

TOWN OF LIMON, COLORADO
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2004

(1) Summary of Significant Accounting Policies

The Town of Limon operates under a council-mayor form of government and maintains accounting policies to conform to generally accepted accounting principles as applicable to governments. Proprietary funds and similar component units apply Financial Accounting Standards Board (FASB) pronouncements and Accounting Principles Board (APB) opinions issued on or before November 30, 1989, unless those pronouncements conflict with or contradict GASB pronouncements, in which case, GASB prevails. The following is a summary of the more significant policies.

A. Reporting Entity

The Town has no component units using the criteria as set forth in generally accepted accounting principles. The determination to include separate governmental entities is based on the criteria of Governmental Accounting Standards Board (GASB) Statement-14. GASB Statement-14 defines the reporting entity as the primary government and those component units for which the primary government is financially accountable. To be financially accountable, a voting majority of the component unit's board must be appointed by the primary government, and either A) the primary government must be able to impose its will, or B) the primary government may potentially benefit financially or be financially responsible for the component unit.

B. Related Organizations

The Town's Board of Trustees is responsible for appointing the members of the board of the Limon Housing Authority, but the Town's financial responsibility for this organization does not extend beyond making the appointments. Therefore, it is not included in these financial statements.

The financial statements of the authority may be obtained from: Director, Limon Housing Authority, 1880 Circle lane, Limon, Co 80828.

C. Accounting Changes and Restatements

As of December 31, 2004, the Town has implemented GASB Statement No. 34-Basic Financial Statements-and Management's Discussion and Analysis-for State and Local Governments as amended by GASB Statement No. 37-Basic Financial Statement-and Management's Discussion and Analysis-for State and Local Governments: Omnibus, along with GASB Statement No. 38, Certain Financial Statement Note Disclosures.

The net assets, beginning, of the Governmental Activities as restated for the effects of implementing GASB 34 is as follows:

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Fund Equity – Governmental Fund Types at 12/31/03	\$ 632,654
Capital Assets reported separately at 12/31/03	5,042,972
Bond Issue Costs previously expensed	21,600
Less – Accumulated Depreciation on Capital Assets at 12/31/03	(1,856,245)
Less – Long-Term Debt reported separately at 12/31/03	(527,669)
Less – Compensated Absences 12/31/03	(7,412)
Less – Accumulated Amortization on Bond Issue Costs at 12/31/03	<u>(6,646)</u>

Governmental Net Assets, Beginning \$3,299,254

D. Fund Accounting

The accounts of the Town are organized on the basis of funds and account groups, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The Town reports the following major governmental funds:

General Fund - The general fund is the general operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund.

Head Start Fund – This fund accounts for a Federal Head Start grant, which is passed through to the local child-care center.

Capital Projects Fund – This fund accounts for major construction projects, other than those accounted for in the Proprietary Funds.

Proprietary funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent of the governing body is that the costs (including depreciation) of providing goods or service to the general public on a continuing basis be financed or recovered primarily through user charges. Proprietary funds are considered major funds because of community interests in the activities and sources of funding supporting these operations.

The Town of Limon operates the Water and Sewer Utilities, the Municipal Recreation Fund (primarily golfing activities), the Airport Fuel Fund (for the sale of fuel to airplane operators) and the Ambulance Service Fund on this basis.

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Additionally, the Town reports the following fiduciary fund types:

Employees' Pension Plan and Volunteer Fireman's Pension Plan, as more fully described in Note 6.

E. Government-wide and Fund Financial Statements

The government-wide financial statements (the statement of net assets and the statement of activities) report information on all of the nonfiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenue, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchases, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual government funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

F. Measurement focus, basis of accounting , and financial statement presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when

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they are collectible within the current period or soon enough thereafter, to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Property taxes, franchise fees, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current period is considered to be susceptible to accrual as revenue of the current period. Sales tax collected and held by vendors at year end on behalf of the Town is also recognized as revenue if collected within 60 days after year end. Expenditure-driven grants are recognized as revenue when qualifying expenditures have been incurred and all other grant requirements have been met. Entitlements and shared revenues are recorded at the time of receipt or earlier if the susceptible to accrual criteria are met. All other revenue items are considered to be measurable and available only when cash is received by the government.

Amounts reported as program revenue include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions. Internally dedicated resources are reported as general revenues rather than as program revenues.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's ongoing operations. The principal operating revenues of the Proprietary funds are charges to customers for sales and services. Operating expenses for proprietary funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenue and expenses not meeting this definition are reported as nonoperating revenues and expenses. When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed.

G. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. streets, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Property, plant and equipment purchased or

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acquired is carried at historical cost or estimated historical cost. Donated or contributed fixed assets are recorded at their estimated fair value on the date received.

As a Phase 3 government, as defined in GASB 34, the Town has elected to not report major general infrastructure retroactively; therefore, the government-wide financial statements do not reflect infrastructure assets completed prior to January 1, 2004. During 2004, the Town added infrastructure assets that are reported on the Statement of Net Assets:

Streets, sidewalk, curb, and gutter	\$ 132,293
Construction in Progress-airport runway	<u>362,998</u>
	<u>\$ 495,291</u>

The costs of normal maintenance and repairs are charged to operations as incurred. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Depreciation of buildings, plants, and machinery and equipment is computed using the straight-line method over the following estimated useful lives:

Streets, sidewalk, curb, & gutter	25 to 30 years
Buildings and Improvements	20 to 40 years
Water and Sewer Systems	50 years
Water and Sewer Plants	20 to 50 years
Recreation Area Improvements	20 to 25 years
Equipment	5 to 15 years
Water Wells	20 years

H. Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable government activities, business-type activities, or proprietary fund type statement of net assets.

I. Budget and Budgetary Accounting

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

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Prior to October 15, the Town Administrator submits to the Board of Trustees a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.

Public hearings are conducted to obtain taxpayer comments.

Prior to January 1, the budget is legally enacted through the passage of an ordinance. Amendments can be made until year end. On December 28, 2004, the Board approved a resolution appropriating additional sums of money for the year 2004. The original and amended appropriation amounts are presented in the budgetary data in the financial statements.

Budgets for governmental and pension funds are adopted on a basis consistent with generally accepted accounting principles. Budgets for the Proprietary funds are adopted to fulfill statutory requirements and are prepared on an appropriation basis. Principally, the appropriation basis of budgeting provides for a full accrual basis of accounting, loans and reimbursements received, note receivable principal, capital expenditures and bond principal payments, but does not provide for depreciation and amortization.

For 2004 the Board of Trustees budgeted all funds and appropriated spending limits by fund except the Rural Health Fund. No budget was prepared on this fund because no revenue was expected in this Fund until 2005. Therefore, the comparisons of actual and budget amounts relating to legal requirements shown in the financial statements is based on “total expenditures” plus “operating transfers to other funds” in the various fund types. All appropriations lapse at year end.

For the year ended December 31, 2004, actual expenditures exceeded the budget in the following funds:

	<u>Budget</u>	<u>Actual</u>	<u>Over</u>
Municipal Recreation Fund	\$ 148,441	\$ 148,620	\$ 179
Ambulance Service Fund	400,000	403,340	3,340
Airport Fuel Fund	17,500	18,234	734
Fireman’s Pension Fund	30,000	30,008	8

J. Encumbrances

The Town does not employ the method of encumbrance accounting that reserves specific appropriations for purchase orders and other commitments. Encumbrances outstanding at year end, when material, are reported as a reservation of fund balance since they do not constitute expenditures or liabilities.

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K. Cash and Investments

Cash includes interest-bearing demand deposits (checking and money-market accounts), as well as short-term investments with a maturity date within three months of the date acquired.

Investments are stated at cost, except for marketable debt and equity security investments of the two pension trusts, which are valued at market. State statutes authorize the allowable type of investments, which are detailed in Note 2.

L. Property Taxes

Annual property taxes are levied and assessed on January 1 and are certified to the County by December 15 of the current year. On January 1 of the following year, the County Treasurer bills the property owners, thus establishing an enforceable lien on the property. The County Treasurer also collects the property taxes and remits the collections on a monthly basis to the Town.

The Town recognizes a receivable for property tax levies upon certification by the County Treasurer. A deferred revenue liability is recorded in the same amount since the taxes are not available at year end to fund expenditures of the current year. They are recognized as revenue when collected in the following year.

Property taxes are computed using mills, where one mill is equal to \$1 of \$1,000 of assessed value. The mill levy for 2004 was 22.172.

M. Inventories

Inventories of items in the following funds were valued at cost:

General Fund - Dumpsters and polycarts	
held for resale and street supplies	\$30,685
Utility - Treatment supplies, meters and parts	42,170
Municipal Recreation Area - Merchandise & Concessions	1,682
Airport Fuel Fund - Airplane fuel	<u>5,909</u>
Total Inventories	<u>\$80,446</u>

N. Compensated Absences

By ordinance, the Town's policy regarding vacation time is to not let it accumulate beyond one year, although some exceptions are made upon approval of management. Any unused vacation time is paid upon termination. Also by ordinance, any employee accumulating sick leave beyond 60 days shall continue to accrue sick leave at the rate of one-half day per month

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and shall have the additional leave added to vacation leave for the following year. The liability for vacation pay included in these financial statements includes such sick leave accrued to December 31, 2004.

O. Compliance with Colorado Contraband Forfeiture Act

Contraband funds collected and related disbursements are included in the financial statements.

P. Bond Discounts and Issuance Costs

Utility Fund bond discount and issuance costs of \$103,699 for the 2000 to 2004 issues are being amortized over the term of the bonds (15 to 20 years) on the straight-line method. The unamortized cost of the 1992 issue of \$9,267 was amortized in full because the issue was redeemed in 2004. Ambulance Fund loan costs of \$15,500 are being amortized over the 10 year term of the loan on the straight-line method. Costs of Proprietary Funds' issues prior to 1989 were either expensed or added to the cost of the related assets. Bond issue and loan costs of \$37,799 on debt not related to Proprietary Funds are being amortized over their term (10 to 20 years) on the straight-line method in the government-wide financial statements, but expensed currently in the governmental funds financial statements.

(2) Cash and Investments

For the purpose of the statement of cash flows, the Town considers all highly liquid investments (excluding restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

The Town's investments at December 31, 2004 are shown below. Under Government Accounting Standards Board Statement No. 3, investments are placed into three categories depending on the degree of risk in the investment. Category 1 is investments which are insured or registered or held by the entity or its agent in the entity's name. Category 2 is investments which are uninsured, and unregistered, with securities held in the counterparty's trust department or agent in the entity's name. Category 3 investments are those which are uninsured and unregistered with securities held by the counterparty, or by its trust department or agent but not in the entity's name.

The Town's cash and investments at December 31, 2004 was \$4,069,728, which is the total of cash, investments, and restricted assets. Cash on hand was \$641 and the remaining \$4,069,087 is explained below:

Cash balances, certificates of deposit and other investments:

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<u>Category 1 Investments:</u>	<u>Bank Balance</u>	<u>Carrying Balance</u>
Bank balances and certificates of deposit, insured (FDIC)	\$ 308,851	\$ 308,851
<u>Category 2 Investments:</u>		
Bank balances and certificates of deposit, uninsured and collateralized	<u>2,571,324</u>	<u>2,544,659</u>
Total cash and certificates of deposit	<u>\$2,880,175</u>	<u>\$2,853,510</u>
Not Categorized:		<u>Market Value</u>
Stocks, bonds and mutual funds:		
Cash and cash equivalents		\$ 14,695
Fixed income:		
U.S. Treasury and Agencies		225,476
Corporate bonds		41,294
Domestic stocks		486,960
International stocks and bonds		141,308
Other Investments:		
Fire & Police Pension Association		<u>305,844</u>
Total Other Investments		<u>1,215,577</u>
Total cash and investments		<u>\$4,069,087</u>

All uninsured monies were deposited in banks covered by the Colorado Public Deposits Protection Act of 1975. Under this act all government funds within a bank are pooled and the pool is pledged with government securities.

The difference between the bank balance and carrying balance is \$26,665, which were outstanding items that had not cleared the banks as of December 31, 2004.

Investments - Colorado statutes specify in which instruments the local government may invest, which include:

1. Repurchase agreements in obligations of the United States;
2. Obligations of the United States or obligations unconditionally guaranteed by the United States;

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3. General obligation or revenue bonds of any state, District of Columbia, US territory or any of their subdivisions, with certain limitations;
4. Bankers acceptance issued by a state or national bank, with certain limitations;
5. Commercial paper, with certain limitations;
6. Any obligation, certificate of participation or lease/purchase of the investing public entity;
7. Money market funds, with certain limitations, which invest in the types of securities listed above;
8. Guaranteed investment contracts, with other certain limitations;
9. Participation with other local governments in pooled investment funds (trusts). These trusts are supervised by participating governments, and must comply with the same restrictions on cash deposits and investments. These trusts are "Colotrust", "Jefftrust" and "CSafe".

Colorado statutes also specify in which instruments a municipal retirement board may participate in the following types of retirement plans:

1. A plan administered by a qualified insurance company;
2. Establish a trust with a bank or trust company;
3. Belong to Colorado's Public Employees Retirement Association (PERA);
4. Invest in the same manner as PERA is authorized. It is authorized to make a broad range of investments, with these limitations on common or preferred stock:
 1. The aggregate amount of moneys invested in corporate stocks or corporate bonds, notes, or debentures which are convertible into corporate stock or in investment trust shares shall not exceed 65% of the then book value of the fund.
 2. No investment of the fund in common or preferred stock, or both, of any single corporation shall be of an amount which exceeds 5% of the then book value of the fund, nor shall the fund acquire more than 12% of the outstanding stock or bonds of any single corporation.

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(3) Restricted Assets

Restricted assets are for the following purposes:

General Fund – Emergency reserve under Article X, Section 20 of the Colorado Constitution. Accumulation at December 31, 2004 of \$82,563 is 3% of the Town’s annual expenditures in the governmental fund types. Reserve is held in bank certificates of deposit.

General Fund – reserve for payment of 1999 revenue bonds. Total required accumulation at December 31, 2004 is \$5,000. Reserve is held in a bank savings account.

General Fund – equipment replacement reserve. Accumulation at December 31, 2004 is \$135,497. Reserve is held in a bank savings account.

General Fund – police contraband forfeiture funds for future police equipment purchases. Amount held in a bank savings account is \$31,693 at December 31, 2004.

Utility Fund – reserve for operations and maintenance of the water treatment plant. Total required accumulation at December 31, 2004 is \$31,268. Reserve is held in a bank savings account.

Utility Fund – funds held for future water projects construction from proceeds of 2004 water bond. Amount held in bank certificates of deposit is \$1,507,548 at December 31, 2004.

Utility Fund – reserve for Emergency Reserve and repayment of 2000 revenue bonds. There is no required accumulation for bond repayment at December 31, 2004. Emergency Reserve required accumulation is 3% of annual expenditures in the Utility Fund. Reserve is held in a bank savings account.

Utility Fund – accumulation of monthly fee from State of Colorado for maintenance of the sewer system serving the Limon Correctional Facility. This fee eventually will be returned to the State if the maintenance is less than the accumulated amount. The amount accumulated is in a bank savings account.

Utility Fund – equipment maintenance and replacement reserve. Accumulation at December 31, 2004 is \$62,553. Reserve is held in a bank savings account.

Municipal Recreation Area Fund – accumulation of special green fees, which is spent on specific items approved by the women’s and men’s golf associations. The amount accumulated is in a bank savings account.

Municipal Recreation Area Fund – reserve for repayment of the 1974 revenue bonds. Total required accumulation at December 31, 2004 is \$13,200. Reserve is held in a bank savings account.

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Ambulance Service Fund – equipment replacement reserve. Accumulation at December 31, 2004 is \$74,472. Reserve is held in bank certificates of deposit.

(4) Note Receivable and Special Assessment Receivable

The note receivable from Frazier Farms resulted from the sale of the Dickens ranch land in 2004, with the Town retaining the water rights. Payments including principal and interest, at a rate of 5.369%, are due each year in the amount of \$27,455, until the year 2023.

The special assessment receivable resulted from 2004 street and sidewalk improvements. Payments including principal and interest, at a rate of 6.65% are due in 2005 from affected residents in the amount of \$4,675 and from 2006 to 2024 in the amount of \$9,297 each year. Residents are permitted to pay their accounts in full at any time.

(5) Capital Assets

Capital asset activity for the year was as follows:

Governmental Activities:	<u>Dec. 31, 2003</u>	<u>Additions</u>	<u>Transfers Deletions</u>	<u>Dec. 31, 2004</u>
Non-depreciable assets:				
Land	\$ 1,244,630	\$ 95,208	\$ -	\$ 1,339,838
Depreciable assets:				
Buildings	\$ 2,270,681		\$ -	\$ 2,270,681
Equipment	1,527,661	25,605	(1,750)	1,551,516
Infrastructure	-	495,291	-	495,291
Total depreciable assets	<u>\$ 3,798,342</u>	<u>\$ 520,896</u>	<u>\$ (1,750)</u>	<u>\$ 4,317,488</u>
Total capital assets	<u>\$ 5,042,972</u>	<u>\$ 616,104</u>	<u>\$ (1,750)</u>	<u>\$ 5,657,326</u>
Less accumulated depreciation for:				
Buildings	\$ (954,316)	\$ (51,080)	-	\$ (1,005,396)
Equipment	(901,929)	(96,032)	1,750	(996,211)
Infrastructure	-	(1,879)	-	(1,879)
Total accumulated depreciation	<u>\$ (1,856,245)</u>	<u>\$ (148,991)</u>	<u>\$ 1,750</u>	<u>\$ (2,003,486)</u>
Depreciable Assets, Net	<u>\$ 1,942,097</u>	<u>\$ 371,905</u>	<u>\$ -</u>	<u>\$ 2,314,002</u>
Governmental Activities Assets, Net	<u>\$ 3,186,727</u>	<u>\$ 467,113</u>	<u>\$ -</u>	<u>\$ 3,653,840</u>

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

General government	\$ 29,255
Airport	3,460
Public safety – Police and Fire	30,608
Highways and Streets	50,212
Public Works – Sanitation	10,507
Public Health – Cemetery	702
Culture & Recreation	<u>24,247</u>
Total Governmental Activities	
Depreciation Expense	<u>\$ 148,991</u>

	<u>Dec. 31, 2003</u>	<u>Additions</u>	<u>Transfers Deletions</u>	<u>Dec. 31, 2004</u>
Business-Type Activities:				
Non-depreciable assets:				
Water Rights	\$ 656,976	\$ 392,019		\$ 1,048,995
Land	198,444	45,032		243,476
Construction in Progress	40,387	329,686	(20,527)	349,546
Total non-depreciable assets	<u>\$ 895,807</u>	<u>\$ 766,737</u>	<u>\$ (20,527)</u>	<u>\$ 1,642,017</u>
Depreciable assets:				
Water System & Plant	\$ 6,030,572	\$ 25,575		\$ 6,056,147
Sewer System & Plant	2,448,214	10,350	-	2,458,564
Rec Area Facilities & Equipment	316,369	7,747	(7,800)	316,316
Ambulance Building & Equipment	484,117	184,055	(9,713)	658,459
Total depreciable assets	<u>\$ 9,279,272</u>	<u>\$ 227,727</u>	<u>\$ (17,513)</u>	<u>\$ 9,489,486</u>
Total capital assets	<u>\$ 10,175,079</u>	<u>\$ 994,464</u>	<u>\$ (38,040)</u>	<u>\$ 11,131,503</u>
Less accumulated depreciation for:				
Water System & Plant	\$ (1,430,854)	\$ (176,498)		\$ (1,607,352)
Sewer System & Plant	(901,750)	(66,995)		(968,745)
Rec Area Facilities & Equipment	(200,743)	(15,047)	7,800	(207,990)
Ambulance Building & Equipment	(212,038)	(46,873)	7,879	(251,032)
Total accumulated depreciation	<u>\$ (2,745,385)</u>	<u>\$ (305,413)</u>	<u>\$ 15,679</u>	<u>\$ (3,035,119)</u>
Depreciable Assets, Net	<u>\$ 6,533,887</u>	<u>\$ (77,686)</u>	<u>\$ (1,834)</u>	<u>\$ 6,454,367</u>
Business-Type Activities Assets, Net	<u>\$ 7,429,694</u>	<u>\$ 689,051</u>	<u>\$ (22,361)</u>	<u>\$ 8,096,384</u>

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

Water	\$ 94,208
Water Treatment	82,290
Sewer	66,995
Municipal Recreation	15,047
Ambulance	<u>46,873</u>
Total Business-Type Depreciation Expense	<u>\$ 305,413</u>

(6) Retirement Plans

The Town maintains a single-employer defined benefit pension plan which covers all eligible Town employees, including policemen. Volunteer firemen are covered by a separate defined benefit plan

Employees' Pension Plan:

Plan Description. The Town of Limon Employees' Pension Plan is a single-employer defined benefit pension plan administered by the Town of Limon. The Plan provides retirement, disability, and death benefits to plan members and beneficiaries. The Town Council has the authority to establish and amend benefit provisions. The Plan does not issue a publicly available financial report.

There is no provision for cost-of-living increases after benefits begin.

The plan covers all types of Town employees.

Membership in the Plan consisted of the following at January 1, 2004, the date of the latest actuarial valuation:

Retirees and beneficiaries currently receiving benefits	1
Terminated plan members entitled to, but not yet receiving benefits	2
Active Plan Members	<u>25</u>
Total	<u>28</u>

Funding Policy. Plan members are required to contribute 4% of compensation up to \$550 per month and 6% of compensation excess of \$550. The Town is required to contribute at an actuarially determined rate. Prior to 1991, the Town's policy had been to match the employees' contribution, instead of contributing in accordance with actuarial computations. This has resulted in funding in excess of the plan's actuarially determined requirements, and for 1988 through 2002 the required employer contribution was zero. Due to the large funding excess, the Town made no contribution from 1991 to 2002.

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Direct administrative fees are paid from plan income. Indirect expenses (portions of Town administrative salaries) are not allocated to the Plan.

Annual Pension Cost and Net Pension Obligation. The Town's annual pension cost and net pension obligation to the Plan for the current year were as follows:

Annual required contribution	16,886
Annual pension cost	16,886
Contributions made	16,886
Net pension obligation beginning of year	0
Net pension obligation end of year	0

The annual required contribution for the current year was determined as part of the January 1, 2004 actuarial valuation using the aggregate actuarial cost method. The actuarial assumptions included (a) 7.0 investment rate of return (net of administrative expenses) and (b) projected salary increases of 2.0% per year. Both (a) and (b) included an inflation component of 2.0%. The assumptions did not include postretirement benefit increases. The actuarial value of assets was determined using the market value method.

Schedule of Funding Progress (Based on Entry Age Normal Method).

<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Assets (a)</u>	<u>Actuarial Accrued Liability (b)</u>	<u>Unfunded Actuarial Liability or (Funding Excess) (b-a)</u>	<u>Funded Ratio (a)/(b)</u>
1-1-99	808,785	537,611	(271,174)	150.4%
1-1-00	862,829	616,483	(246,346)	140.0%
1-1-01	868,785	671,092	(197,693)	129.5%
1-1-02	797,474	779,692	(17,782)	102.3%
1-1-03	656,618	796,299	139,681	82.4%
1-1-04	805,602	925,883	120,281	87.0%

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Six-year Trend Information:

<u>For Each Year ended</u>	<u>Employer Annual Required Contribution and Pension Cost</u>	<u>Employer Contribution</u>	<u>Percentage Contributed</u>	<u>Net Pension Obligation</u>
12-31-99 to 12-31-02	0	0	100%	0
12-31-03	19,976	19,976	100%	0
12-31-04	16,886	16,886	100%	0

Volunteer Fireman’s Pension Plan

Plan Description. The Town of Limon, on behalf of its volunteer firefighters contributes to the Town of Limon Volunteer Firemen’s Pension Plan, a defined benefit pension plan which is affiliated with the Colorado Fire and Police Pension Association (FPPA). Assets of the plan are commingled for investment purposes in the Fire and Police Members Benefit Fund, an agent multiple-employer defined benefit pension plan administered by the FPPA. The plan provides retirement benefits for members and beneficiaries according to the plan provisions as enacted and governed by the Board of Directors of the Limon Volunteer Firemen’s Pension Plan. Title 31, Article 30 of the Colorado Revised Statutes (CRS), as amended, establishes basic benefit provisions under the plan. FPPA issues a publicly available annual financial report that includes the assets of the Limon Volunteer Firemen’s Pension Plan. That report may be obtained by writing to FPPA of Colorado, 5290 DTC Parkway, Suite 100, Englewood, Colorado 80111 or by calling FPPA at 303-770-3772 in the Denver Metro area, or 1-800-332-3772 from outside the metro area.

Annual Pension Cost. For the fiscal year ended December 31, 2004, the annual pension cost of the Town of Limon Volunteer Firemen’s Pension Plan was \$14,450. During the year, the Town of Limon and the state of Colorado contributed \$14,450, which is equal to 100% of the annual pension cost. The Town’s annual pension cost and net pension obligation to the Plan for the current year were as follows:

Annual required contribution	<u>\$14,450</u>
Net pension obligation end of year	<u>\$ -0-</u>

Actuarial information. The Annual Required Contribution (ARC) for the current year was determined by the FPPA actuary, or an actuarial firm designated by the FPPA using the “entry age” cost method and is as of January 1, 2003. The significant actuarial assumptions used in the valuation as of January 1, 2003 were: (a) life expectancy of participants obtained from the 1994 Group Annuity Mortality Table loaded for fire and police experience; (b) retirement age assumption of age 50 and 20 years of service; and (c) investment return of 8.0% per annum net of operating expenses.

For the purpose of this actuarial study, plan assets were valued at actuarial value. The study utilized a level dollar amount open amortization over a period of 20 to 40 years.

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Schedule of Funding Progress (Based on Entry Age Method).

<u>Actuarial Valuation Date</u>	<u>Actuarial Value of Assets (a)</u>	<u>Actuarial Accrued Liability (b)</u>	<u>Unfunded Actuarial Liability or (Funding Excess) (b-a)</u>	<u>Funded Ratio (a)/(b)</u>
1-1-99	311,484	162,707	(148,777)	191.4%
1-1-01	346,410	261,720	(84,690)	132.4%
1-1-03	298,950	229,002	(69,948)	130.5%

Six-year Trend Information.

<u>For Each Year ended</u>	<u>Employer Annual Required Contribution and Pension Cost</u>	<u>Employer Contribution</u>	<u>Percentage Contributed</u>	<u>Net Pension Obligation</u>
1999	10,458	10,458	100%	0
2000	12,563	12,563	100%	0
2001	12,694	12,694	100%	0
2002	14,256	14,256	100%	0
2003	14,626	14,626	100%	0
2004	14,450	14,450	100%	0

(7) Contingency – Constitutional Amendment

In November 1992, the Colorado voters passed a constitutional amendment (Tabor Amendment) to the State Constitution (Article X, Section 20) which requires voter approval for any increases in mill levies, revenue limits, spending limits and creation of multi-year debt. In addition, the amendment requires that a reserve be established for emergencies of 3% in 1995 and thereafter.

The Town has reserved \$82,563 within the General Fund and \$65,000 within the Utility Fund for the emergency reserve under the Tabor amendment.

On April 7, 1998, the voters of the Town approved a referendum allowing the Town to collect, retain and expend the full proceeds of the Town's sales and property tax, state grants, fees and other revenues received from December 31, 1997 and thereafter.

The Town believes that it is in compliance with the provisions of the Tabor amendment. However, many provisions of the Tabor Amendment are complex and subject to further interpretation and will require judicial interpretation.

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(8) Capital Leases

The Town has entered into the following lease-purchases:

1999 – for a copy machine.

2004 – for a gravel pit to be operated by the Street Department and for land and buildings used by the Ambulance Service Fund. The security for this lease-purchase is the Town’s fire station.

The entire cost of the copier and the gravel pit is reflected in the Governmental Activities Capital Assets and the obligation for the remainder of the lease in the Governmental Activities Liabilities in the government –wide financial statements.

The entire cost of the land and buildings is reflected in the Business-Type Activities Capital Assets and the obligation for the remainder of the lease in the Business-Type Activities Liabilities.

Following is a schedule of the future minimum lease payments under the capitalized leases, together with the present value of the net minimum lease payments as of December 31, 2004:

Years Ended December 31,	Governmental Activities	Business-Type Activities
2005	\$12,932	\$31,081
2006	12,340	30,850
2007	12,519	31,299
2008	12,385	30,963
2009	12,522	31,307
2010	12,346	30,866
2011	12,441	31,105
2012	12,509	31,273
2013	12,262	30,658
2014	12,344	30,665
Total Minimum Lease Payments	124,600	310,067
Less, Amount Representing Interest	(27,761)	(69,406)
Present Value of Net Minimum Lease Payments	\$96,839	\$240,661

The current portion of the present value of the net minimum lease payments is \$8,219 for Governmental Activities and \$19,286 for Business-Type Activities.

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(9) Long-Term Debt

General Obligation Bonds – The Town issues general obligation bonds to provide funds for the acquisition and construction of major capital facilities, as well as to refund prior issues. General obligation bonds have been issued for proprietary activities only. They are direct obligations and pledge the full faith and credit of the Town and are ultimately secured by general ad valorem taxes.

The Town has one general obligation bond issue outstanding at December 31, 2004, which is expected to be paid from Utility Fund Revenues together with interest from 4.1% to 5.6%.

Revenue Bonds – The Town issues bonds where the government pledges income derived from the acquired or constructed assets or from a specific revenue source to pay debt service. Interest rates on revenue bonds outstanding at December 31, 2004 are as follows:

- Payable from Governmental Activities revenues, 5.125% to 5.625%
- Payable from Utility Fund – water revenues, 3.65% to 5.25%
- Payable from Municipal Recreation Area revenues, 5.0%

Loans from State of Colorado for improvements to the water utility system, which are expected to be paid from water utility fund revenues, primarily at 3.0%.

Special Assessment Bond – During 2004 the Town formed Special Assessment District Number 2004-1, in order to issue special assessment bonds for certain street and sidewalk improvements. Bonds are to be repaid from monies collected annually from levies against the affected property owners together with interest at 5.9%.

Payable from Utility Fund Restricted Cash:

The accumulation of a monthly fee from the State of Colorado for maintenance of the sewer system serving the Limon Correctional Facility. This fee will eventually be returned to the State if the maintenance is less than the accumulated amount.

Changes in Long-Term Liabilities:

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	Balance Dec. 31, 2003	Additions	Payments	Balance Dec. 31, 2004	Due Within One Year
Governmental Activities:					
Revenue Bonds	\$ 415,000	\$ -	\$ (40,000)	\$ 375,000	\$ 40,000
Special Assessment Bond	-	100,000		100,000	-
Capital Leases	3,973	96,339	(3,473)	96,839	8,219
Landfill Monitoring	108,696	-	(108,696)	-	-
	<u>527,669</u>	<u>196,339</u>	<u>(152,169)</u>	<u>571,839</u>	<u>48,219</u>
Business-Type Activities:					
Bonds Payable:					
2004 Water Revenue		\$ 2,280,000	\$ (60,000)	\$ 2,220,000	\$ 45,000
2001 Water G.O.	590,000	-	(35,000)	555,000	35,000
1992 Water Revenue	203,800	-	(203,800)	-	-
2000 Water Revenue	1,272,895	-	(59,582)	1,213,313	54,166
1974 Mun. Rec. Area	99,000	-	(8,000)	91,000	9,000
Loans Payable:					
Colorado Water					
Conservation Board	427,140	-	(19,632)	407,508	20,221
Colorado Severance					
Tax Fund	17,914	-	(8,739)	9,175	9,175
Capital Lease		240,661		240,661	19,286
Colorado Maintenance					
Fee	58,427	5,983	(18,935)	45,475	-
	<u>2,669,176</u>	<u>2,526,644</u>	<u>(413,688)</u>	<u>4,782,132</u>	<u>191,848</u>
Total Long-Term Liabilities	<u>\$ 3,196,845</u>	<u>\$ 2,722,983</u>	<u>\$ (565,857)</u>	<u>\$ 5,353,971</u>	<u>\$ 240,067</u>

Legal Debt Limit - The legal debt limit as defined by Colorado State Statutes, for General Obligation Bonds issued by the Town is as follows at December 31, 2004:

Actual Property Value (taxable)	\$90,870,837
	x 3%
	<u>2,726,125</u>

General Obligation Bonds issued, other than
for Water and Sewer purposes, which are
specifically exempted for the limitation
Available Debt Margin

-
<u>\$ 2,726,125</u>

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Annual debt service requirements to maturity for the bond issues and loans are as follows:

Year	General Obligation Water Bond	Water Revenue Bonds	Colorado Water Loans	Municipal Recreation Area Revenue Bonds	Total Requirements Business-Type Activities	Sales and Use Tax Revenue Bonds	Special Assessment Bond	Total Requirements Governmental Activities
2005	62,850	286,629	42,081	13,550	405,110	60,669	2,966	63,635
2006	61,415	288,003	32,447	13,100	394,965	63,619	8,900	72,519
2007	64,910	293,803	32,447	12,650	403,810	56,312	8,723	65,035
2008	63,150	288,463	32,447	12,200	396,260	59,062	8,546	67,608
2009	66,310	287,813	32,447	13,750	400,320	56,531	9,369	65,900
2010	64,150	287,094	32,447	13,200	396,891	59,000	9,133	68,133
2011	61,900	280,544	32,447	12,650	387,541	61,188	8,897	70,085
2012	64,605	285,254	32,447	12,100	394,406	58,094	8,661	66,755
2013	62,005	283,314	32,447	11,550	389,316		8,425	8,425
2014	64,355	277,216	32,447		374,018		9,189	9,189
2015	61,385	280,803	32,447		374,635		8,894	8,894
2016	63,360	278,306	32,447		374,113		8,599	8,599
2017		325,886	32,447		358,333		9,304	9,304
2018		325,465	32,447		357,912		8,950	8,950
2019		322,417	32,447		354,864		8,596	8,596
2020		320,006	32,447		352,453		9,242	9,242
2021		294,450			294,450		8,829	8,829
2022		296,250			296,250		9,416	9,416
2023		522,225			522,225		8,944	8,944
2024					0		8,472	8,472
	<u>\$760,395</u>	<u>\$5,823,941</u>	<u>\$528,786</u>	<u>\$114,750</u>	<u>\$7,227,872</u>	<u>\$474,475</u>	<u>\$172,055</u>	<u>\$646,530</u>

The issues have certain early redemption provisions that could be utilized in future years at the option of the Board of Trustees.

(10) Risk Management

The Town is exposed to various risks of loss 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 risks described below and employee health insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years. The pools have certain deductibles, which resulted in an out of pocket cost to the Town of \$1,116 in year 2004.

Property, Casualty, Errors and Omissions and Liability Insurance

The Town is exposed to various risks of loss related to property, casualty, errors and omissions and liability losses. In 1986 due to the excessive cost of this insurance, the Town joined together with other cities and towns in the State of Colorado to form the Colorado Intergovernmental Risk Sharing

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Agency (CIRSA), a public entity risk pool currently operating as a common risk management and insurance program for members. The Town pays an annual contribution to CIRSA for its insurance coverage. The member agreement provides that the pool will be self-sustaining through member contributions and additional assessments, if necessary, and the pool will purchase excess insurance through commercial companies for member's claims in excess of a specified self insurance retention, which is determined each policy year.

During 2004 the Town paid \$48,154 for insurance coverage to the pool and is included in the operating expense of the general and enterprise funds.

Workers' Compensation Insurance

The Town is exposed to various risks of loss related to injuries of employees while on the job. In 1989 the Town, due to the excessive cost of workers compensation insurance coverage, the Town joined together with other cities and towns in the State of Colorado to form the Colorado Intergovernmental Risk Sharing Agency, Workers Compensation Pool (CIRSA), a public entity risk pool currently operating as a carrier risk management and insurance program for members. The Town pays an annual contribution to CIRSA for its workers compensation insurance coverage. The member agreement provides that the pool will be self-sustaining through member contributions and additional assessments, if necessary, and the pool will purchase excess insurance through commercial companies for member claims in excess of a specified self insurance retention, which is determined each policy year.

During 2004 the Town paid \$36,514 for workers compensation coverage to the pool and is included in the operating expense of the general and enterprise funds.

(11) Interfund Transactions

Interfund receivable and payable are included within the balance sheet as they are current obligation and receivable of the appropriate fund. No eliminations have been made for interfund transactions in the fund financial statements.

The Town had the following interfund transactions during 2004:

Payments from the General and Enterprise
Funds to the Employees' Pension Plan totaling
\$58,074 are included as operating revenue and
expenditures of each respective fund.

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Transfer from General Fund to Municipal Recreation Area Fund for general purposes.	\$ 46,082
Transfer from General Fund to Capital Projects Fund for airport improvements.	13,346
Transfer from General Fund to Cemetery Perpetual Care Fund for cemetery improvements.	<u>7,100</u>
Total General Fund Transfers	<u>\$ 66,528</u>

Transfer from Ambulance Service Fund to General Fund for rescue training	<u>\$ 2,500</u>
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Transfer from Conservation Trust Fund to Municipal Recreation Area Fund for improvements.	<u>\$ 7,972</u>
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Amounts due to/from other funds at December 31, 2004:

Due to General Fund from Head Start Fund for money advanced to the local child care center under the Head Start grant, pending reimbursement from the Federal government	\$ 90,637
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Due to General Fund from Airport Fuel Fund and Ambulance Service Fund for temporary advances	\$ 1,384
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Due to the Employees' Pension Plan by the General and Proprietary Fund Types for the Town's 2004 retirement contribution	<u>\$ 16,886</u>
	<u>\$108,907</u>

(12) Contingent Construction Payable

During the year 2000, the Town obtained two acres of land for a water treatment plant, in exchange for providing certain street, water and sewer improvements for seller's adjacent property. The

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agreed-upon value was \$114,000. The Town's obligation in this trade broke down into two elements: an obligation to complete certain improvements with an estimated cost of \$41,622, which were completed by the Town in 2001, and a contingent liability to pay the seller's obligation of \$72,378 for improvements in the event the seller develops the adjacent land within 20 years.

(13) Employment Agreements

During 2003, the Town entered into employment agreements with four members of management. The agreements cover a variety of matters, including lump sum payment of three months' salary and three months' benefits, in the event the Board does not reappoint the employee after a regular municipal election, and he is willing and able to perform his duties.

(14) Water Rights Lease

On June 2, 2004, the Town purchased land, improvements, and water rights for \$689,454. The Town resold the real property to Frazier Farms. As a condition of the sale, the Town entered into a lease agreement to lease the water rights to Frazier Farms for 10 years at no charge. The lease contains a provision to temporarily terminate if the Town has an emergency shortage, then extend the lease to its original 10 year term and compensate Frazier Farms for any crop losses.

(15) Contract Commitments

At December 31, 2004, the Town had the remaining contract commitments:

	Total Contract	Paid/Accrued 12/31/2004	Remainder
Engineer - Airport runway	\$ 67,476	\$ 48,271	\$ 19,205
Construction - Airport runway	550,417	269,782	280,635
Engineer - various water projects	99,356	52,162	47,194