

Town of Seibert, Colorado

Financial Statements

For the Year ended December 31, 2023

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Independent Auditors' Report

To the Honorable Mayor and Members of Town Council
Town of Seibert
Seibert, Colorado

Opinions

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

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the Town as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town, 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's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

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

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

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, budgetary comparison information and historical pension and other post-employment benefit information listed 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 auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The other supplementary information and the local highway finance report listed in the table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 other supplementary information and the local highway finance report are fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

Lauer, Szabo & Associates, P.C.

Sterling, Colorado
August 30, 2024

MANAGEMENT DISCUSSION AND ANALYSIS

This section of the Town of Seibert, Colorado's annual financial report presents the discussion and analysis of the financial performance for the fiscal year that ended December 31, 2023.

FINANCIAL HIGHLIGHTS

- The Town of Seibert remains in good financial condition.
- The assets and deferred outflows of resources of the Town of Seibert exceeded its liabilities and deferred inflows of resources at the close of 2023 by \$4,320,677 (net position). Of this amount \$475,695 or 11% is unrestricted and may be used to meet the Town's ongoing obligations to citizens and creditors.
- During the year, the Town's total revenues exceeded expenses by \$594,663.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as an introduction to the Town of Seibert's basic financial statements. The Town of Seibert's basic financial statements are comprised of three components:

- Government-wide financial statements
- Fund financial statements.
- Notes to the financial statements.

This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements

The government-wide statements report information about the Town as a whole using accounting methods similar to those used by private-sector companies.

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

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

The government-wide financial statements of the Town are divided into two categories:

- **Governmental activities.** Most of the Town's basic services are included here, such as public works, parks, recreation, and general administration. Property tax and intergovernmental revenue finance most of these activities.
- **Business-type activities.** The Town charges fees to customers to recover most of the costs of certain services provided. The Town's water and sewer systems are included here.

The government-wide financial statements can be found starting on page 12 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Some funds are required to be established by State law, however, the Town Council has established other funds to help control and manage money for particular purposes or to show that it is properly using certain revenue (the Conservation Trust Fund). All of the funds of the Town of Seibert can be divided into two categories: governmental funds and proprietary funds.

Governmental funds. Most of the Town's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end are available for spending. The 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 funds statement provides a detailed, short-term view to cash, the governmental fund operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the Town's programs. Because this information does not encompass the additional long-term focus of the government-wide statements, additional information at the bottom of the governmental funds statement is provided, or on the subsequent page, that explains the relationship (or differences) between them.

The basic governmental fund financial statements can be found starting on page 16 of this report.

Proprietary funds. When the Town charges customers for the services it provides, whether to outside customers or to other units of the Town, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. The Town's enterprise funds (a component of proprietary funds) are the same as the business-type activities reported in the government-wide statements but provide more detail and additional information, such as cash flows, for proprietary funds.

The basic proprietary fund financial statements can be found starting on page 20 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. These activities are excluded from the Town's other financial statements because the Town cannot use these assets to finance operations. The Town is responsible for ensuring that the assets reported in these funds are used for their intended purpose.

The Town has no fiduciary funds to report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found starting on page 26 of this report.

FINANCIAL ANALYSIS OF THE TOWN AS A WHOLE

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the Town of Seibert, assets exceed liabilities and deferred inflows of resources by \$4,320,677 at the close of 2023.

Net Position

Combined net position of the Town of Seibert as of December 31, 2023 are shown in Table 1 below. The Town did not issue financial statements prepared in accordance with generally accepted accounting principles in the prior year, therefore, a detailed comparison to the prior year is not possible.

Table 1
NET POSITION

	Governmental Activities	Business-type Activities	Total Primary Government
Current and other assets	485,436	132,494	617,930
Capital assets	1,278,208	2,595,914	3,874,122
Total assets	1,763,644	2,728,408	4,492,052
Deferred outflows of resources	34,432	34,432	68,864
Total assets and deferred outflows of resources	1,798,076	2,762,840	4,560,916
Long-term debt outstanding	66,823	115,573	182,396
Other liabilities	23,811	1,937	25,748
Total liabilities	90,634	117,510	208,144
Deferred inflows of resources	29,262	2,833	32,095
Net position			
Net investment in capital assets	1,278,208	2,547,164	3,825,372
Restricted	19,610	-	19,610
Unrestricted (deficit)	380,362	95,333	475,695
Total net position	1,678,180	2,642,497	4,320,677
Total liabilities, deferred inflows and net position	1,798,076	2,762,840	4,560,916

The largest portion of the Town of Seibert's net position, 88%, reflects its investment in capital assets (land, buildings and equipment). The Town of Seibert uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. In addition, a portion of the Town of Seibert's net position, 1%, represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, 11%, may be used to meet the government's ongoing obligations to citizens and creditors.

At the end of 2023, the Town of Seibert is able to report positive balances in all three categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities.

Changes in net position

The Town's total revenue of \$1,019,709 was more than program expenses of \$425,046 for an increase in net position of \$594,663.

Combined changes in net position of the Town of Seibert as of December 31, 2023 are shown in Table 2 below. The Town did not issue financial statements prepared in accordance with generally accepted accounting principles in the prior year, therefore, a detailed comparison to the prior year is not possible.

Table 2
CHANGES IN NET POSITION

	Governmental Activities	Business-type Activities	Total Primary Government
Program revenues			
Charges for services	24,435	145,138	169,573
Operating grants	9,541	-	9,541
Capital grants	611,361	-	611,361
General revenues			
Property taxes	26,929	-	26,929
Specific ownership taxes	2,974	-	2,974
Sales and use taxes	145,791	-	145,791
Franchise taxes	15,190	-	15,190
Severance taxes	237	-	237
Other taxes	431	-	431
Mineral lease	43	-	43
Interest earnings	2,570	501	3,071
Miscellaneous	12,348	-	12,348
Gain on sale of assets	22,220	-	22,220
Total revenues	874,070	145,639	1,019,709
Program expenses			
General government	106,820	-	106,820
Public works	108,713	-	108,713
Culture and recreation	3,008	-	3,008
Business-type activities			
Water services	-	135,534	135,534
Sewer services	-	70,971	70,971
Total expenses	218,541	206,505	425,046
Change in net position	655,529	(60,866)	594,663
Net position at beginning of year	1,022,651	2,703,363	3,726,014
Net position at end of year	1,678,180	2,642,497	4,320,677

Governmental Activities

Revenue for the Town's governmental activities totaled \$874,070 for 2023. Tax revenue produced 22% of these revenues. Tax revenue includes property taxes, sales and other taxes.

Table 3
GOVERNMENTAL ACTIVITIES

	Total Cost of Services	Net Cost of Services
General government	\$ 106,820	\$ 106,320
Public works	108,713	(533,720)
Culture and recreation	3,008	604

Table 3 presents the cost and revenue of each of the Town's three largest programs – general government, public works, and culture recreation – as well as each program's *net* cost (total cost less revenues generated by activities). The net cost shows the financial burden that was placed on the Town's taxpayers by each of these functions.

Business-type Activities

Net position in business-type activities decreased by \$60,866 in 2023. Business-type activities include water and sewer services.

Table 4
BUSINESS-TYPE ACTIVITIES

	Total Cost of Services	Net Cost of Services
Water services	\$ 135,534	\$ 47,886
Sewer services	70,971	13,481

Table 4, above, presents the cost and revenue of each of the Town's business-type activities – water and sewer – as well as the program *net* cost (total cost less revenues generated by activities). The net cost shows the financial burden that was placed on the Town's taxpayers by each of these functions.

THE TOWN'S FUNDS

As the Town completed the year, its governmental funds (as presented in the balance sheet on page 16) reported a combined fund balance of \$435,196. The general and conservation trust funds reported fund balance increases of \$59,922 and \$25, respectively.

General Fund Budgetary Highlights

The actual charges to appropriations (expenditures) were \$6,603 above the final budget amounts largely due to capital outlay costs exceeding what was originally anticipated.

Additionally, resources available for appropriation (revenues) were \$142,546 more than the final budgeted amount, as intergovernmental revenues collected were greater than anticipated and the sale of assets was not anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets. The Town of Seibert's investment in capital assets for its governmental and business-type activities as of December 31, 2023, amounts to \$3,874,122 (net of accumulated depreciation). This amount includes a broad range of capital assets, including public works equipment, water, sewer and other infrastructure.

The Town remains committed to the upkeep and maintenance of the Town's largest assets. More detailed information about the Town's capital assets is presented in Table 5.

Table 5
CAPITAL ASSETS ON DECEMBER 31, 2023

	Governmental Activities	Business-type Activities	Total Primary Government
Land	29,873	-	29,873
Buildings and improvements	551,548	-	551,548
Equipment	69,295	11,121	80,416
Infrastructure and systems	627,492	2,584,793	3,212,285
Total	1,278,208	2,595,914	3,874,122

Long-term debt. The Town had \$48,750 in debt outstanding at year-end. More detailed information about the Town's long-term debt is presented in Table 6 and Note E to the financial statements.

Table 6
LONG-TERM DEBT ON DECEMBER 31, 2023

	Governmental Activities	Business-type Activities	Total Primary Government
Notes payable	-	48,750	48,750

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The Town of Seibert is in a good financial position. The Town completed the Colorado Avenue reconstruction project in 2023. The remaining funds' revenues and expenditures should be consistent with prior years. At this time the Town does not anticipate any major projects in the future.

REQUESTS FOR INFORMATION

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the Town's finances and to show the Town's accountability for the funds and assets it receives. If you have questions about this report, or should you need additional financial information, contact Town of Seibert, 100 Colorado Avenue, P.O. Box 224, Seibert, Colorado 80834.

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Basic Financial Statements

The basic financial statements of the Town include the following:

Government-wide financial statements. The government-wide statements display information about the reporting government as a whole.

Fund financial statements. The fund financial statements display information about major funds individually and nonmajor funds in the aggregate for governmental and proprietary funds.

Notes to the financial statements. The notes communicate information essential for fair presentation of the financial statements that is not displayed on the face of the financial statements. As such, the notes are an integral part of the basic financial statements.

TOWN OF SEIBERT, COLORADO
Statement of Net Position
December 31, 2023

	Governmental Activities	Business-type Activities	Total
Assets			
Cash	\$ 315,292	\$ 111,958	\$ 427,250
Cash with county treasurer	239		239
Certificates of deposit	102,401		102,401
Receivables	67,504	20,536	88,040
Capital assets, net of depreciation	1,278,208	2,595,914	3,874,122
Total assets	1,763,644	2,728,408	4,492,052
Deferred outflows of resources			
Pension deferrals	33,135	33,135	66,270
Other post-employment benefit deferrals	1,297	1,297	2,594
Total deferred outflows of resources	34,432	34,432	68,864
Total assets and deferred outflows of resources	\$ 1,798,076	\$ 2,762,840	\$ 4,560,916

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

	Governmental Activities	Business-type Activities	Total
Liabilities			
Accounts payable	\$ 23,336	\$ 1,937	\$ 25,273
Unearned revenues	475		475
Noncurrent liabilities			
Due within one year		7,500	7,500
Due in more than one year		41,250	41,250
Net pension liability	62,704	62,703	125,407
Net other post-employment benefit liability	4,119	4,120	8,239
Total liabilities	90,634	117,510	208,144
Deferred inflows of resources			
Deferred property tax revenues	26,429		26,429
Pension deferrals	819	818	1,637
Other post-employment benefit deferrals	2,014	2,015	4,029
Total deferred inflows of resources	29,262	2,833	32,095
Net position			
Net investment in capital assets	1,278,208	2,547,164	3,825,372
Restricted for emergencies	7,200		7,200
Restricted for culture and recreation	12,410		12,410
Unrestricted	380,362	95,333	475,695
Total net position	1,678,180	2,642,497	4,320,677
Total liabilities, deferred inflows of resources and net position	\$ 1,798,076	\$ 2,762,840	\$ 4,560,916

TOWN OF SEIBERT, COLORADO
Statement of Activities
For the Year Ended December 31, 2023

		Program Revenues		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Governmental activities				
General government	\$ 106,820	\$ 500		
Public works	108,713	23,935	\$ 7,137	\$ 611,361
Culture and recreation	3,008		2,404	
Total governmental activities	218,541	24,435	9,541	611,361
Business-type activities				
Water services	135,534	87,648		
Sewer services	70,971	57,490		
Total business-type activities	206,505	145,138	-	-
Total	\$ 425,046	\$ 169,573	\$ 9,541	\$ 611,361
General revenues				
Taxes				
Property taxes, levied for general purposes				
Specific ownership taxes				
Sales and use taxes				
Franchise taxes				
Severance taxes				
Other taxes				
Mineral lease				
Unrestricted interest on investments				
Miscellaneous				
Sale of assets				
Total general revenues				
Change in net position				
Net position at beginning of year				
Net position at end of year				

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

Net (Expenses) Revenues and Changes in Net Position		
Governmental Activities	Business-type Activities	Total
\$ (106,320)		\$ (106,320)
533,720		533,720
(604)		(604)
426,796	\$ -	426,796
	(47,886)	(47,886)
	(13,481)	(13,481)
-	(61,367)	(61,367)
426,796	(61,367)	365,429
26,929		26,929
2,974		2,974
145,791		145,791
15,190		15,190
237		237
431		431
43		43
2,570	501	3,071
12,348		12,348
22,220		22,220
228,733	501	229,234
655,529	(60,866)	594,663
1,022,651	2,703,363	3,726,014
<u>\$ 1,678,180</u>	<u>\$ 2,642,497</u>	<u>\$ 4,320,677</u>

TOWN OF SEIBERT, COLORADO
Balance Sheet
Governmental Funds
December 31, 2023

	General Fund	Conservation Trust Fund	Total
Assets			
Cash	\$ 302,882	\$ 12,410	\$ 315,292
Cash with county treasurer	239		239
Certificates of deposit	102,401		102,401
Property taxes receivable	26,429		26,429
Accounts receivable	41,075		41,075
Total assets	<u>\$ 473,026</u>	<u>\$ 12,410</u>	<u>\$ 485,436</u>
Liabilities			
Accounts payable	\$ 23,336		\$ 23,336
Unearned revenues	475		475
Total liabilities	23,811	\$ -	23,811
Deferred inflows of resources			
Deferred property tax revenues	26,429		26,429
Total deferred inflows of resources	26,429	-	26,429
Fund balance			
Restricted for emergencies	7,200		7,200
Restricted for culture and recreation		12,410	12,410
Unassigned	415,586		415,586
Total fund balance	<u>422,786</u>	<u>12,410</u>	<u>435,196</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 473,026</u>	<u>\$ 12,410</u>	<u>\$ 485,436</u>

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

TOWN OF SEIBERT, COLORADO**Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position
December 31, 2023**

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

Total fund balance - governmental funds	\$ 435,196
Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.	1,278,208
Net pension and OPEB deferrals used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.	31,599
Long-term liabilities are not due and payable in the current period and therefore are not reported as liabilities in the funds.	<u>(66,823)</u>
Net position of governmental activities	<u><u>\$ 1,678,180</u></u>

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

TOWN OF SEIBERT, COLORADO
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
For the Year Ended December 31, 2023

	General Fund	Conservation Trust Fund	Total
Revenues			
Taxes	\$ 191,315		\$ 191,315
Licenses and permits	500		500
Intergovernmental	618,778	\$ 2,404	621,182
Charges for services	23,935		23,935
Miscellaneous	14,918		14,918
Total revenues	849,446	2,404	851,850
Expenditures			
Current			
General government	85,067		85,067
Public works	94,664		94,664
Culture and recreation		2,379	2,379
Capital outlay	632,013		632,013
Total expenditures	811,744	2,379	814,123
Excess of revenues over expenditures	37,702	25	37,727
Other financing sources			
Proceeds from the sale of assets	22,220		22,220
Net change in fund balance	59,922	25	59,947
Fund balance at beginning of year	362,864	12,385	375,249
Fund balance at end of year	\$ 422,786	\$ 12,410	\$ 435,196

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

TOWN OF SEIBERT, COLORADO**Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of
Governmental Funds to the Statement of Activities
For the Year Ended December 31, 2023**

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

Net change in fund balance - governmental funds	\$ 59,947
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Capital outlays to purchase or build capital assets are reported in governmental funds as expenditures. However, for governmental activities, those costs are shown in the statement of net position and allocated over their estimated useful lives as annual depreciation expense in the statement of activities. This is the amount by which capital outlays exceeded depreciation in the current period.	588,697
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In the statement of activities, certain operating expenses are measured by the amounts incurred or earned during the year. In the governmental funds, however, expenditures for these items are measured by the amount of financial resources used (essentially, the amounts actually paid).	<u>6,885</u>
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Change in net position of governmental activities	<u><u>\$ 655,529</u></u>
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The accompanying notes are an integral part of these financial statements.

TOWN OF SEIBERT, COLORADO
Statement of Net Position
Proprietary Funds
December 31, 2023

	Business-type Activities Enterprise Funds		
	Water Fund	Sewer Fund	Total
Assets			
Current assets			
Cash	\$ 61,893	\$ 50,065	\$ 111,958
Accounts receivable	12,869	7,667	20,536
Total current assets	74,762	57,732	132,494
Noncurrent assets			
Capital assets, net of depreciation	1,865,181	730,733	2,595,914
Total noncurrent assets	1,865,181	730,733	2,595,914
Total assets	1,939,943	788,465	2,728,408
Deferred outflows of resources			
Pension deferrals	19,881	13,254	33,135
Other post-employment benefit deferrals	778	519	1,297
Total deferred outflows of resources	20,659	13,773	34,432
Total assets and deferred outflows of resources	\$ 1,960,602	\$ 802,238	\$ 2,762,840

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

	Business-type Activities Enterprise Funds		Total
	Water Fund	Sewer Fund	
Liabilities			
Current liabilities			
Accounts payable	\$ 1,386	\$ 551	\$ 1,937
Current portion of long-term debt		7,500	7,500
Total current liabilities	1,386	8,051	9,437
Long-term liabilities			
Long-term debt		41,250	41,250
Net pension liability	37,622	25,081	62,703
Net other post-employment benefit liability	2,472	1,648	4,120
Total long-term liabilities	40,094	67,979	108,073
Total liabilities	41,480	76,030	117,510
Deferred inflows of resources			
Pension deferrals	491	327	818
Other post-employment benefit deferrals	1,209	806	2,015
Total deferred inflows of resources	1,700	1,133	2,833
Net position			
Net investment in capital assets	1,865,181	681,983	2,547,164
Unrestricted	52,241	43,092	95,333
Total net position	1,917,422	725,075	2,642,497
Total liabilities, deferred inflows of resources and net position	\$ 1,960,602	\$ 802,238	\$ 2,762,840

TOWN OF SEIBERT, 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		
	Water Fund	Sewer Fund	Total
Operating revenues			
Charges for services	\$ 87,648	\$ 57,490	\$ 145,138
Operating expenses			
Salaries	32,544	21,696	54,240
Office supplies	837	867	1,704
Dues	375	555	930
Outside contract services	600	3,377	3,977
Electricity	17,720	3,674	21,394
Natural gas	371		371
Repairs and maintenance	18,652	2,031	20,683
Monitoring services	926	1,882	2,808
Fuel	2,234	2,412	4,646
Audit	250	250	500
Insurance	8,663	8,663	17,326
Other		3,778	3,778
Depreciation	56,493	24,540	81,033
Pension and OPEB expense	(4,131)	(2,754)	(6,885)
Total operating expenses	135,534	70,971	206,505
Operating loss	(47,886)	(13,481)	(61,367)
Nonoperating revenues			
Interest	282	219	501
Change in net position	(47,604)	(13,262)	(60,866)
Net position at beginning of year, as originally reported	2,007,505	755,180	2,762,685
Prior period adjustment	(42,479)	(16,843)	(59,322)
Net position at beginning of year, as restated	1,965,026	738,337	2,703,363
Net position at end of year	\$ 1,917,422	\$ 725,075	\$ 2,642,497

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

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TOWN OF SEIBERT, COLORADO
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2023

	Business-type Activities Enterprise Funds		
	Water Fund	Sewer Fund	Total
Cash flows from operating activities			
Receipts from customers	\$ 82,195	\$ 54,298	\$ 136,493
Payments to suppliers	(62,046)	(25,952)	(87,998)
Payments to employees	(32,544)	(21,696)	(54,240)
Net cash provided (used) by operating activities	(12,395)	6,650	(5,745)
Cash flows from capital and related financing activities			
Purchase of capital assets	(4,709)		(4,709)
Principal paid on notes		(7,500)	(7,500)
Net cash used by capital and related financing activities	(4,709)	(7,500)	(12,209)
Cash flows from investing activities			
Interest	282	219	501
Net cash provided by investing activities	282	219	501
Net decrease in cash	(16,822)	(631)	(17,453)
Cash at beginning of year	78,715	50,696	129,411
Cash at end of year	\$ 61,893	\$ 50,065	\$ 111,958

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

TOWN OF SEIBERT, COLORADO
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2023

	Business-type Activities Enterprise Funds		
	Water Fund	Sewer Fund	Total
Reconciliation of operating loss to net cash provided (used) by operating activities			
Operating loss	\$ (47,886)	\$ (13,481)	\$ (61,367)
Adjustments to reconcile operating loss to net cash provided (used) by operating activities			
Depreciation	56,493	24,540	81,033
Other		1,621	1,621
Changes in assets, deferred outflows of resources, liabilities and deferred inflows of resources			
Accounts receivable	(5,453)	(3,192)	(8,645)
Net pension asset	3,104	2,069	5,173
Pension and OPEB deferrals	(44,910)	(29,939)	(74,849)
Accounts payable	(11,418)	(84)	(11,502)
Net pension liability	37,622	25,081	62,703
Net other post-employment benefit liability	53	35	88
Net cash provided (used) by operating activities	<u>\$ (12,395)</u>	<u>\$ 6,650</u>	<u>\$ (5,745)</u>

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies

This summary of the Town of Seibert's significant accounting policies is presented to assist the reader in interpreting the financial statements and other data in this report. The policies are considered essential and should be read in conjunction with the accompanying financial statements.

The financial statements of the Town have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to local government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial principles. The more significant of the Town's accounting policies are described below.

A.1 – Reporting entity

The financial reporting entity consists of (1) the primary government, (2) organizations for which the primary government is financially accountable, and (3) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The reporting entity's financial statements should present the funds of the primary government (including its blended component units, which are, in substance, part of the primary government) and provide an overview of the discretely presented component units.

The Town has examined other entities that could be included as defined in number 2 and 3 above. Based on these criteria, the Town has no component units.

A.2 – Fund accounting

The Town uses funds to report its financial position and results of operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities. A fund is a separate accounting entity with a self-balancing set of accounts.

Funds are classified into three categories: governmental, proprietary and fiduciary. Each category, in turn, is divided into separate "fund types." The town does not have any fiduciary funds.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies (Continued)

Governmental funds are used to account for all or most of a government's general activities, including the collection and disbursement of earmarked funds (special revenue funds), major capital projects (capital projects fund), and the servicing of general long-term debt (debt service fund). The following are the Town's major governmental funds:

General Fund – The General Fund is the operating fund of the Town. It is used to account for most of the day-to-day operations of the Town which are financed from sales and use taxes, property taxes and other general revenues. Activities financed by the general fund include those of line and staff departments within the Town, except for activities of the enterprise funds.

Conservation Trust Fund – This fund is a special revenue fund established to account for state lottery proceeds and allowable expenditures.

Proprietary funds focus on the determination of the changes in net position, financial position and cash flows and are classified as either enterprise or internal service. Enterprise funds may be used to account for any activity for which a fee is charged to external users for goods or services. The following are the Town's major proprietary funds:

Water Fund – This fund was established to account for all operations of the water utility services provided by the Town.

Sewer Fund – This fund was established to account for all operations of the sewer utility services provided by the Town.

Note A.3 – Basis of presentation

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 primary government except for fiduciary funds. The statements distinguish between those activities of the Town that are governmental and those that are considered business-type activities.

The government-wide statements are prepared using the economic resources measurement focus and the accrual basis of accounting. This is the same approach used in the preparation of the proprietary fund financial statements but differs from the manner in which governmental fund financial statements are prepared. Governmental fund financial statements therefore include reconciliations with a brief explanation to better identify the relationship between the government-wide statements and the statements for governmental funds.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies (Continued)

The government-wide statement of activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the Town and for each function or program of the Town's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore are 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 business segment or governmental function is self-financing or draws from the general revenues of the Town.

Fund financial statements – Fund financial statements report detailed information about the Town. The focus of governmental and enterprise fund financial statements is on major funds rather than reporting funds by type. Each major fund is presented in a separate column.

The accounting and financial reporting treatment applied to a fund is determined by its measurement focus. All governmental fund types are accounted for using a flow of current financial resources management focus. The financial statements for governmental funds are a balance sheet, which generally includes only current assets, deferred outflows of resources, current liabilities and deferred inflows of resources, and a statement of revenues, expenditures and changes in fund balance, which reports the sources (revenues and other financing sources) and uses (expenditures and other financing uses) of current financial resources.

All proprietary fund types are accounted for on a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operations of these funds are included on the statement of net position. The statement of revenues, expenses and changes in fund net position presents increases (revenues) and decreases (expenses) in net total assets. The statement of cash flows provides information about how the Town finances and meets the cash flow needs of its proprietary activities.

A.4 – Basis of accounting

Basis of accounting determines when transactions are recorded in the financial records and reported on the financial statements. Government-wide financial statements are prepared using the accrual basis of accounting. Governmental funds use the modified accrual basis of accounting. Proprietary and fiduciary funds also use the accrual basis of accounting.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies (Continued)

Revenues – exchange and nonexchange transactions – Revenues resulting from exchange transactions, in which each party gives and receives essentially equal value, are recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenues are recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the Town, available means expected to be received within sixty days of fiscal year-end, except for state and federal grant revenues, which are considered available if collection is expected within six months of year end.

Nonexchange transactions, in which the Town receives value without directly giving equal value in return, include property taxes, grants, entitlements and donations. On an accrual basis, revenues from property taxes are recognized in the fiscal year for which the taxes are levied. Revenues from grants, entitlements and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when use is first permitted, matching requirements, in which the Town must provide local resources to be used for a specified purpose, and expenditure requirements, in which the resources are provided to the Town on a reimbursement basis. On a modified accrual basis, revenue from nonexchange transactions must also be available before it can be recognized.

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

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

Unearned revenue – Unearned revenues arise when potential revenue does not meet both the “measurable” and “available” criteria for recognition in the current period. Unearned revenues also arise when resources are received by the Town before it has a legal claim to them, as when grant monies are received prior to meeting eligibility requirements. In subsequent periods, when both revenue recognition criteria are met, or when the Town has a legal claim to the resources, the liability for unearned revenue is removed and the revenue is recognized.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies (Continued)

Expenses/expenditures – On the accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the related fund liability is incurred, if measurable. Allocations of cost, such as depreciation and amortization, are not recognized in the governmental funds.

A.5 – Encumbrances

The Town does not utilize encumbrance accounting.

A.6 – Cash and cash equivalents

For the purposes of the statement of cash flows, the Town considers all highly liquid debt instruments with an original maturity of three months or less to be cash equivalents.

A.7 – Short-term interfund receivables/payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as internal balances on the government-wide statement of net position, and are classified as due from other funds or due to other funds on the balance sheet.

A.8 – Receivables

Monthly charges for water services are included with monthly utility billings. No allowance for doubtful accounts has been provided in the accompanying financial statements since substantially all accounts are deemed by management to be collectible.

A.9 – Capital assets

General capital assets are those assets not specifically related to activities reported in the proprietary funds. These assets generally result from expenditures in the governmental funds. These assets are reported in the governmental activities column of the government-wide statement of net position, but are not reported in the fund financial statements. Capital assets utilized by the proprietary funds are reported both in the business-type activities column of the government-wide statement of net position and in the respective fund financial statements.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies (Continued)

All capital assets with a unit cost greater than \$1,000 are capitalized at cost (or estimated historical cost, if actual cost is not available) and updated for additions and retirements during the year. Donated capital assets are recorded at their fair value on the date received. Improvements to assets are capitalized; the cost of normal maintenance and repairs that do not add to the value of the asset or materially extend the life of the asset are not. Infrastructure assets, consisting of certain improvements other than buildings (such as parking facilities, sidewalks, landscaping and lighting systems) will be capitalized on a prospective basis beginning in 2004.

Interest is capitalized on proprietary fund assets acquired with tax-exempt debt. The amount of interest to be capitalized is calculated by offsetting interest expense incurred from the date of borrowing until project completion with interest earned on invested proceeds over the same period. No interest was capitalized during the year.

All reported capital assets are depreciated with the exception of land costs. Improvements are depreciated over the remaining useful lives of the related capital assets. Depreciation is computed using the straight-line method over the following useful lives:

<u>Description</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>
Buildings	40 years	40 years
Equipment	5-10 years	7-50 years
Improvements other than buildings	20-50 years	40-50 years
Infrastructure	50 years	n/a

A.10 – Accrued liabilities and long-term obligations

All payables, accrued liabilities and long-term obligations are reported in the government-wide financial statements, and all payables, accrued liabilities and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the governmental fund financial statements regardless of whether they will be liquidated with current resources. However, the noncurrent portion of compensated absences and special termination benefits that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they will be paid with current, expendable, available financial resources. Bonds payable and other long-term obligations that will be paid from governmental funds are not recognized as a liability in the fund financial statements until due.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies (Continued)

A.11 – Net position

Net position represents the difference between assets and liabilities. Net investment in capital assets, net of related debt consist of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowings used for the acquisition, construction or improvement of those assets. Net position is reported as restricted when there are liabilities imposed on their use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors or laws or regulations of other governments.

The Town applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

A.12 – Operating revenues and expenses

Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the Town, these revenues are service charges for water and sewer utility services. Operating expenses are necessary costs incurred to provide the goods or services that are the primary activity of the fund. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

A.13 – Interfund transactions

Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions, except quasi-external transactions and reimbursements, are reported as transfers. In general, the effect of interfund activity has been eliminated from the government-wide financial statements.

A.14 – Extraordinary and special items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the town council and that are either unusual in nature or infrequent in occurrence. The Town had no transactions that qualify as extraordinary or special items during the year.

A.15 – Fund balance

The Governmental Accounting Standards Board (GASB) has issued Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions* (GASB 54). This Statement defines the different type of fund balances that a governmental entity must use for financial reporting purposes.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note A – Summary of significant accounting policies (Continued)

GASB 54 requires the fund balance amounts to be properly reported within one of the fund balance categories listed below.

- *Nonspendable*, such as fund balance associated with inventories, prepaid expenditures, long-term loans and notes receivable, and property held for resale (unless the proceeds are restricted, committed or assigned),
- *Restricted* fund balance category includes amounts that can be spent only for the specific purposes stipulated by constitution, external resource providers, or through enabling legislation,
- *Committed* fund balance classification includes amounts that can be used only for the specific purposes determined by a formal action of the board of education (the Town's highest level of decision-making authority),
- *Assigned* fund balance classification are intended to be used by the government for specific purposes but do not meet the criteria to be classified as restricted or committed, and
- *Unassigned* fund balance is the residual classification for the Town's general fund and includes all spendable amounts not contained in the other classifications.

Committed fund balance is established by a formal passage of a resolution. This is typically done through the adoption and amendment of the budget. A fund balance commitment is further indicated in the budget document as a designation or commitment of the fund. Assigned fund balance is established by the Town council through adoption or amendment of the budget as intended for specific purpose (such as purchase of fixed assets, construction, debt service or for other purposes).

When both restricted and unrestricted resources are available in governmental funds, the Town applies expenditures against restricted fund balance first, and followed by committed fund balance, assigned fund balance and unassigned fund balance.

Note B – Cash and investments

Cash and deposits – Colorado State statutes govern the Town's deposit of cash. The Public Deposit Protection Acts (PDPA) for banks and savings and loans require state regulators to certify eligible depositories for public deposits. The PDPA require eligible depositories with public deposits in excess of federal insurance levels to create a single institution collateral pool of defined eligible assets. Eligible collateral includes obligations of the United States, obligations of the State of Colorado or Colorado local governments and obligations secured by first lien mortgages on real property located in the state. The pool is to be maintained by another institution or held in trust for all uninsured public deposits as a group and not held in any individual government's name. The fair value of the assets in the pool must be at least equal to 102% of the aggregate uninsured deposits.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note B – Cash and investments (Continued)

Custodial credit risk – deposits – Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned to it. The Town does not have a deposit policy for custodial credit risk. As of year-end, the Town had total deposits of \$528,629, of which \$250,000 were insured and \$278,629 were collateralized with securities held by the pledging institution's trust department or agent in the Town's name.

Investments

Authorized investments – Investment policies are governed by Colorado State Statutes and the Town's own investment policies and procedures. Investments of the Town may include:

- Obligations of the United States Government such as treasury bills, notes and bonds
- Certain international agency securities
- General obligation and revenue bonds of United States local government entities
- Bankers acceptances of certain banks
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

At year-end, the Town did not hold any investments.

Note C – Receivables

Receivables at year-end consist of the following:

	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total Receivables</u>
Property taxes	\$ 26,429	\$ -	\$ 26,429
Accounts	<u>41,075</u>	<u>20,536</u>	<u>61,611</u>
Total	<u>\$ 67,504</u>	<u>\$ 20,536</u>	<u>\$ 88,040</u>

Property taxes are levied on December 15th and attach as a lien on property the following January 1st. They are payable in full by April 30th or are due in two equal installments on February 28th and June 15th. Kit Carson County bills and collects property taxes for all taxing entities within the County. The tax receipts collected by the county are remitted to the Town in the subsequent month.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note D – Capital assets

Capital asset activity for the year was as follows:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Deletions/ Adjustments</u>	<u>Ending Balance</u>
Governmental activities				
Capital assets, not being depreciated:				
Land	\$ 29,873	\$ -	\$ -	\$ 29,873
Construction in progress	<u>14,450</u>	<u>615,667</u>	<u>(630,117)</u>	<u>-</u>
Total capital assets, not being depreciated	44,323	615,667	(630,117)	29,873
Capital assets, being depreciated:				
Infrastructure	-	-	630,117	630,117
Buildings and improvements	974,503	16,345	-	990,848
Equipment	<u>293,261</u>	<u>-</u>	<u>(33,950)</u>	<u>259,311</u>
Total capital assets, being depreciated	<u>1,267,764</u>	<u>16,345</u>	<u>596,167</u>	<u>1,880,276</u>
Total capital assets	1,312,087	632,012	(33,950)	1,910,149
Less accumulated depreciation for:				
Infrastructure	-	(2,625)	-	(2,625)
Buildings and improvements	(414,259)	(25,041)	-	(439,300)
Equipment	<u>(208,317)</u>	<u>(15,649)</u>	<u>33,950</u>	<u>(190,016)</u>
Total accumulated depreciation	<u>(622,576)</u>	<u>(43,315)</u>	<u>33,950</u>	<u>(631,941)</u>
Governmental activities capital assets, net	<u>\$ 689,511</u>	<u>\$ 588,697</u>	<u>\$ -</u>	<u>\$ 1,278,208</u>

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note D – Capital assets (Continued)

	Beginning Balance	Additions	Deletions/ Adjustments	Ending Balance
Business-type activities				
Capital assets, being depreciated				
Water system	\$ 2,719,628	\$ -	\$ -	\$ 2,719,628
Sewer system	1,214,521	-	-	1,214,521
Equipment	<u>123,535</u>	<u>4,709</u>	<u>-</u>	<u>128,244</u>
Total capital assets, being depreciated	4,057,684	4,709	-	4,062,393
Less accumulated depreciation for:				
Water system	(810,994)	(54,575)	-	(865,569)
Sewer system	(459,247)	(24,540)	-	(483,787)
Equipment	<u>(115,205)</u>	<u>(1,918)</u>	<u>-</u>	<u>(117,123)</u>
Total accumulated depreciation	<u>(1,385,446)</u>	<u>(81,033)</u>	<u>-</u>	<u>(1,466,479)</u>
Business-type activities capital assets, net	<u>\$ 2,672,238</u>	<u>\$ (76,324)</u>	<u>\$ -</u>	<u>\$ 2,595,914</u>

Depreciation expense was charged to programs of the primary government as follows:

Governmental activities	
General government	\$ 28,637
Public works	14,049
Culture and recreation	<u>629</u>
Total governmental activities	<u>\$ 43,315</u>
Business-type activities	
Water	56,493
Sewer	<u>24,540</u>
Total business-type activities	<u>\$ 81,033</u>

Note E – Long-term debt

The following is a summary of the changes in long-term debt for the year:

	Beginning Balances	Additions	Reductions	Ending Balances	Due within one year
Business-type activities					
Notes from direct borrowings	<u>\$ 56,250</u>	<u>\$ -</u>	<u>\$ (7,500)</u>	<u>\$ 48,750</u>	<u>\$ 7,500</u>

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note E – Long-term debt (Continued)

Notes payable

Long-term debt at year-end consists of the following individual issues:

CWRPDA Note payable – Sewer Fund – The Town has entered into a \$150,000 note agreement with the Colorado Water Resources and Power Development Authority (the Authority) dated August 26, 2009, due in semi-annual installments of \$3,750 through 2030. The interest rate for the agreement is 0.0%.

\$ 48,750

The Town's outstanding notes from direct borrowings related to business-type activities of \$48,750 include one individual borrowing as noted above.

The Town's outstanding notes with CWRPDA is secured with collateral from the net revenue from operations and use of the system as defined in the loan agreement. The outstanding notes contains a provision that in an event of default as defined in the loan agreement, the Authority shall have the right to take any action permitted or required pursuant to the loan agreement and to take whatever other action at law or in equity may appear necessary or desirable to collect the amounts then due and thereafter to become due hereunder or to enforce the performance and observance of any duty, covenant, obligation or agreement of the Town hereunder, including, without limitation, to obtain ex parte the appointment of a receiver of the system.

The following schedule represents the Town's debt service requirements to maturity for the outstanding notes from direct borrowings related to business-type activities at year-end:

<u>Year ended December 31,</u>	<u>Principal</u>	<u>Interest</u>
2024	\$ 7,500	\$ -
2025	7,500	-
2026	7,500	-
2027	7,500	-
2028	7,500	-
2029-2030	<u>11,250</u>	<u>-</u>
Totals	<u>\$ 48,750</u>	<u>\$ -</u>

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note F – Risk management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town carries commercial insurance for all risks of loss, including workers compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage or the deductible in any of the past three years. There has been no significant reduction in insurance coverage from the prior year in any of the major categories of risk.

Note G – Pension Plans

Summary of significant accounting policies

Pensions. The Town participates in the Local Government Division Trust Fund (LGDTF), a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees' Retirement Association of Colorado ("PERA"). The net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position (FNP) and additions to/deductions from the FNP of the LGDTF have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

General information about the pension plan

Plan description. Eligible employees of the Town are provided with pensions through the LGDTF – a cost-sharing multiple-employer defined benefit pension plan administered by PERA. Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes (C.R.S.), administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions of the federal Internal Revenue Code. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

Benefits provided as of December 31, 2022. PERA provides retirement, disability, and survivor benefits. Retirement benefits are determined by the amount of service credit earned and/or purchased, highest average salary, the benefit structure(s) under which the member retires, the benefit option selected at retirement, and age at retirement. Retirement eligibility is specified in tables set forth at C.R.S. Section 24-51-602, 604, 1713, and 1714.

The lifetime retirement benefit for all eligible retiring employees under the PERA benefit structure is the greater of the:

- Highest average salary multiplied by 2.5% and then multiplied by years of service credit.
- The value of the retiring employee's member contribution account plus a 100% match on eligible amounts as of the retirement date. This amount is then annuitized into a monthly benefit based on life expectancy and other actuarial factors.

The lifetime retirement benefit for all eligible retiring employees under the Denver Public Schools (DPS) benefit structure is the greater of the:

- Highest average salary multiplied by 2.5% and then multiplied by years of service credit.
- \$15 times the first 10 years of service credit plus \$20 times service credit over 10 years plus a monthly amount equal to the annuitized member contribution account balance based on life expectancy and other actuarial factors.

In all cases the service retirement benefit is limited to 100% of highest average salary and also cannot exceed the maximum benefit allowed by federal Internal Revenue Code.

Members may elect to withdraw their member contribution accounts upon termination of employment with all PERA employers; waiving rights to any lifetime retirement benefits earned. If eligible, the member may receive a match of either 50% or 100% on eligible amounts depending on when contributions were remitted to PERA, the date employment was terminated, whether 5 years of service credit has been obtained and the benefit structure under which contributions were made.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

Upon meeting certain criteria, benefit recipients who elect to receive a lifetime retirement benefit generally receive post-retirement cost-of-living adjustments, referred to as annual increases in the C.R.S. Subject to the automatic adjustment provision (AAP) under C.R.S. Section 24-51-413, eligible benefit recipients under the PERA benefit structure who began membership before January 1, 2007, and all eligible benefit recipients of the DPS benefit structure will receive the maximum annual increase (AI) or AI cap of 1.00% unless adjusted by the AAP. Eligible benefit recipients under the PERA benefit structure who began membership on or after January 1, 2007, will receive the lesser of an annual increase of the 1.00% AI cap or the average increase of the Consumer Price Index for Urban Wage Earners and Clerical Workers for the prior calendar year, not to exceed a determined increase that would exhaust 10% of PERA's Annual Increase Reserve (AIR) for the LGDTF. The AAP may raise or lower the aforementioned AI cap by up to 0.25% based on the parameters specified in C.R.S. Section 24-51.413.

Disability benefits are available for eligible employees once they reach five years of earned service credit and are determined to meet the definition of disability. For State Troopers whose disability is caused by an on-the-job injury, the five-year service requirement is waived and they are immediately eligible to apply for disability benefits. The disability benefit amount is based on the lifetime retirement benefit formula(s) shown above considering a minimum 20 years of service credit, if deemed disabled.

Survivor benefits are determined by several factors, which include the amount of earned service credit, highest average salary of the deceased, the benefit structure(s) under which service credit was obtained, and the qualified survivor(s) who will receive the benefits.

Contributions as of December 31, 2023. Eligible employees and the Town are required to contribute to the LGDTF at a rate set by Colorado statute. The contribution requirements for the LGDTF are established under C.R.S. Section 24-51-401, *et seq.* and Section 24-51-413. Employee contribution rates for the year are summarized in the table below:

	January 1, 2022 Through <u>June 30, 2022</u>	July 1, 2022 Through <u>December 31, 2022</u>	January 1, 2023 Through <u>June 30, 2023</u>	July 1, 2023 Through <u>December 31, 2023</u>
Employee contribution (all employees other than State Troopers)	8.50%	9.00%	9.00%	9.00%
State Troopers	12.00%	13.00%	13.00%	13.00%

** Contribution Rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. Section 24-51-101(42).

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

The employer contribution requirements for all employees other than State Troopers are summarized in the table below:

	January 1, 2022 Through June 30, 2022	July 1, 2022 Through December 31, 2022	January 1, 2023 Through June 30, 2023	July 1, 2023 Through December 31, 2023
Employer contribution rate	10.50%	11.00%	11.00%	11.00%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. Section 24-51-208(1)(f)	(1.02)%	(1.02)%	(1.02)%	(1.02)%
Amount apportioned to the LGDTF	9.48%	9.98%	9.98%	9.98%
Amortization equalization disbursement (AED) as specified in C.R.S. Section 24-51-411	2.20%	2.20%	2.20%	2.20%
Supplemental amortization equalization disbursement (SAED) as specified in C.R.S. 24-51-411	1.50%	1.50%	1.50%	1.50%
Defined Contribution Supplement as specified in C.R.S. Section 24-51-41	0.03%	0.03%	0.06%	0.06%
Total employer contribution rate to the LGDTF	13.21%	13.71%	13.74%	13.74%

** Contribution Rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. Section 24-51-101(42).

The employer contribution rates for State Troopers are summarized in the table below:

	January 1, 2022 Through June 30, 2022	July 1, 2022 Through December 31, 2022	January 1, 2023 Through June 30, 2023	July 1, 2023 Through December 31, 2023
Employer contribution rate	13.60%	14.10%	14.10%	14.10%
Amount of employer contribution apportioned to the Health Care Trust Fund as specified in C.R.S. Section 24-51-208(1)(f)	(1.02)%	(1.02)%	(1.02)%	(1.02)%
Amount apportioned to the LGDTF	12.58%	13.08%	13.08%	13.08%

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

	January 1, 2022 Through June 30, 2022	July 1, 2022 Through December 31, 2022	January 1, 2023 Through June 30, 2023	July 1, 2023 Through December 31, 2023
Amortization equalization disbursement (AED) as specified in C.R.S. Section 24-51-411	2.20%	2.20%	2.20%	2.20%
Supplemental amortization equalization disbursement (SAED) as specified in C.R.S. Section 24-51-411	1.50%	1.50%	1.50%	1.50%
Defined Contribution Supplement as specified in C.R.S. Section 24-51-415	0.03%	0.03%	0.06%	0.06%
Total employer contribution rate to the LGDTF	16.31%	16.81%	16.84%	16.84%

** Contribution Rates for the LGDTF are expressed as a percentage of salary as defined in C.R.S. Section 24-51-101(42).

Employer contributions are recognized by the LGDTF in the period in which the compensation becomes payable to the member and the Town is statutorily committed to pay the contributions to the LGDTF. Employer contributions recognized by the LGDTF from the Town were \$15,000 for the year ended December 31, 2023.

Pension liabilities, pension expense, and deferred outflows of resources and deferred inflows of resources related to pensions

The net pension liability for the LGDTF was measured as of December 31, 2022, and the total pension liability (TPL) used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2021. Standard update procedures were used to roll-forward the TPL to December 31, 2022. The Town's proportion of the net pension liability was based on the Town's contributions to the LGDTF for the calendar year 2022 relative to the total contributions of participating employers.

At year-end, the Town reported a liability of \$125,407 for its proportionate share of the net pension liability.

At December 31, 2022, the Town's proportion was 0.0125 percent, which was an increase of .0004 percent from its proportion measured as of December 31, 2021.

For the year, the Town recognized pension expense of \$2,633. At year-end, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Difference between expected and actual experience	\$ -	\$ 624
Changes of assumptions or other inputs	-	-
Net difference between projected and actual earnings on pension plan investments	49,774	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	1,496	1,013
Contributions subsequent to the measurement date	<u>15,000</u>	<u>-</u>
Total	<u>\$ 66,270</u>	<u>\$ 1,637</u>

\$15,000 reported as deferred outflows of resources related to pensions, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ended December 31,</u>	<u>Amount</u>
2024	\$ (7,149)
2025	7,647
2026	19,137
2027	<u>29,998</u>
Totals	<u>\$ 49,633</u>

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

Actuarial assumptions. The TPL in the December 31, 2021 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	
Members other than State Troopers	3.20% - 11.30%
State Troopers	3.20% - 12.40%
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Post-retirement benefit increases:	
PERA benefit structure hired prior to 1/1/07; and DPS benefit structure (compounded annually)	1.00%
PERA benefit structure hired after 12/31/06 ₁	Financed by the AIR

- ₁ Post-retirement benefit increases are provided by the AIR, accounted separately within each Division Trust Fund, and subject to moneys being available; therefore, liabilities related to increases for members of these benefit tiers can never exceed available assets.

The TPL for the LGDTF, as of the December 31, 2022 measurement date, was adjusted to reflect the disaffiliation, as allowable under C.R.S. Section 24-51-313, of Tri-County Health Department (Tri-County Health), effective December 31, 2022. As of the close of the 2022 fiscal year, no disaffiliation payment associated with Tri-County Health was received, and therefore no disaffiliation dollars were reflected in the FNP as of the December 31, 2022, measurement date.

The mortality tables described below are generational mortality tables developed on a benefit-weighted basis.

Pre-retirement mortality assumptions for members other than State Troopers were based on the PubG-2010 Employee Table with generational projection using scale MP-2019.

Pre-retirement mortality assumptions for State Troopers were based upon the PubS-2010 Employee Table with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for members other than State Troopers were based on the PubG-2010 Healthy Retiree Table, adjusted as follows:

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

- **Males:** 94% of the rates prior to age 80 and 90% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- **Females:** 87% of the rates prior to age 80 and 107% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Healthy Retiree Table, with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based on the Pub-2010 Contingent Survivor Table, adjusted as follows:

- **Males:** 97% of the rates for all ages, with generational projection using scale MP-2019.
- **Females:** 105% of the rates for all ages, with generational projection using scale MP-2019.

Disabled mortality assumptions for members other than State Troopers were based upon PubNS-2010 Disabled Retiree Table using 99% of the rates for all ages with generational projection using scale MP-2019.

Disabled mortality assumptions for State Troopers were based upon the unadjusted PubS-2010 Disabled Retiree Table with generational projection using scale MP-2019.

The actuarial assumptions used in the December 31, 2021, valuation were based on the results of the 2020 experience analysis for the periods January 1, 2016 through December 31, 2019, and were reviewed and adopted by the PERA Board at their November 20, 2020, meeting.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared every five years for PERA. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

The PERA Board first adopted the 7.25% long-term expected rate of return as of November 18, 2016. Following an asset/liability study, the Board reaffirmed the assumed rate of return at the Board's November 15, 2019, meeting, to be effective January 1, 2020. As of the most recent reaffirmation of the long-term rate of return, the target asset allocation, and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>30 Year Expected Geometric Real Rate of Return</u>
Global equity	54.00%	5.60%
Fixed income	23.00%	1.30%
Private equity	8.50%	7.10%
Real estate	8.50%	4.40%
Alternatives	<u>6.00%</u>	4.70%
Total	<u>100.00%</u>	

Note: In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected nominal rate of return assumption of 7.25%.

Discount rate. The discount rate used to measure the TPL was 7.25 percent. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the required adjustments resulting from the 2018 and 2020 AAP assessments. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including the required adjustments resulting from the 2018 and 2020 AAP assessments. Employer contributions also

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

- include current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103%, at which point the AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions reflect reductions for the funding of the AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial FNP, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. AIR transfers to the FNP and the subsequent AIR benefit payments were estimated and included in the projections.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, the LGDTF's FNP was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on pension plan investments was applied to all periods of projected benefit payments to determine the TPL. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

Sensitivity of the Town's proportionate share of the net pension liability to changes in the discount rate. The following presents the proportionate share of the net pension liability calculated using the discount rate of 7.25%, as well as what the proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.25%) or 1-percentage-point higher (8.25%) than the current rate:

	1% Decrease (6.25%)	Current Discount (7.25%)	1% Increase (8.25%)
Proportionate share of the net pension liability	\$ 210,527	\$ 125,407	\$ 54,148

Pension plan fiduciary net position. Detailed information about the LGDTF's FNP is available in PERA's ACFR which can be obtained at www.copera.org/investments/pera-financial-reports.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note G – Pension Plans (Continued)

Payables to the pension plan

The Town did not report any payables to the pension plan at year-end.

Note H – Defined benefit other post-employment benefit (OPEB) plan

General Information about the OPEB Plan

Plan description. Eligible employees of the District are provided with OPEB through the HCTF – a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the Colorado Revised Statutes (C.R.S.), as amended, and sets forth a framework that grants authority to the PERA Board to contract, self-insure, and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of the premium subsidies. Colorado State law provisions may be amended by the Colorado General Assembly. PERA issues a publicly available annual comprehensive financial report (ACFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

Benefits provided. The HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans, however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. For members who retire having service credit with employers in the Denver Public Schools (DPS) Division and one or more of the other four Divisions (State, School, Local Government and Judicial), the premium subsidy is allocated between the HCTF and the Denver Public Schools Health Care Trust Fund (DPS HCTF). The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

C.R.S. Section 24-51-1202 *et seq.* specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure and all retirees under the DPS benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare. Upon the death of a DPS benefit structure retiree, no further subsidy is paid.

Enrollment in the PERACare health benefits program is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses, and divorced spouses and guardians, among others. Eligible benefit recipients may enroll into the program upon retirement, upon the occurrence of certain life events, or on an annual basis during an open enrollment period.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

PERA Benefit Structure

The maximum service-based premium subsidy is \$230 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5% reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. Section 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level, and service credit. Currently, for each individual PERACare enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCTF or the DPS HCTF on behalf of benefit recipients not covered by Medicare Part A.

DPS Benefit Structure

The maximum service-based premium subsidy is \$230 per month for retirees who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for retirees who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The maximum service-based subsidy, in each case, is for retirees with retirement benefits based on 20 or more years of service credit. There is a 5% reduction in the subsidy for each year less than 20. The retiree pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For retirees who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, the HCTF or the DPS HCTF pays an alternate service-based premium subsidy. Each individual retiree meeting these conditions receives the maximum \$230 per month subsidy reduced appropriately for service less than 20 years, as described above. Retirees who do not have Medicare Part A pay the difference between the total premium and the monthly subsidy.

Contributions. Pursuant to Title 24, Article 51, Section 208(1)(f) of the C.R.S., as amended, certain contributions are apportioned to the HCTF. PERA-affiliated employers of the State, School, Local Government, and Judicial Divisions are required to contribute at a rate of 1.02% of PERA-includable salary into the HCTF.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

Employer contributions are recognized by the HCTF in the period in which the compensation becomes payable to the member and the District is statutorily committed to pay the contributions. Employer contributions recognized by the HCTF from the District were \$1,114 for the year ended December 31, 2023.

OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At year-end, the District reported a liability of \$8,239 for its proportionate share of the net OPEB liability. The net OPEB liability for the HCTF was measured as of December 31, 2022, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2021. Standard update procedures were used to roll-forward the total OPEB liability to December 31, 2022. The District's proportion of the net OPEB liability was based on the District's contributions to the HCTF for the calendar year 2022 relative to the total contributions of participating employers to the HCTF.

At December 31, 2022, the District's proportion was 0.0010%, which was the same as its proportion measured as of December 31, 2021.

For the year ended December 31, 2023, the District recognized OPEB expense of \$(288). At year-end, the District reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	\$ 1	\$ 2,015
Changes of assumptions or other inputs	126	906
Net difference between projected and actual earnings on OPEB plan investments	515	-
Changes in proportion and differences between contributions recognized and proportionate share of contributions	838	1,108
Contributions subsequent to the measurement date	<u>1,114</u>	<u>-</u>
Total	<u>\$ 2,594</u>	<u>\$ 4,029</u>

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

\$1,114 reported as deferred outflows of resources related to OPEB, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net OPEB liability in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ended June 30, _____	Amount
2024	\$ (978)
2025	(894)
2026	(509)
2027	(53)
2028	(99)
2029	(16)
Total	<u>\$ (2,549)</u>

Actuarial assumptions. The total OPEB liability in the December 31, 2021 actuarial valuation was determined using the following actuarial cost method, actuarial assumptions and other inputs for the School Division:

Actuarial cost method	Entry age
Price inflation	2.30%
Real wage growth	0.70%
Wage inflation	3.00%
Salary increases, including wage inflation	3.40%-11.00%
Long-term investment rate of return, net of OPEB plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	6.50% in 2022, gradually decreasing to 4.50% in 2030
Medicare Part A premiums	3.75% in 2022, gradually increasing to 4.50% in 2029
DPS benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	N/A
Medicare Part A premiums	N/A

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

The total OPEB liability for the HCTF, as of the December 31, 2022, measurement date, was adjusted to reflect the disaffiliation, allowable under C.R.S. Section 24-51-313, of Tri-County Health Department (TriCounty Health), effective December 31, 2022. As of the close of the 2022 fiscal year, no disaffiliation payment associated with Tri-County Health was received, and therefore no disaffiliation dollars were reflected in the FNP as of the December 31, 2022, measurement date.

Beginning January 1, 2022, the per capita health care costs are developed by plan option; based on 2022 premium rates for the UnitedHealthcare Medicare Advantage Prescription Drug (MAPD) PPO plan #1, the UnitedHealthcare MAPD PPO plan #2, and the Kaiser Permanente MAPD HMO plan. Actuarial morbidity factors are then applied to estimate individual retiree and spouse costs by age, gender, and health care cost trend. This approach applies for all members and is adjusted accordingly for those not eligible for premium-free Medicare Part A for the PERA benefit structure.

Age-Related Morbidity Assumptions		
Participant Age	Annual Increase (Male)	Annual Increase (Female)
65-69	3.0%	1.5%
70	2.9%	1.6%
71	1.6%	1.4%
72	1.4%	1.5%
73	1.5%	1.6%
74	1.5%	1.5%
75	1.5%	1.4%
76	1.5%	1.5%
77	1.5%	1.5%
78	1.5%	1.6%
79	1.5%	1.5%
80	1.4%	1.5%
81 and older	0.0%	0.0%

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

Sample Age	MAPD PPO #1 with Medicare Part A		MAPD PPO #2 with Medicare Part A		MAPD HMO (Kaiser) with Medicare Part A	
	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
	Male	Female	Male	Female	Male	Female
65	\$1,704	\$1,450	\$583	\$496	\$1,923	\$1,634
70	\$1,976	\$1,561	\$676	\$534	\$2,229	\$1,761
75	\$2,128	\$1,681	\$728	\$575	\$2,401	\$1,896

Sample Age	MAPD PPO #1 without Medicare Part A		MAPD PPO #2 without Medicare Part A		MAPD HMO (Kaiser) without Medicare Part A	
	Retiree/Spouse		Retiree/Spouse		Retiree/Spouse	
	Male	Female	Male	Female	Male	Female
65	\$6,514	\$5,542	\$4,227	\$3,596	\$6,752	\$5,739
70	\$7,553	\$5,966	\$4,901	\$3,872	\$7,826	\$6,185
75	\$8,134	\$6,425	\$5,278	\$4,169	\$8,433	\$6,657

The 2022 Medicare Part A premium is \$499 (actual dollars) per month.

All costs are subject to the health care cost trend rates, as discussed below.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design, and technology improvements. For the PERA benefit structure, health care cost trend rates are needed to project the future costs associated with providing benefits to those PERACare enrollees not eligible for premium-free Medicare Part A.

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models and industry methods developed by health plan actuaries and administrators. In addition, projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services are referenced in the development of these rates. Effective December 31, 2021, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

The PERA benefit structure health care cost trend rates used to measure the total OPEB liability are summarized in the table below:

<u>Year</u>	<u>PERACare Medicare Plans</u>	<u>Medicare Part A Premiums</u>
2022	6.50%	3.75%
2023	6.25%	4.00%
2024	6.00%	4.00%
2025	5.75%	4.00%
2026	5.50%	4.25%
2027	5.25%	4.25%
2028	5.00%	4.25%
2029	4.75%	4.50%
2030+	4.50%	4.50%

Mortality assumptions used in the December 31, 2021, valuation for the determination of the total pension liability for each of the Division Trust Funds as shown below, reflect generational mortality and were applied, as applicable, in the determination of the total OPEB liability for the HCTF, but developed on a headcount-weighted basis. Affiliated employers of the State, School, Local Government and Judicial Divisions participate in the HCTF.

Pre-retirement mortality assumptions for the School Division were based upon the PubT-2010 Employee Table with generational projection using scale MP-2019.

Post-retirement non-disabled mortality assumptions for the School Division were based upon the PubT-2010 Healthy Retiree Table, adjusted as follows:

- **Males:** 112% of the rates prior to age 80 and 94% of the rates for ages 80 and older, with generational projection using scale MP-2019.
- **Females:** 83% of the rates prior to age 80 and 106% of the rates for ages 80 and older, with generational projection using scale MP-2019.

Post-retirement non-disabled beneficiary mortality assumptions were based upon the Pub-2010 Contingent Survivor Table, adjusted as follows:

- **Males:** 97% of the rates for all ages, with generational projection using scale MP-2019.
- **Females:** 105% of the rates for all ages, with generational projection using scale MP-2019.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

Disabled mortality assumptions for members other than State Troopers were based upon the PubNS-2010 Disabled Retiree Table using 99% of the rates for all ages with generational projection using scale MP-2019.

The following health care costs assumptions were updated and used in the roll-forward calculation for the Trust Fund:

- Per capita health care costs in effect as of the December 31, 2021, valuation date for those PERACare enrollees under the PERA benefit structure who are expected to be age 65 and older and are not eligible for premium-free Medicare Part A benefits have been updated to reflect costs for the 2022 plan year.
- The December 31, 2021, valuation utilizes premium information as of January 1, 2022, as the initial per capita health care cost. As of that date, PERACare health benefits administration is performed by UnitedHealthcare. In that transition, the costs for the Medicare Advantage Option #2 decreased to a level that is lower than the maximum possible service-related subsidy as described in the plan provisions.
- The health care cost trend rates applicable to health care premiums were revised to reflect the then current expectation of future increases in those premiums. Medicare Part A premiums continued with the prior valuation trend pattern.

Actuarial assumptions pertaining to per capita health care costs and their related trend rates are analyzed and updated annually by PERA Board's actuary, as discussed above.

Effective for the December 31, 2022, measurement date, the timing of the retirement decrement was adjusted to middle-of-year within the valuation programming used to determine the total OPEB liability, reflecting a recommendation from the 2022 actuarial audit report, dated October 14, 2022, summarizing the results of the actuarial audit performed on the December 31, 2021, actuarial valuation.

The actuarial assumptions used in the December 31, 2021, valuation were based on the results of the 2020 experience analysis for the period January 1, 2016, through December 31, 2019, and were reviewed and adopted by the PERA Board at their November 20, 2020, meeting.

The long-term expected return on plan assets is reviewed as part of regular experience studies prepared at least every five years for PERA. The most recent analyses were outlined in the Experience Study report dated October 28, 2020.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

Several factors are considered in evaluating the long-term rate of return assumption, including long-term historical data, estimates inherent in current market data, and a log-normal distribution analysis in which best-estimate ranges of expected future real rates of return (expected return, net of investment expense and inflation) were developed for each major asset class. These ranges were combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentages and then adding expected inflation.

As of the most recent reaffirmation of the long-term rate of return, the target asset allocation and best estimates of geometric real rates of return for each major asset class are summarized in the table as follows:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>30 Year Expected Geometric Real Rate of Return</u>
Global Equity	54.00%	5.60%
Fixed Income	23.00%	1.30%
Private Equity	8.50%	7.10%
Real Estate	8.50%	4.40%
Alternatives	<u>6.00%</u>	4.70%
Total	<u>100.00%</u>	

In setting the long-term expected rate of return, projections employed to model future returns provide a range of expected long-term returns that, including expected inflation, ultimately support a long-term expected nominal rate of return assumption of 7.25%.

Sensitivity of the District's proportionate share of the net OPEB liability to changes in the Health Care Cost Trend Rates. The following presents the net OPEB liability using the current health care cost trend rates applicable to the PERA benefit structure, as well as if it were calculated using health care cost trend rates that are one percentage point lower or one percentage point higher than the current rates:

	<u>1% Decrease in Trend Rates</u>	<u>Current Trend Rates</u>	<u>1% Increase in Trend Rates</u>
Initial PERACare Medicare trend rate ¹	5.25%	6.25%	7.25%
Ultimate PERACare Medicare trend rate	3.50%	4.50%	5.50%
Initial Medicare Part A trend rate	3.00%	4.00%	5.00%
Ultimate Medicare Part A trend rate	<u>3.50%</u>	<u>4.50%</u>	<u>5.50%</u>
Net OPEB Liability	\$ 8,006	\$ 8,239	\$ 8,493

¹For the January 1, 2023, plan year.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

Discount rate. The discount rate used to measure the total OPEB liability was 7.25%. The projection of cash flows used to determine the discount rate applied the actuarial cost method and assumptions shown above. In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2022, measurement date.
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent projection years, total covered payroll was assumed to increase annually at a rate of 3.00%.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law and effective as of the measurement date.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Estimated transfers of dollars into the HCTF representing a portion of purchase service agreements intended to cover the costs associated with OPEB benefits.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, the HCTF's FNP was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25% on OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25%. There was no change in the discount rate from the prior measurement date.

Sensitivity of the District's proportionate share of the net OPEB liability to changes in the discount rate. The following presents the proportionate share of the net OPEB liability calculated using the discount rate of 7.25%, as well as what the proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is one-percentage-point lower (6.25%) or one-percentage-point higher (8.25%) than the current rate:

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note H – Defined benefit other post-employment benefit (OPEB) plan (Continued)

	Current 1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
Proportionate share of the net OPEB liability	\$ 9,551	\$ 8,239	\$ 7,116

OPEB plan fiduciary net position. Detailed information about the HCTF's FNP is available in PERA's ACFR which can be obtained at www.copera.org/investments/pera-financial-reports.

Payables to the OPEB plan

The District did not report any payables to the OPEB plan at year-end.

Note I – Defined contribution pension plan

Voluntary Investment Program (PERAPlus 401(k) Plan)

Plan description. Employees of the Town that are also members of the LGDTF may voluntarily contribute to the Voluntary Investment Program (PERAPlus 401(k) Plan), an Internal Revenue Code Section 401(k) defined contribution plan administered by PERA. Title 24, Article 51, Part 14 of the C.R.S., as amended, assigns the authority to establish the Plan provisions to the PERA Board of Trustees. PERA issues a publicly available ACFR which includes additional information on the PERAPlus 401(k) Plan. That report can be obtained at www.copera.org/investments/pera-financial-reports.

Funding policy. The PERAPlus 401(k) Plan is funded by voluntary member contributions up to the maximum limits set by the Internal Revenue Service, as established under Title 24, Article 51, Section 1402 of the C.R.S., as amended. The Town does not offer matching contributions to its employees. Employees are immediately vested in their own contributions, employer contributions and investment earnings. There were no 401(k) plan member contributions from the Town for the year ended December 31, 2023.

Note J – Commitments and contingencies

TABOR Amendment

In November 1992, Colorado voters passed an amendment, commonly known as the Taxpayer's Bill of Rights (TABOR), to the State Constitution (Article X, Section 20) which limits the revenue raising and spending abilities of state and local governments. The limits on property taxes, revenue, and "fiscal year spending" include allowable annual increases tied to inflation and local growth. Fiscal year spending as defined by the amendment

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note J – Commitments and contingencies (Continued)

excludes spending from certain revenue and financing sources such as federal funds, gifts, property sales, fund transfers, damage awards, and fund reserves (balances). The amendment requires voter approval for any increase in mill levy or tax rates, new taxes, or creation of multi-year debt. Revenue earned in excess of the “spending limit” must be refunded or approved to be retained by the Town under specified voting requirements by the entire electorate. On April 7, 1998, the voters of the Town approved a ballot initiative permitting the Town to retain, appropriate, and utilize, by retention for reserve, carryover fund balance, or expenditure, the full proceeds and revenues received from every source whatsoever, without limitation, in this fiscal year and all subsequent fiscal years notwithstanding any limitation of Article X, Section 20 of the Colorado Constitution. TABOR is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of TABOR. However, the Town has made certain interpretations of TABOR’s language in order to determine its compliance. The Town has reserved funds in the General Fund in the amount of \$7,200 for the emergency reserve.

CWRPDA loan covenants

Rate covenant – during the loan term, the Town shall establish and collect such rates, fees and other charges for the use or the sale of the products and services of the system, which shall be at least sufficient, together with other amounts available therefore, and after meeting the operation and maintenance expenses of the system, to pay 110% of the debt service coming due in such calendar year. The net operating revenues of the Sewer Fund were 150% of the current year’s debt service.

Operations and maintenance fund – the Town shall maintain an operations and maintenance reserve in an amount equal to three months of operation and maintenance expenses, excluding depreciation, of the system as set forth in the annual budget for the current fiscal year. Said reserve may be in the form of unobligated fund balances or other unobligated cash or securities or may be in a separate segregated fund. Based on the current year annual budget, three months of operations and maintenance expenses totaled \$15,477, which the Town has funded with unobligated fund balances.

Local government budget laws

Expenditures in the General, Conservation Trust and Sewer Funds exceeded appropriations by \$6,603, \$879 and \$5,085, respectively, and may be in violation of Colorado Local Government Budget Laws.

Federal and state funding

The Town receives revenues from various federal and state grant programs which are subject to final review and approval by the grantor agencies. The amount, if any, of expenditures related to other grant programs which may be disallowed by the granting agencies cannot be determined at this time, although the Town expects such amounts, if any, to be immaterial.

TOWN OF SEIBERT, COLORADO
Notes to Financial Statements

Note K – Prior period restatement

The Town made errors in reporting for various items in the prior period, resulting in the need for restatement as follows:

	<u>Water Fund</u>	<u>Sewer Fund</u>
Balances at December 31, 2022, as originally reported	\$ 2,007,505	\$ 755,180
Cash	(1,457)	-
Capital assets	(20,110)	-
Accrued expenses	(1,933)	-
Meter deposits	3,270	-
Accrued revenues	3,016	-
Deferred outflows – pensions	9,081	6,054
Deferred inflows – pensions	(34,127)	(22,751)
Net pension asset	3,104	2,069
Deferred outflows – OPEB	479	319
Deferred inflows – OPEB	(1,383)	(922)
Net OPEB liability	<u>(2,419)</u>	<u>(1,612)</u>
Balances at December 31, 2022, as restated	<u>\$ 1,965,026</u>	<u>\$ 738,337</u>

Required Supplementary Information

Required supplementary information includes financial information and disclosures that are required by the Governmental Accounting Standards Board but are not considered a part of the basic financial statements. Such information includes:

- Schedule of the Town's Proportionate Share of the Net Pension Liability – PERA's Local Government Division Trust Fund
- Schedule of Town Contributions – PERA's Local Government Division Trust Fund
- Schedule of the Town's Proportionate Share of the Net OPEB Liability – PERA's Health Care Trust Fund
- Schedule of Town Contributions – PERA's Health Care Trust Fund
- Budgetary Comparison Schedule – General Fund
- Budgetary Comparison Schedule – Conservation Trust Fund

TOWN OF SEIBERT, COLORADO
Schedule of the Town's Proportionate Share of the Net Pension Liability
PERA's Local Government Division Trust Fund
December 31, 2023

	2023	2022	2021	2020
Town's proportion of the net pension liability	0.0125%	0.0121%	0.0131%	0.0141%
Town's proportionate share of the net pension liability (asset)	\$ 125,407	\$ (10,346)	\$ 68,168	\$ 102,914
Town's covered payroll	\$ 102,340	\$ 89,793	\$ 92,347	\$ 96,900
Town's proportionate share of the net pension liability as a percentage of its covered payroll	122.54%	-11.52%	73.82%	106.21%
Plan fiduciary net position as a percentage of the total pension liability	82.99%	101.49%	90.88%	86.26%

* The amounts presented for each fiscal year were determined as of December 31 of the prior year.

2019	2018	2017	2016	2015	2014
0.0136%	0.0138%	0.0132%	0.0138%	0.0133%	0.0136%
\$ 170,697	\$ 153,718	\$ 178,537	\$ 152,072	\$ 119,301	\$ 111,732
\$ 89,053	\$ 87,093	\$ 80,140	\$ 78,401	\$ 72,934	\$ 72,437
191.68%	176.50%	222.78%	193.97%	163.57%	154.25%
75.96%	79.37%	73.60%	76.90%	80.70%	77.66%

TOWN OF SEIBERT, COLORADO
Schedule of Town Contributions
PERA's Local Government Division Trust Fund
December 31, 2023

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Contractually required contribution	\$ 15,000	\$ 13,785	\$ 11,853	\$ 11,941
Contributions in relation to the contractually required contribution	<u>(15,000)</u>	<u>(13,785)</u>	<u>(11,853)</u>	<u>(11,941)</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 109,167	\$ 102,340	\$ 89,793	\$ 92,347
Contributions as a percentage of covered payroll	13.74%	13.47%	13.20%	12.93%

<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
\$ 12,287	\$ 11,292	\$ 11,043	\$ 10,162	\$ 9,941	\$ 9,248
<u>(12,287)</u>	<u>(11,292)</u>	<u>(11,043)</u>	<u>(10,162)</u>	<u>(9,941)</u>	<u>(9,248)</u>
<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
\$ 96,900	\$ 89,053	\$ 87,093	\$ 80,140	\$ 78,401	\$ 72,934
12.68%	12.68%	12.68%	12.68%	12.68%	12.68%

TOWN OF SEIBERT, COLORADO
Schedule of the Town's Proportionate Share of the Net OPEB Liability ¹
PERA's Health Care Trust Fund
December 31, 2023

	2023	2022	2021	2020
Town's proportion of the net OPEB liability	0.0010%	0.0009%	0.0010%	0.0011%
Town's proportionate share of the net OPEB liability	\$ 8,239	\$ 8,063	\$ 9,487	\$ 12,113
Town's covered payroll	\$ 102,340	\$ 89,793	\$ 92,347	\$ 96,900
Town's proportionate share of the net OPEB liability as a percentage of its covered payroll	8.05%	8.98%	10.27%	12.50%
Plan fiduciary net position as a percentage of the total OPEB liability	38.57%	39.40%	32.78%	24.41%

* The amounts presented for each fiscal year were determined as of December 31 of the prior year.

¹ Until a full 10-year trend is compiled, the Town will present information for those years for which information is available.

	2019	2018	2017
	0.0011%	0.0011%	0.0010%
\$	14,326	\$ 13,942	\$ 13,159
\$	89,053	\$ 87,093	\$ 80,140
	16.09%	16.01%	16.42%
	17.03%	17.53%	16.72%

TOWN OF SEIBERT, COLORADO
Schedule of Town Contributions ¹
PERA's Health Care Trust Fund
December 31, 2023

	2023	2022	2021	2020
Contractually required contribution	\$ 1,114	\$ 1,044	\$ 913	\$ 942
Contributions in relation to the contractually required contribution	(1,114)	(1,044)	(913)	(942)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered payroll	\$ 109,167	\$ 102,340	\$ 89,793	\$ 92,347
Contributions as a percentage of covered payroll	1.02%	1.02%	1.02%	1.02%

¹ Until a full 10-year trend is compiled, the Town will present information for those years for which information is available.

2019	2018	2017	2016
\$ 988	\$ 908	\$ 888	\$ 817
(988)	(908)	(888)	(817)
\$ -	\$ -	\$ -	\$ -
\$ 96,900	\$ 89,053	\$ 87,093	\$ 80,140
1.02%	1.02%	1.02%	1.02%

TOWN OF SEIBERT, COLORADO
General Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2023

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
Revenues				
Taxes	\$ 144,387	\$ 144,787	\$ 191,315	\$ 46,528
Licenses and permits	100	100	500	400
Intergovernmental	356,833	356,433	618,778	262,345
Charges for services	25,000	25,000	23,935	(1,065)
Miscellaneous	202,800	202,800	14,918	(187,882)
Total revenues	729,120	729,120	849,446	120,326
Expenditures				
Current				
General government	123,600	123,600	85,067	38,533
Public works	125,825	125,825	94,664	31,161
Capital outlay	555,716	555,716	632,013	(76,297)
Total expenditures	805,141	805,141	811,744	(6,603)
Excess of revenues over (under) expenditures	(76,021)	(76,021)	37,702	(113,723)
Other financing sources				
Proceeds from the sale of assets			22,220	22,220
Net change in fund balance	\$ (76,021)	\$ (76,021)	59,922	\$ 135,943
Fund balance at beginning of year			362,864	
Fund balance at end of year			\$ 422,786	

TOWN OF SEIBERT, COLORADO
Conservation Trust Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2023

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
Revenues				
Intergovernmental	\$ 2,400	\$ 2,400	\$ 2,404	\$ 4
Total revenues	2,400	2,400	2,404	4
Expenditures				
Current				
Culture and recreation	1,500	1,500	2,379	(879)
Net change in fund balance	\$ 900	\$ 900	25	\$ (875)
Fund balance at beginning of year			12,385	
Fund balance at end of year			\$ 12,410	

TOWN OF SEIBERT, COLORADO
Notes to the Required Supplementary Information

Note A – Budgetary data

Annual budgets are established for all funds of the Town, except for the pension trust funds, as required by its local charter. Budgets for all funds are adopted on a basis consistent with generally accepted accounting principles except for the enterprise funds (water and sewer) in which capital and principal retirement expenses are treated as operating expenses and depreciation expense is not budgeted.

An appropriated budget for the entity as a whole is prepared on a detailed basis. Revenues are budgeted by source. Expenditures are budgeted by department and the major divisions thereof and by each independent office and agency and by the principal objects of expenditure. The legal level of control is considered to be the entity as a whole and expenditures may not exceed appropriations at this level. All budget revisions at this level are subject to final review and approval by Town council. Within these control levels, management may transfer appropriations without Town council approval.

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

- On or before September 20th of each year, or in conformity with the general state law, the Town clerk submits to the Town council a budget which shall be a complete financial plan for the ensuing fiscal year.
- At the same time the budget is submitted, the Town manager shall also prepare an appropriation ordinance making a levy in mills upon all taxable property within the Town for the ensuing fiscal year.
- A public hearing on the budget shall be held by Town council two weeks after its submission. Notice of the time and place of said hearing shall be published within three days after the submission of the budget.
- Prior to December 15th, or in conformity with the general state law, the Town council shall adopt the budget and the tax levy ordinance.
- Any portion of any annual appropriation remaining unexpended and unencumbered at the close of the budget year shall be declared surplus and included in the budget for the ensuing year as those appropriations lapse at year-end.

TOWN OF SEIBERT, COLORADO
Notes to the Required Supplementary Information

Note B – Factors affecting trends in amounts reported in the pension and OPEB schedules

Information about factors that significantly affect trends in the amounts reported in the Schedules of the Town's Proportionate Share of the Net Pension and OPEB Liabilities and the Schedules of Town Contributions is available in PERA's comprehensive annual financial report which can be obtained at www.copera.org/investments/pera-financial-reports.

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Other Supplementary Information

Other supplementary information includes financial statements and schedules not required by the Governmental Accounting Standards Board, nor a part of the basic financial statements, but are presented for purposes of additional analysis.

Such schedules include:

- Budgetary Comparison Schedules – General Fund
- Budgetary Comparison Schedules – Proprietary Funds

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Budgetary Comparison Schedules – General Fund

The General Fund accounts for all transactions of the Town not required to be accounted for in other funds. This fund represents an accounting of the Town's ordinary operations financed primarily from tax dollars and intergovernmental aid. It is the most significant fund in relation to the Town's overall operations. The schedules of revenues and expenditures are included to provide a greater level of detail to the reader of the financial statements.

TOWN OF SEIBERT, COLORADO
General Fund
Budgetary Comparison Schedule - Revenues
For the Year Ended December 31, 2023

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
Taxes				
Property taxes	\$ 21,387	\$ 21,387	\$ 26,929	\$ 5,542
Specific ownership taxes	3,000	3,000	2,974	(26)
Delinquent taxes and interest			431	431
Sales and use taxes	106,000	106,000	145,791	39,791
Franchise taxes	14,000	14,000	15,190	1,190
Total taxes	144,387	144,387	191,315	46,928
Licenses and permits	100	100	500	400
Intergovernmental				
Mineral lease			43	43
Cigarette taxes	400	400	385	(15)
Highway users tax	12,000	12,000	6,359	(5,641)
Gas tax	400	400	393	(7)
Severance tax			237	237
Grant revenue	344,033	344,033	611,361	267,328
Total intergovernmental	356,833	356,833	618,778	261,945
Charges for services	25,000	25,000	23,935	(1,065)
Miscellaneous				
Interest	300	300	2,570	2,270
Capital credits	1,500	1,500	2,268	768
Rents	7,000	7,000	6,079	(921)
Payroll reimbursement	42,000	42,000		(42,000)
Operating transfer in	152,000	152,000		(152,000)
Other			4,001	4,001
Total miscellaneous	202,800	202,800	14,918	(187,882)
Total revenues	\$ 729,120	\$ 729,120	\$ 849,446	\$ 120,326

TOWN OF SEIBERT, COLORADO
General Fund
Budgetary Comparison Schedule - Expenditures
For the Year Ended December 31, 2023

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
General government				
Salaries	\$ 47,250	\$ 47,250	\$ 30,812	\$ 16,438
Taxes	22,000	22,000	18,150	3,850
Employee benefits	24,000	24,000	6,972	17,028
Legal	750	750	467	283
Audit	500	500	500	-
Dues	600	600	985	(385)
Telephone	2,800	2,800	2,822	(22)
Office supplies	2,000	2,000	2,998	(998)
Insurance	17,500	17,500	15,975	1,525
Publishing and elections	250	250		250
Training	600	600	766	(166)
Meal reimbursement	800	800	668	132
Uniforms	350	350	295	55
Software	3,000	3,000	2,326	674
Treasurer's fees	600	600	603	(3)
Deposit refund	600	600		600
Donations			500	(500)
Licenses and permits			150	(150)
Payroll fees			78	(78)
Total general government	123,600	123,600	85,067	38,533
Public works				
Salaries	54,075	54,075	34,114	19,961
Electricity	13,000	13,000	9,554	3,446
Fuel	7,000	7,000	4,469	2,531
Natural gas	15,000	15,000	10,439	4,561
Repairs and maintenance	10,000	10,000	10,825	(825)
Tools	1,000	1,000	1,164	(164)
Labor	500	500		500
Outside contract services	1,000	1,000	700	300
Spraying	500	500		500
Trash service	23,250	23,250	23,399	(149)
Recycling and refuse	500	500		500
Total operations	125,825	125,825	94,664	31,161
Capital outlay	555,716	555,716	632,013	(76,297)
Total expenditures	\$ 805,141	\$ 805,141	\$ 811,744	\$ (6,603)

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Budgetary Comparison Schedules – Proprietary Funds

The Town reports the following major proprietary funds:

Enterprise Funds – These funds are used to account for operations that provide services that are financed primarily by user charges, or activities where periodic measurement of income is appropriate for capital maintenance, public policy, management control or other purposes.

- Water Fund – This fund was established to account for all operations of the water utility service provided by the Town.
- Sewer Fund – This fund was established to account for all operations of the sewer utility services provided by the Town.

TOWN OF SEIBERT, COLORADO
Water Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2023

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
Operating revenues				
Charges for services	\$ 85,000	\$ 85,000	\$ 87,648	\$ 2,648
Operating expenses				
Salaries	21,500	21,500	32,544	(11,044)
Licenses and permits	150	150		150
Office supplies	500	500	837	(337)
Dues	1,000	1,000	375	625
Outside contract services	1,000	1,000	600	400
Electricity	18,000	18,000	17,720	280
Natural gas			371	(371)
Repairs and maintenance	5,000	5,000	18,652	(13,652)
Chemicals	1,500	1,500		1,500
Monitoring services	2,500	2,500	926	1,574
Fuel	1,200	1,200	2,234	(1,034)
Audit	250	250	250	-
Insurance	7,000	7,000	8,663	(1,663)
Capital outlay	140,000	140,000	4,709	135,291
Total operating expenses	199,600	199,600	87,881	111,719
Operating loss	(114,600)	(114,600)	(233)	114,367
Nonoperating revenues				
Interest	50	50	282	232
Grant revenue	98,000	98,000		(98,000)
Total nonoperating revenues	98,050	98,050	282	(97,768)
Change in net position	\$ (16,550)	\$ (16,550)	49	\$ 16,599

	Budgeted Amounts		Actual	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Adjustments to GAAP Basis				
Deduct depreciation			(56,493)	
Add pension and OPEB expense			4,131	
Add capital outlay			4,709	
Change in net position - GAAP Basis			(47,604)	
Net position at beginning of year, as originally reported			2,007,505	
Prior period adjustment			(42,479)	
Net position at beginning of year, as restated			1,965,026	
Net position at end of year			\$ 1,917,422	

TOWN OF SEIBERT, COLORADO
Sewer Fund
Budgetary Comparison Schedule
For the Year Ended December 31, 2023

	Budgeted Amounts			Variance with Final Budget Favorable (Unfavorable)
	Original	Final	Actual	
Operating revenues				
Charges for services	\$ 55,000	\$ 55,000	\$ 57,490	\$ 2,490
Operating expenses				
Salaries	21,500	21,500	21,696	(196)
Permits	600	600		600
Audit	250	250	250	-
Insurance	6,500	6,500	8,663	(2,163)
Office supplies	500	500	867	(367)
Dues			555	(555)
Monitoring services	2,500	2,500	1,882	618
Chemicals	500	500		500
Electricity	4,000	4,000	3,674	326
Fuel	1,200	1,200	2,412	(1,212)
Outside contract services	1,500	1,500	3,377	(1,877)
Repairs and maintenance	5,000	5,000	2,031	2,969
Other			3,778	(3,778)
Total operating expenses	44,050	44,050	49,185	(5,135)
Operating income	10,950	10,950	8,305	(2,645)
Nonoperating revenues (expenses)				
Interest	30	30	219	189
Principal paid	(7,550)	(7,550)	(7,500)	50
Total nonoperating revenues (expenses)	(7,520)	(7,520)	(7,281)	239
Change in net position	\$ 3,430	\$ 3,430	1,024	\$ (2,406)

	Budgeted Amounts		Actual	Variance with Final Budget Favorable (Unfavorable)
	Original	Final		
Adjustments to GAAP Basis				
Deduct depreciation			(24,540)	
Add pension and OPEB expense			2,754	
Add principal paid			7,500	
Change in net position - GAAP Basis			(13,262)	
Net position at beginning of year, as originally reported			755,180	
Prior period adjustment			(16,843)	
Net position at beginning of year, as restated			738,337	
Net position at end of year			\$ 725,075	

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**Colorado Department of Highways
Local Highway Finance Report**

This calendar-year report of receipts and expenditures is required by the Colorado Department of Highways to maintain Statewide accountability for moneys used for highway and street purposes. To ensure data accuracy, House Bill 1008 mandates that this report be included in the Town's financial statements.

LOCAL HIGHWAY FINANCE REPORT	STATE: COLORADO YEAR ENDING (mm/yy): 12/23
This Information From The Records Of: Town of Seibert, Colorado	Prepared By: Charlene Marzolf

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

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

II. RECEIPTS FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Receipts from local sources:	
1. Local highway-user taxes	
a. Motor Fuel (from Item I.A.5.)	
b. Motor Vehicle (from Item I.B.5.)	
c. Total (a.+b.)	
2. General fund appropriations	\$ 9,802.00
3. Other local imposts (from page 2)	\$ 3,140.00
4. Miscellaneous local receipts (from page 2)	\$ -
5. Transfers from toll facilities	
6. Proceeds of sale of bonds and notes:	
a. Bonds - Original Issues	
b. Bonds - Refunding Issues	
c. Notes	
d. Total (a. + b. + c.)	\$ -
7. Total (1 through 6)	\$ 12,942.00
B. Private Contributions	
C. Receipts from State government (from page 2)	\$ 6,126.00
D. Receipts from Federal Government (from page 2)	\$ -
E. Total receipts (A.7 + B + C + D)	\$ 19,068.00

III. EXPENDITURES FOR ROAD AND STREET PURPOSES

ITEM	AMOUNT
A. Local highway expenditures:	
1. Capital outlay (from page 2)	\$ -
2. Maintenance:	\$ 10,645.00
3. Road and street services:	
a. Traffic control operations	\$ -
b. Snow and ice removal	\$ 2,052.00
c. Other	
d. Total (a. through c.)	\$ 2,052.00
4. General administration & miscellaneous	\$ 6,371.00
5. Highway law enforcement and safety	
6. Total (1 through 5)	\$ 19,068.00
B. Debt service on local obligations:	
1. Bonds:	
a. Interest	
b. Redemption	
c. Total (a. + b.)	\$ -
2. Notes:	
a. Interest	
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)	\$ 19,068.00

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
	\$ -	\$ 19,068.00	\$ 19,068.00	\$ -	\$ -

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	
b. Other local imposts:		b. Traffic Fines & Penalties	
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	\$ 3,140.00	g. Other Misc. Receipts	
6. Total (1. through 5.)	\$ 3,140.00	h. Other	
c. Total (a. + b.)	\$ 3,140.00	i. Total (a. through h.)	\$ -
<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.)	\$ 6,126.00	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	\$ -	d. Federal Transit Administration	
d. DOLA Grant		e. U.S. Corps of Engineers	
e. Other		f. Other Federal ARPA	
f. Total (a. through e.)	\$ -	g. Total (a. through f.)	\$ -
4. Total (1. + 2. + 3.f)	\$ 6,126.00	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			\$ -
(3). System Preservation			\$ -
(4). System Enhancement And Operation			\$ -
(5). Total Construction (1)+(2)+(3)+(4)	\$ -	\$ -	\$ -
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	\$ -	\$ -	\$ -

(Carry forward to page 1)

Notes and Comments: