding resulted in an economic gain (difference between the present value of the old and new debt less debt service payments) to the Town in the amount of \$315,255.

The Lease Purchase, Series 2017 interest rate is 2.50% with interest payable June 1 and December 1, and principal payments due December 1 until the year 2029. The Leased property consists of approximately 18,389 square feet, gross area, of the Gypsum, Colorado Town Hall Building. The lease is subject to annual appropriation by the Town.

The obligation is being carried in the Town's governmental and business-type activities. The original \$2,537,587 of debt was allocated to following funds based on the original use of the Series 2010 Certificates of Participation proceeds with \$2,241,451 to Governmental Activities and \$296,136 to Business-Type Activities.

The annual requirements to amortize the Governmental Activities portion of the Series 2017 Lease Purchase debt are as follows:

<u>Year Ending</u> <u>December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 172,393	\$ 27,947	\$ 200,340
2025	180,016	23,636	203,652
2026	182,970	19,136	202,106
2027	190,194	14,562	204,756
2028	192,741	9,807	202,548
2029	<u>199,547</u>	<u>4,989</u>	<u>204,536</u>
Total Lease Purchase Payable – Governmental Activities	<u>\$ 1,117,861</u>	<u>\$ 100,077</u>	<u>\$ 1,217,938</u>

The debt service payments are included in the Parks and Recreation Fund.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 5 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - (continued)

Business-Type Activities:

A. Intergovernmental Loans - CWCB

The Town entered into a loan agreement dated July 14, 2009 between the Department of Natural Resources Colorado Water Conservation Board (CWCB) and the Town of Gypsum Water Activity Enterprises for the reconstruction of the LEDE Ditch & Reservoir. The Colorado Water Conservation Board approved a loan with a maximum amount of \$2,689,731 for up to 90% of the project costs with a 1% loan service charge and interest at 4.50% per annum. The repayment term is 30 years. The total loan amounted to \$2,689,731 secured by water user charges and fees. The loan is a 30-year loan maturing January 1, 2047 and is payable in annual installments (beginning January 1, 2018) of \$165,127. As part of the debt covenants a reserve account in the amount of one – tenth the annual payment (\$16,519) has been created. In July 2021 the Town elected to retire \$1,528,650 of this obligation early using debt proceeds from the financing of the Hydro Electric Plant (see CWRPDA loan). The early payoff resulted in interest savings of \$1,608,758. The obligation is carried in the Water Utility Enterprise business type activity at \$820,743 as of December 31, 2021. The Town’s annual debt service is as follows:

Year Ending December 31	Principal	Interest	Total
2024	\$ -	\$ -	\$ -
2025	139,990	25,137	165,127
2026	146,290	18,837	165,127
2027	152,873	12,254	165,127
2029	119,435	5,374	124,809
	<u>\$ 558,588</u>	<u>\$ 61,602</u>	<u>\$ 620,190</u>

B. Financing Lease Payable- Series 2017 Lease Purchase Refunding Loan -

As described above, the Town entered into a financing agreement with Branch Bank & Trust Company on May 23, 2017 to refund the Series 2010 Certificates of Participation. The debt has been allocated based on the original use of the funding proceeds. The \$296,136 allocation represents the Water Fund portion of the \$2,537,587 total debt obligation.

The annual requirements to amortize the Business-type portion of the Series 2017 Lease Purchase debt are as follows:

Year Ending December 31	Principal	Interest	Total
2024	22,776	3,692	26,468
2025	23,783	3,123	26,906
2026	24,174	2,528	26,702
2027	25,128	1,924	27,052
2028	25,465	1,296	26,761
2029	26,364	659	27,023
Total Lease Purchase Payable – Business-type Activities	<u>\$ 147,690</u>	<u>\$ 13,222</u>	<u>\$ 160,912</u>

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 5 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - (continued)

Business-type Activities (continued):

C. Colorado Water Resources and Power Development Authority (CWRPDA)

The Town entered into a loan agreement dated May 1, 2020 between the Colorado Water Resources and Power Development Authority (CWRPDA) and the Town of Gypsum Water Activity Enterprises for construction of the Hydro Electric Power generating system along Gypsum Creek. The approved loan in the amount of \$1,528,650 carries an interest rate of 2.50% per annum and a repayment term of 30 years. The loan matures in 30-years on November 1, 2049 and is payable in semi-annual installments beginning May 1, 2020, with annual payments totaling \$73,425. The obligation is carried in the Water Utility Enterprise business type activity with a balance of \$1,397,563 as of December 31, 2023. The Town's annual debt service is as follows:

<u>Year Ending</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	38,727	34,698	73,425
2025	39,701	33,724	73,425
2026	40,699	32,726	73,425
2027	41,723	31,702	73,425
2028	42,773	30,652	73,425
2029-2033	230,556	136,569	367,125
2034-2038	261,052	106,073	367,125
2039-2043	295,582	71,544	367,126
2044-2048	334,679	32,447	367,126
2049	<u>72,071</u>	<u>1,354</u>	<u>73,425</u>
Total Loan Payable – Business Type Activities	<u>\$ 1,397,563</u>	<u>\$ 511,489</u>	<u>\$ 1,909,052</u>

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - DEFINED CONTRIBUTION PLAN

The Town participates in the Colorado Retirement Association (“CRA”), a multiple-employer retirement system, which is a qualified plan as defined by Internal Revenue Code section 401(a) and C.R.S. section 24-54. The plan provides retirement benefits through a defined contribution plan to participating Colorado counties, municipalities, and special districts. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. CRA administers this plan on behalf of the Town.

State statute assigns authority to establish and amend the benefit provisions of the plans that participate in CRA to the respective employer governments.

The Town's HR Manager acts as the administrator of the retirement account. All full-time employees are required to participate in the plan upon the first day of the pay period that includes the first day of the month, following a one-month period. After 6 months of employment, the employee and employer are required to contribute 7% of employee compensation, excluding overtime, bonuses, and fringe benefits. The Town's contribution for each employee, including earnings thereon allocated to the employee's account, vest at a rate of 20% each year of participation in the plan after the first year. An employee is fully vested after five years of employment. Town contributions and earnings forfeited by employees who leave employment before fully vesting are returned to the Town. Employee contributions are immediately vested.

Total covered payroll for the year subject to participation was \$3,643,857 compared to total payroll of \$5,062,388. The Year Ended December 31, 2023 required and actual contributions for both the Employer and Employee was \$255,070. There are no unfunded past service liabilities and no forfeitures in 2023.

Additionally, the Town offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457 through CRA. The plan is also administered by the Town. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are to be held in trust for the exclusive benefit of the plan participants and their beneficiaries. During 2023, employee contributions totaled \$64,554. The annual financial report that includes financial statements and required supplementary information for the plan may be obtained through the plan's website at www.cra-online.org.

NOTE 7 - COMMITMENTS

- A. Cost Recovery Agreements Water and Sewer Taps – The Town has entered into subdivision improvement agreements with various land developers. Some of the agreements contain provisions that provide for payments to the developers for portions of water and sewer tap fees that will be collected by the Town. No obligations exist and a liability is not recorded until the Town actually collects the tap fees.

- C. During the normal course of business, the Town incurs claims and other assertions against it from various agencies and individuals. Management of the Town and their legal representatives consider the majority of claims or assertions to be without merit and believe the outcome will not materially affect the fairness of the presentation of the financial statements at December 31, 2023.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 8 - RISK MANAGEMENT

The Town is exposed to the risk of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions; injuries to employees; or acts of God.

The Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA). CIRSA is a joint self-insurance pool created by an intergovernmental agreement of 163 municipalities to provide property, general and automobile liability, public official, and workers compensation coverage to its members. A seven-member Board elected by and from its members governs CIRSA. Coverage is provided through pooling of self-insured losses and the purchase of excess insurance coverage. 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 that 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.

There is no current or long-term debt outstanding and the above liabilities include reserves for incurred claims and an estimated liability for incurred but not reported claims at December 31, 2023. No claim or judgment liability has been recorded in the Town's financial statements as the risk of liability is pooled with other members under CIRSA. The Town's settled claims have not exceeded their insurance coverage in any of the last three years. Additional information may be obtained from separately issued CIRSA financial statements by contacting CIRSA at 3665 Cherry Creek North Drive, Denver, CO 80209 or (303) 757-5475.

NOTE 9 - INTERGOVERNMENTAL AGREEMENTS

Gypsum Community Recreation Center Agreement

The Town and Mountain Recreation District entered into an agreement for the construction, ownership and operation of a community recreation facility located in Gypsum, Colorado. The District is responsible for the operation and maintenance of the community recreation center and the Town retains full fee simple title to the community center and community center site. In 2023, the Recreation Center encountered a deficit in operations; therefore, as stated in the agreement, a contribution equal to one-half of the operating deficit, \$81,562 has been accrued and will be paid to the District for the fiscal year ended December 31, 2023, the expenditure is reflected in the General Fund.

NOTE 10 - COMPLIANCE

A. TABOR Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which imposes several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. In 1994, the Town's electorate voted to allow the Town to collect, retain, and expend revenues notwithstanding any of TABOR's restrictions.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 10 - COMPLIANCE (continued)

A. TABOR Amendment – continued

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year spending (excluding voter approved debt service). The required reserve at December 31, 2023 is \$575,000.

The Amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the Amendment. However, the entity has made certain interpretations of the Amendment’s language in order to determine its compliance.

B. Colorado Water Conservation Board Loan Covenants

The Town was in compliance with the minimum reserve fund requirements.

C. Aviation Fuel Sales Tax

The Aviation Fuel Tax Calculation Report and tracking of related revenue and expenditures has been prepared by management and is in compliance with the FAA Revenue Use Policy. No liabilities exist at December 31, 2023.

D. Contraband

The Colorado Contraband Forfeiture Act (C.R.S. 16-13-501 to 511) addresses the accounting for proceeds from the seizure of contraband. These funds must be used for the specific purpose of law enforcement activities. While these proceeds are exempt from the appropriation process, they are subject to Local Government Audit Law (C.R.S. 29-1-601 to 608). For the year ended December 31, 2023 no such proceeds were received by the Town and as such are not included in the Town’s audited financial statements.

TOWN OF GYPSUM, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 11 - RESTATEMENT OF BEGINNING NET POSITION/FUND BALANCE

Effective January 1, 2023 the implemented the provisions of Governmental Accounting Standards Board (“GASB”) Statement No. 96, *Subscription-Based Information Technology Arrangements*, which requires retroactive restatement under provisions of the standard.

Therefore, the Beginning Net Position of Governmental Activities Fund have been restated as follows:

Net Position of Governmental Activities	
as of December 31, 2022, <i>as previously stated</i>	\$ 75,161,793
Right-to-use Lease Asset, Net	24,897
SBITA Commitment Liability, Net	<u>(14,776)</u>
Net Position of Governmental Activities	
as of December 31, 2021, <i>as Restated</i>	<u>\$ 75,171,914</u>

NOTE 12 - SUBSEQUENT EVENTS

Management has evaluated events subsequent to December 31, 2023 through the issuance date of this report. There have been no material events noted during this period that would impact the result reflected in this report or the Town’s results going forward.

REQUIRED SUPPLEMENTAL INFORMATION
BUDGETARY COMPARISON SCHEDULES FOR THE
GENERAL FUND AND SPECIAL REVENUE FUNDS

TOWN OF GYPSUM, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>Revenues:</u>				
Taxes	\$ 13,062,320	\$ 13,062,320	\$ 13,650,660	\$ 588,340
Licenses and Permits	68,750	68,750	47,723	(21,027)
Intergovernmental	485,055	485,055	445,310	(39,745)
Charges for Services	99,130	99,130	129,655	30,525
Community Development	732,618	732,618	804,898	72,280
Miscellaneous	387,646	387,646	516,486	128,840
Interest	200,000	200,000	1,037,997	837,997
	<u>15,035,519</u>	<u>15,035,519</u>	<u>16,632,729</u>	<u>1,597,210</u>
<u>Expenditures:</u>				
General Government	2,689,362	2,689,362	3,175,869	(486,507)
Community Development	1,451,951	1,451,951	1,346,270	105,681
Public Safety	1,595,896	1,595,896	1,395,022	200,874
Streets and Public Works	10,330,005	10,330,005	5,585,026	4,744,979
Culture and Recreation	1,617,492	1,617,492	1,280,186	337,306
Economic Development	504,017	504,017	444,387	59,630
Capital Outlay	3,382,765	3,382,765	2,215,351	1,167,414
	<u>21,571,488</u>	<u>21,571,488</u>	<u>15,442,111</u>	<u>6,129,377</u>
Excess Revenues Over (Under) Expenditures	(6,535,969)	(6,535,969)	1,190,618	7,726,587
<u>Other Financing Sources and (Uses):</u>				
Issuance Of Right to Use Assets	-	-	178,605	178,605
Transfers (to) Other Funds	(1,308,190)	(1,308,190)	(975,190)	333,000
Total other Financing Sources	(1,308,190)	(1,308,190)	(796,585)	511,605
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	(7,844,159)	(7,844,159)	394,033	8,238,192
Fund Balances – Beginning	<u>19,769,747</u>	<u>19,769,747</u>	<u>20,412,280</u>	<u>642,533</u>
Fund Balances – Ending	<u>\$ 11,925,588</u>	<u>\$ 11,925,588</u>	<u>\$ 20,806,313</u>	<u>\$ 8,880,725</u>

TOWN OF GYPSUM, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – CONSERVATION TRUST FUND
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>Revenues:</u>				
Intergovernmental	\$ 39,000	\$ 39,000	\$ 62,290	\$ 23,290
Interest	<u>3,576</u>	<u>3,576</u>	<u>4,585</u>	<u>1,009</u>
Total Revenues	<u>42,576</u>	<u>42,576</u>	<u>66,875</u>	<u>24,299</u>
<u>Expenditures:</u>				
Culture and Recreation:				
Capital Outlay	<u>201,871</u>	<u>201,871</u>	<u>201,871</u>	<u>-</u>
Total Expenditures	<u>201,871</u>	<u>201,871</u>	<u>201,871</u>	<u>-</u>
Excess Revenues Over (Under) Expenditures	(159,295)	(159,295)	(134,996)	24,299
Fund Balances – Beginning	<u>159,295</u>	<u>159,295</u>	<u>173,728</u>	<u>14,433</u>
Fund Balances – Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 38,732</u>	<u>\$ 38,732</u>

TOWN OF GYPSUM, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND - PARKS AND RECREATION FUND
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>Revenues:</u>				
Charges for Services	\$ 1,179,980	\$ 1,179,980	\$ 1,384,124	\$ 204,144
Interest	<u>1,500</u>	<u>1,500</u>	<u>4,091</u>	<u>2,591</u>
Total Revenues	<u>1,181,480</u>	<u>1,181,480</u>	<u>1,388,215</u>	<u>206,735</u>
<u>Expenditures:</u>				
Golf Course Operations	1,742,043	1,742,043	1,632,088	109,955
Capital Outlay	302,500	302,500	214,511	87,989
Debt Service:				
Principal	169,050	169,050	169,050	-
Interest	<u>30,060</u>	<u>30,060</u>	<u>32,173</u>	<u>(2,113)</u>
Total Expenditures	<u>2,243,653</u>	<u>2,243,653</u>	<u>2,047,822</u>	<u>195,831</u>
Excess Revenues Over (Under) Expenditures	(1,062,173)	(1,062,173)	(659,607)	402,566
<u>Other Financing Sources and (Uses):</u>				
Transfer from Other Funds	<u>1,063,000</u>	<u>1,063,000</u>	<u>525,000</u>	<u>(538,000)</u>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses	827	827	(134,607)	(135,434)
Fund Balances – Beginning (Restated)	<u>234,876</u>	<u>234,876</u>	<u>179,643</u>	<u>(55,233)</u>
Fund Balances – Ending	<u>\$ 235,703</u>	<u>\$ 235,703</u>	<u>\$ 45,036</u>	<u>\$ (190,667)</u>

TOWN OF GYPSUM, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – HIGHWAY 6 DEVOLUTION
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>Revenues:</u>				
Interest	\$ 150,000	\$ 150,000	\$ 512,974	\$ 362,974
Total Revenues	<u>150,000</u>	<u>150,000</u>	<u>512,974</u>	<u>362,974</u>
<u>Expenditures:</u>				
Repairs and Maintenance	-	-	-	-
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess Revenues Over (Under) Expenditures	150,000	150,000	512,974	362,974
 Fund Balances – Beginning	 <u>10,626,206</u>	 <u>10,626,206</u>	 <u>10,739,183</u>	 <u>112,977</u>
Fund Balances – Ending	<u>\$ 10,776,206</u>	<u>\$ 10,776,206</u>	<u>\$ 11,252,157</u>	<u>\$ 475,951</u>

TOWN OF GYPSUM, COLORADO
SCHEDULE OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – AMERICAN RESCUE FUND
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>Revenues:</u>				
Grant Revenue	\$ 745,000	\$ 745,000	\$ 739,975	\$ (5,025)
Interest	<u>16,000</u>	<u>16,000</u>	<u>71,884</u>	<u>55,884</u>
Total Revenues	<u>761,000</u>	<u>761,000</u>	<u>811,859</u>	<u>50,859</u>
<u>Expenditures:</u>				
Capital Outlay	<u>745,000</u>	<u>745,000</u>	<u>739,975</u>	<u>(5,025)</u>
Total Expenditures	<u>745,000</u>	<u>745,000</u>	<u>739,975</u>	<u>(5,025)</u>
Excess Revenues Over (Under) Expenditures	16,000	16,000	71,884	55,884
Fund Balances – Beginning	<u>11,967</u>	<u>11,967</u>	<u>39,765</u>	<u>27,798</u>
Fund Balances – Ending	<u>\$ 27,967</u>	<u>\$ 27,967</u>	<u>\$ 111,649</u>	<u>\$ 83,682</u>

SUPPLEMENTAL INFORMATION

GOVERNMENTAL FUNDS

TOWN OF GYPSUM, COLORADO
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES – BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
REVENUES & OTHER FINANCING SOURCES:				
GENERAL GOVERNMENT:				
<u>Taxes</u>				
General Property	\$ 956,953	\$ 956,953	\$ 1,070,216	\$ 113,263
Specific Ownership	50,000	50,000	54,868	4,868
Franchise	317,000	317,000	352,047	35,047
Sales and Use	9,997,367	9,997,367	10,372,518	375,151
Real Estate Transfer	1,175,000	1,175,000	1,309,148	134,148
Bag Fees	-	-	1,320	1,320
Cigarette	566,000	566,000	490,543	(75,457)
TOTAL TAXES	13,062,320	13,062,320	13,650,660	588,340
<u>Licenses and Permits</u>				
Liquor and Business	68,750	68,750	47,723	(21,027)
TOTAL LICENSES AND PERMITS	68,750	68,750	47,723	(21,027)
<u>Intergovernmental Revenues</u>				
Highway Users Tax	317,055	317,055	280,700	(36,355)
County Road and Bridge Tax	121,000	121,000	123,231	2,231
Motor Vehicle Tax	47,000	47,000	41,379	(5,621)
TOTAL INTERGOVERNMENTAL	485,055	485,055	445,310	(39,745)
<u>Administrative Charges</u>				
Reimbursements and Rentals	8,930	8,930	58,101	49,171
Miscellaneous Admin Charges	90,200	90,200	71,554	(18,646)
TOTAL ADMINISTRATIVE CHARGES	99,130	99,130	129,655	30,525
COMMUNITY DEVELOPMENT:				
Variance and Subdivision	23,500	23,500	7,400	(16,100)
Building Permits	395,036	395,036	449,962	54,926
Impact fees	226,682	226,682	217,907	(8,775)
Reimbursed Professional Fees	25,000	25,000	59,577	34,577
Community Enhancement Fund	62,400	62,400	70,052	7,652
TOTAL COMMUNITY DEV CHARGES	732,618	732,618	804,898	72,280
MISCELLANEOUS REVENUES:				
Municipal Court - Violations	50,995	50,995	109,592	58,597
Special Events	127,500	127,500	217,425	89,925
Miscellaneous	209,151	209,151	189,469	(19,682)
Interest Income	200,000	200,000	1,037,997	837,997
TOTAL MISC/OTHER REVENUES	587,646	587,646	1,554,483	966,837
OTHER FINANCING SOURCES:				
Issuance of Right to Use Assets	-	-	178,605	178,605
TOTAL OTHER FINANCING SOURCES	-	-	178,605	178,605
TOTAL REVENUES AND OTHER FINANCING SOURCES				
	\$ 15,035,519	\$ 15,035,519	\$ 16,811,334	\$ 1,775,815

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

TOWN OF GYPSUM, COLORADO
SCHEDULE OF EXPENDITURES AND OTHER FINANCING USES– BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
EXPENDITURES AND OTHER FINANCING USES:				
GENERAL GOVERNMENT:				
Salaries	\$ 775,635	\$ 775,635	\$ 1,048,879	\$ (273,244)
Payroll Taxes	61,517	61,517	77,741	(16,224)
Employee Benefits	179,793	179,793	266,648	(86,855)
Office Supplies	20,000	20,000	26,044	(6,044)
Utilities and Telephone	247,000	247,000	200,005	46,995
Professional Services	575,770	575,770	674,373	(98,603)
Auto and Travel	70,000	70,000	94,854	(24,854)
Equipment and Ground Maintenance	162,697	162,697	191,098	(28,401)
Professional Development	38,500	38,500	22,290	16,210
Dues and Subscriptions	14,452	14,452	44,601	(30,149)
Economic and Public Relations	12,000	12,000	26,170	(14,170)
Employee Retention	3,000	3,000	3,894	
Publications	5,000	5,000	156	4,844
Insurance	242,658	242,658	280,093	(37,435)
Community Support/Contributions	146,230	146,230	142,985	3,245
County Treasurer's Fees	28,110	28,110	21,912	6,198
Miscellaneous	107,000	107,000	54,126	52,874
TOTAL GENERAL GOVERNMENT	<u>2,689,362</u>	<u>2,689,362</u>	<u>3,175,869</u>	<u>(486,507)</u>
COMMUNITY DEVELOPMENT:				
Salaries	1,010,877	1,010,877	928,942	81,935
Payroll Taxes	79,432	79,432	69,438	9,994
Employee Benefits	280,242	280,242	251,897	28,345
Professional Services	79,000	79,000	86,956	(7,956)
Auto and Travel	-	-	1,177	(1,177)
Equipment Maintenance	2,400	2,400	-	2,400
Miscellaneous	-	-	7,860	(7,860)
TOTAL COMMUNITY DEVELOPMENT	<u>1,451,951</u>	<u>1,451,951</u>	<u>1,346,270</u>	<u>105,681</u>
PUBLIC SAFETY:				
Law Enforcement Contract	1,505,616	1,505,616	1,322,416	183,200
Animal Control Contract	65,280	65,280	59,840	5,440
Municipal Court Expenses	24,000	24,000	12,766	11,234
Miscellaneous	1,000	1,000	-	1,000
TOTAL PUBLIC SAFETY	<u>1,595,896</u>	<u>1,595,896</u>	<u>1,395,022</u>	<u>200,874</u>

(continued on next page)

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

TOWN OF GYPSUM, COLORADO
SCHEDULE OF EXPENDITURES AND OTHER FINANCING USES– BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<i>(continued)</i>				
STREETS AND PUBLIC WORKS:				
Salaries	\$ 892,293	\$ 892,293	\$ 830,390	\$ 61,903
Payroll Taxes	71,281	71,281	61,263	10,018
Employee Benefits	321,931	321,931	286,733	35,198
Supplies	22,500	22,500	18,779	3,721
Utilities	25,000	25,000	44,471	(19,471)
Road and Bridge Maintenance	8,818,000	8,818,000	4,113,558	4,704,442
Street Lighting Maintenance	25,000	25,000	37,092	(12,092)
Building and Grounds Maintenance	50,000	50,000	72,156	(22,156)
Equipment Maintenance	66,000	66,000	75,967	(9,967)
Miscellaneous	38,000	38,000	44,617	(6,617)
TOTAL STREETS AND PUBLIC WORKS	<u>10,330,005</u>	<u>10,330,005</u>	<u>5,585,026</u>	<u>4,744,979</u>
PARKS:				
Salaries	508,421	508,421	375,745	132,676
Payroll Taxes	40,094	40,094	29,125	10,969
Employee Benefits	76,490	76,490	70,781	5,709
Supplies	28,520	28,520	20,621	7,899
Amphitheater	1,000	1,000	390	610
Park Maintenance	76,000	76,000	83,018	(7,018)
Golf Course Facility Maintenance	11,000	11,000	5,378	5,622
Special Events	577,700	577,700	528,232	49,468
Subsidy to Mtn. Recreation	166,267	166,267	81,562	84,705
Miscellaneous	132,000	132,000	85,334	46,666
TOTAL CULTURE AND RECREATION	<u>1,617,492</u>	<u>1,617,492</u>	<u>1,280,186</u>	<u>337,306</u>
ECONOMIC DEVELOPMENT:				
Enhancement Fund Reserve	304,817	304,817	304,817	-
Recycling Center	4,200	4,200	4,200	-
Economic Development	195,000	195,000	135,370	59,630
TOTAL ECONOMIC DEVELOPMENT	<u>504,017</u>	<u>504,017</u>	<u>444,387</u>	<u>59,630</u>
CAPITAL OUTLAY:				
General Government	534,998	534,998	292,622	242,376
Community Development	34,400	34,400	37	34,363
Streets and Public Works	1,201,200	1,201,200	710,047	491,153
Culture and Recreation	1,612,167	1,612,167	1,212,645	399,522
TOTAL CAPITAL OUTLAY	<u>3,382,765</u>	<u>3,382,765</u>	<u>2,215,351</u>	<u>1,167,414</u>
OTHER FINANCING USES:				
Transfers to Other Funds	1,308,190	1,308,190	975,190	333,000
TOTAL OTHER FINANCING USES	<u>1,308,190</u>	<u>1,308,190</u>	<u>975,190</u>	<u>333,000</u>
TOTAL EXPENDITURES AND OTHER FINANCING USES	<u>\$ 22,879,678</u>	<u>\$ 22,879,678</u>	<u>\$ 16,417,301</u>	<u>\$ 6,462,377</u>

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

TOWN OF GYPSUM, COLORADO
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES - BUDGET AND ACTUAL
PARKS AND RECREATION FUND
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>General Revenues</u>				
Interest Income	\$ 1,500	\$ 1,500	\$ 4,091	\$ 2,591
GOLF COURSE ACTIVITIES:				
<u>Charges for Services</u>				
Annual Passes	142,000	142,000	193,100	51,100
Beverage Cart Sales	500	500	247	(253)
Green Fees	640,000	640,000	674,503	34,503
Lesson Fees	2,000	2,000	5,105	3,105
Merchandise Sales	100,000	100,000	150,836	50,836
Punch Passes	110,000	110,000	161,118	51,118
Restaurant Rental	61,480	61,480	50,311	(11,169)
Tournament Entries	65,000	65,000	88,400	23,400
Utility Reimbursement	19,000	19,000	25,902	6,902
Other Revenue	40,000	40,000	34,602	(5,398)
Total Charges for Services	<u>1,179,980</u>	<u>1,179,980</u>	<u>1,384,124</u>	<u>204,144</u>
OTHER FINANCING SOURCES:				
Transfers from Other Funds	1,063,000	1,063,000	525,000	(538,000)
Total Other Financing Sources	<u>1,063,000</u>	<u>1,063,000</u>	<u>525,000</u>	<u>(538,000)</u>
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>\$ 2,244,480</u>	<u>\$ 2,244,480</u>	<u>\$ 1,913,215</u>	<u>\$ (331,265)</u>

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

TOWN OF GYPSUM, COLORADO
SCHEDULE OF EXPENDITURES AND OTHER FINANCING USES - BUDGET AND ACTUAL
PARKS AND RECREATION FUND
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
GOLF COURSE ACTIVITIES:				
<u>Pro Shop</u>				
Salaries	\$ 284,120	\$ 284,120	\$ 287,767	\$ (3,647)
Taxes	21,735	21,735	21,703	32
Benefits	42,445	42,445	38,416	4,029
Dues and Permits	6,500	6,500	6,934	(434)
Education	4,200	4,200	2,345	1,855
Supplies	53,800	53,800	33,566	20,234
Resale Items	87,000	87,000	108,665	(21,665)
Repairs and Maintenance	<u>118,000</u>	<u>118,000</u>	<u>111,947</u>	<u>6,053</u>
Total Pro Shop	<u>617,800</u>	<u>617,800</u>	<u>611,343</u>	<u>6,457</u>
<u>Driving Range</u>				
Supplies	<u>28,000</u>	<u>28,000</u>	<u>8,434</u>	<u>19,566</u>
<u>Cart Department</u>				
Salaries	144,784	144,784	101,489	43,295
Taxes	11,076	11,076	7,726	3,350
Benefits	10,135	10,135	202	9,933
Supplies	-	-	316	(316)
Repairs and Maintenance	24,500	24,500	21,252	3,248
Operating Lease	<u>46,620</u>	<u>46,620</u>	<u>46,620</u>	<u>-</u>
Total Cart Department	<u>237,115</u>	<u>237,115</u>	<u>177,605</u>	<u>59,510</u>
<u>Course and Maintenance</u>				
Salaries	367,819	367,819	367,496	323
Taxes	28,138	28,138	26,503	1,635
Benefits	78,406	78,406	86,705	(8,299)
Dues and Permits	3,000	3,000	2,997	3
Supplies	89,300	89,300	77,012	12,288
Repairs and Maintenance	74,000	74,000	67,696	6,304
Equipment Rental	7,500	7,500	11,104	(3,604)
Utilities	<u>28,500</u>	<u>28,500</u>	<u>14,191</u>	<u>14,309</u>
Total Course and Maintenance	<u>676,663</u>	<u>676,663</u>	<u>653,704</u>	<u>22,959</u>

(continued on next page)

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

TOWN OF GYPSUM, COLORADO
SCHEDULE OF EXPENDITURES AND OTHER FINANCING USES - BUDGET AND ACTUAL
PARKS AND RECREATION FUND
For the Year Ended December 31, 2023

(continued)

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<u>Administration</u>				
Advertising and Promotion	\$ 38,500	\$ 38,500	\$ 21,411	\$ 17,089
Benefits	8,700	8,700	9,806	(1,106)
Bank Charges	18,000	18,000	26,929	(8,929)
Office Supplies & Dues	39,585	39,585	34,023	5,562
Equipment Repairs and Maintenance	20,130	20,130	29,839	(9,709)
Miscellaneous	500	500	414	86
Operating Lease	1,000	1,000	-	1,000
Total Administration	<u>126,415</u>	<u>126,415</u>	<u>122,422</u>	<u>3,993</u>
<u>Facility Expenses</u>				
Facility Repairs and Maintenance	5,000	5,000	694	4,306
Utilities	51,050	51,050	57,886	(6,836)
Total Facility	<u>56,050</u>	<u>56,050</u>	<u>58,580</u>	<u>(2,530)</u>
TOTAL GOLF COURSE EXPENDITURES	<u>1,742,043</u>	<u>1,742,043</u>	<u>1,632,088</u>	<u>109,955</u>
CAPITAL OUTLAY:				
Golf Course	<u>302,500</u>	<u>302,500</u>	<u>214,511</u>	<u>87,989</u>
DEBT SERVICE:				
Principal	169,050	169,050	169,050	-
Interest	30,060	30,060	32,173	(2,113)
TOTAL DEBT SERVICES	<u>199,110</u>	<u>199,110</u>	<u>201,223</u>	<u>(2,113)</u>
TOTAL EXPENDITURES AND OTHER FINANCING USES	<u>\$ 2,243,653</u>	<u>\$ 2,243,653</u>	<u>\$ 2,047,822</u>	<u>\$ 195,831</u>

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

SUPPLEMENTAL INFORMATION
PROPRIETARY (ENTERPRISE) FUNDS

TOWN OF GYPSUM, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET TO ACTUAL – WATER ENTERPRISE FUND
For the Year Ended December 31, 2023

	Water Enterprise Fund			Variance Positive (Negative)
	Original Budget	Final Budget	Actual	
<u>Revenues:</u>				
Service Fees	\$ 1,390,000	\$ 1,390,000	\$ 1,661,433	\$ 271,433
Other Revenues	146,600	146,600	211,962	65,362
Tap Fees	604,800	604,800	478,278	(126,522)
Dedication Fees	721,000	721,000	312,806	(408,194)
Interest Income	12,000	12,000	438,355	426,355
Developer Contributions	-	-	1,100,683	1,100,683
Other Financing Sources	-	-	205,000	205,000
	<u>2,874,400</u>	<u>2,874,400</u>	<u>4,408,517</u>	<u>1,534,117</u>
<u>Total Budgetary Based Revenues</u>				
<u>Expenditures:</u>				
System Operations:				
Salaries	518,577	518,577	505,443	13,134
Payroll Taxes	40,931	40,931	38,908	2,023
Employee Benefits	123,107	123,107	150,980	(27,873)
Utilities	48,800	48,800	44,436	4,364
Operating Supplies	261,700	261,700	251,332	10,368
Operations and Maintenance	2,347,740	2,347,740	211,189	2,136,551
System Component Upgrades	66,000	66,000	63,664	2,336
Water Purchase	30,000	30,000	31,849	(1,849)
Eagle River Monitoring	9,000	9,000	9,000	-
Miscellaneous	68,500	68,500	19,631	48,869
Administration:				
Salaries	76,290	76,290	92,802	(16,512)
Payroll Taxes	6,135	6,135	6,903	(768)
Employee Benefits	21,584	21,584	27,245	(5,661)
Office and Billing	14,700	14,700	15,107	(407)
Dues and Permits	500	500	865	(365)
Professional Services	374,460	374,460	140,981	233,479
Miscellaneous	3,112	3,112	14,684	(11,572)
Debt Services:				
Principal	193,614	193,614	322,266	(128,652)
Interest	71,612	71,612	107,997	(36,385)
Capital Outlay/Noncap Outlay	<u>1,887,736</u>	<u>1,887,736</u>	<u>640,286</u>	<u>1,247,450</u>
	<u>6,164,098</u>	<u>6,164,098</u>	<u>2,695,568</u>	<u>3,468,530</u>
<u>Total Budgetary Based Expenditures</u>				
Budgetary Based Net Income (Loss)	(3,289,698)	(3,289,698)	1,712,949	5,002,647
Beginning Available Funds	<u>5,716,658</u>	<u>5,716,658</u>	<u>5,512,047</u>	<u>(204,611)</u>
Ending Available Funds	<u>\$ 2,426,960</u>	<u>\$ 2,426,960</u>	<u>\$ 7,224,996</u>	<u>\$ 4,798,036</u>

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

TOWN OF GYPSUM, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET TO ACTUAL – SEWER ENTERPRISE FUND
For the Year Ended December 31, 2023

	Sewer Enterprise Fund			
	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>Revenues:</u>				
Service Fees	\$ 1,746,300	\$ 1,746,300	\$ 1,701,031	\$ (45,269)
Tap Fees	705,600	705,600	712,607	7,007
Interest Income	6,116	6,116	316,926	310,810
Other Revenues	500	500	-	(500)
<u>Other Financing Sources and Uses:</u>				
Transfer from General Fund	245,190	245,190	245,190	-
Other Financing Sources	20,000,000	20,000,000	-	(20,000,000)
 Total Budgetary Based Revenues	 <u>22,703,706</u>	 <u>22,703,706</u>	 <u>2,975,754</u>	 <u>(19,727,952)</u>
<u>Expenditures:</u>				
System Operations:				
Salaries	429,187	429,187	345,906	83,281
Payroll Taxes	32,436	32,436	24,780	7,656
Employee Benefits	135,327	135,327	97,258	38,069
Utilities	17,000	17,000	20,660	(3,660)
Operating Supplies	10,500	10,500	4,759	5,741
Operations and Maintenance	416,067	416,067	486,044	(69,977)
Miscellaneous	4,000	4,000	535	3,465
Administration:				
Salaries	61,072	61,072	106,002	(44,930)
Payroll Taxes	4,888	4,888	7,863	(2,975)
Employee Benefits	11,825	11,825	30,913	(19,088)
Office and Billing	14,700	14,700	15,107	(407)
Dues and Permits	500	500	-	500
Professional Services	6,535	6,535	37,760	(31,225)
Miscellaneous	260,000	260,000	149,006	110,994
Capital Outlay	21,732,855	21,732,855	57,817	21,675,038
 Total Budgetary Based Expenditures	 <u>23,136,892</u>	 <u>23,136,892</u>	 <u>1,384,410</u>	 <u>21,752,482</u>
 Budgetary Based Net Income (Loss)	 (433,186)	 (433,186)	 1,591,344	 2,024,530
 Beginning Available Funds	 <u>5,431,090</u>	 <u>5,431,090</u>	 <u>5,010,626</u>	 <u>(420,464)</u>
 Ending Available Funds	 <u>\$ 4,997,904</u>	 <u>\$ 4,997,904</u>	 <u>\$ 6,601,970</u>	 <u>\$ 1,604,066</u>

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

TOWN OF GYPSUM, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET TO ACTUAL – SANITATION ENTERPRISE FUND
For the Year Ended December 31, 2023

	Sanitation Enterprise Fund			
	Original Budget	Final Budget	Actual	Variance Positive (Negative)
<u>Revenues:</u>				
Service Fees	\$ 476,000	\$ 476,000	\$ 461,149	\$ (14,851)
Interest Income	3,000	3,000	18,003	15,003
 Total Budgetary Based Revenues	 479,000	 479,000	 479,152	 152
<u>Expenditures:</u>				
System Operations:				
Salaries	88,560	88,560	26,074	62,486
Payroll Taxes	6,972	6,972	2,527	4,445
Employee Benefits	37,425	37,425	14,697	22,728
Supplies	12,100	12,100	6,808	5,292
Operations and Maintenance	60,000	60,000	72,303	(12,303)
Landfill Fees	90,000	90,000	79,384	10,616
Administration:				
Salaries	39,332	39,332	45,452	(6,120)
Payroll Taxes	3,131	3,131	3,423	(292)
Employee Benefits	9,839	9,839	14,303	(4,464)
Office and Billing	14,700	14,700	14,863	(163)
Capital Outlay	255,000	255,000	-	255,000
 Total Budgetary Based Expenditures	 617,059	 617,059	 279,834	 337,225
 Budgetary Based Net Income (Loss)	 (138,059)	 (138,059)	 199,318	 337,377
 Beginning Available Funds	 300,205	 300,205	 446,067	 145,862
 Ending Available Funds	 \$ 162,146	 \$ 162,146	 \$ 645,385	 \$ 483,239

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

ANNUAL STATEMENT OF RECEIPTS AND
EXPENDITURES FOR ROADS, BRIDGES AND STREETS

The public report burden for this information collection is estimated to average 380 hours annually.

OMB No. 2125-0032

LOCAL HIGHWAY FINANCE REPORT		STATE:
		COLORADO
		YEAR ENDING (mm/yy):
This Information From The Records Of: Town of Gypsum		Prepared By: Mike Sherven
		12/23

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

III. EXPENDITURES FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT	ITEM	AMOUNT
A. Receipts from local sources:		A. Local highway expenditures:	
1. Local highway-user taxes		1. Capital outlay (from page 2)	\$ 4,114,302.00
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	\$ 781,912.00
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	\$ -
2. General fund appropriations	\$ 6,021,732.00	b. Snow and ice removal	\$ 38,917.00
3. Other local imposts (from page 2)	\$ 54,868.00	c. Other	
4. Miscellaneous local receipts (from page 2)	\$ 613,653.00	d. Total (a. through c.)	\$ 38,917.00
5. Transfers from toll facilities		4. General administration & miscellaneous	\$ 223,915.00
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	\$ 1,340,312.00
a. Bonds - Original Issues		6. Total (1 through 5)	\$ 6,499,358.00
b. Bonds - Refunding Issues		B. Debt service on local obligations:	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	\$ -	a. Interest	
7. Total (1 through 6)	\$ 6,690,253.00	b. Redemption	
B. Private Contributions		c. Total (a. + b.)	\$ -
C. Receipts from State government (from page 2)	\$ 322,079.00	2. Notes:	
D. Receipts from Federal Government (from page 2)	\$ -	a. Interest	
E. Total receipts (A.7 + B + C + D)	\$ 7,012,332.00	b. Redemption	
		c. Total (a. + b.)	\$ -
		3. Total (1.c + 2.c)	\$ -
		C. Payments to State for highways	
		D. Payments to toll facilities	
		E. Total expenditures (A.6 + B.3 + C + D)	\$ 6,499,358.00

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

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

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
	\$ 10,739,183.00	\$ 7,012,332.00	\$ 6,499,358.00		\$ 11,252,157.00

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT			STATE: COLORADO
			YEAR ENDING (mm/yy): 12/23
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	\$ 512,975.00
b. Other local imposts:		b. Traffic Fines & Penalties	\$ 100,678.00
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	\$ 54,868.00	g. Other Misc. Receipts	
6. Total (1. through 5.)	\$ 54,868.00	h. Other	
c. Total (a. + b.)	\$ 54,868.00	i. Total (a. through h.)	\$ 613,653.00
<i>(Carry forward to page 1)</i>		<i>(Carry forward to page 1)</i>	
ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes (from Item I.C.5.)	\$ 280,700.00	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	\$ 41,379.00	d. Federal Transit Administration	
d. DOLA Grant		e. U.S. Corps of Engineers	
e. Other		f. Other Federal ARPA	
f. Total (a. through e.)	\$ 41,379.00	g. Total (a. through f.)	\$ -
4. Total (1. + 2. + 3.f)	\$ 322,079.00	3. Total (1. + 2.g)	\$ -
<i>(Carry forward to page 1)</i>		<i>(Carry forward to page 1)</i>	
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			\$ -
b. Engineering Costs			\$ -
c. Construction:			
(1). New Facilities			\$ -
(2). Capacity Improvements			\$ 2,200.00
(3). System Preservation			\$ 4,112,102.00
(4). System Enhancement And Operation			\$ -
(5). Total Construction (1)+(2)+(3)+(4)	\$ -	\$ 4,114,302.00	\$ 4,114,302.00
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	\$ -	\$ 4,114,302.00	\$ 4,114,302.00
<i>(Carry forward to page 1)</i>			
Notes and Comments:			

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