

# TOWN OF LYONS, COLORADO

Basic Financial Statements  
December 31, 2022



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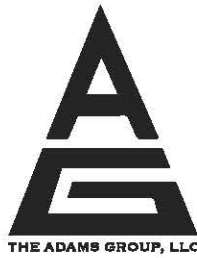
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CERTIFIED PUBLIC ACCOUNTANTS

## INDEPENDENT AUDITORS' REPORT

Board of Trustees  
Town of Lyons, Colorado

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Lyons, Colorado (the Town) as of and for the year ended December 31, 2022, 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, each major fund, and the aggregate remaining fund information of the Town of Lyons, Colorado, as of December 31, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the 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 and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness 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 and budgetary comparison schedules as 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 accompanying combining and individual nonmajor fund financial statements, budgetary comparison schedules, and local highway finance report are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, budgetary comparison schedules, local highway finance report, and the schedule of expenditure of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated July 3, 2023, on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

*The Adams Group, LLC*

Denver, Colorado  
July 3, 2023



## Management's Discussion and Analysis



The management of the Town of Lyons offers this narrative overview and analysis of the financial activities for the fiscal year ended December 31, 2022.

### **Financial Highlights**

- The assets and deferred outflows of revenues of the Town of Lyons exceeded its liabilities and deferred inflows of resources at the close of 2022 by \$80,741,664 (*net position*). Of this amount, \$3,487,470 (*unrestricted net position*) may be used to meet the government's ongoing obligations to citizens and creditors.
- The government's total net position increased by \$821,959.
- As of the close of the current fiscal year, the Town of Lyons governmental funds reported combined ending fund balances of \$5,104,960.
- At the end of the current year, the unassigned fund balance for the general fund was \$1,537,808, or about 63.3% of total general fund expenditures.

### **Overview of the Financial Statements**

This overview is an introduction to the Town's financial statements. The Town of Lyons basic financial statements consist of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements - Government-wide financial statements are designed to provide readers with a broad overview of the Town of Lyons' finances, in a manner similar to a private-sector business.

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

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future time periods (i.e. uncollected taxes and earned but unused employee leave time).

Both government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (government activities) from other functions that are intended to cover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, administrative services, public safety, public works (streets), planning and zoning, judicial and legislative, parks, recreation and cultural activities, and grant funds that include temporary rebuilding and recovery from the 2013 Flood disaster. The business-type activities of the Town include the electric utility, water and sanitation utility, and the stormwater utility.

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

*Governmental funds* are used to account for essentially the same functions reported in governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating the Town's near-term financing requirements.

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

The Town of Lyons maintains five individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, grants fund, and the parks, recreation, and cultural fund, all of which are considered major funds. Individual fund data is presented for the conservation trust fund and Lyons Urban Renewal Authority fund as non-major governmental funds.

*Proprietary funds* are generally used to account for services for which the Town charges customers. Proprietary funds provide the same type of information as shown in the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the electric fund and water and sanitation fund which are considered major funds. Individual proprietary fund data is presented for the stormwater utility fund as a non-major proprietary fund of the Town of Lyons.

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.

Other information - in addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Town of Lyons governmental funds budgetary comparisons. This comparison demonstrates actual results (using the basis of budgeting) with the original budget and the final budget of each individual major fund in the governmental funds.

Budgetary comparisons for the proprietary funds and other non-major governmental funds are also provided as supplemental information, although not required by Generally Accepted Accounting Principles (GAAP).

### **Government-Wide Financial Analysis**

As noted earlier, net position may serve over time as a useful indicator of the Town's financial position. In the case of the Town of Lyons, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$80,741,664 at the close of 2022.

Due to the adoption of GASB 87 related to lease recognition, the Town restated the prior year governmental activities statement of position to recognize an additional receivable and deferred inflow of resources of \$1,016,305 as of December 31, 2021. There was no restatement of net position due to this implementation.



## Town of Lyons Net Position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 12,482,042	\$ 12,823,884	\$ 3,447,617	\$ 3,903,510	\$ 15,929,659	\$ 16,727,394
Capital Assets	52,194,263	52,975,411	26,070,329	25,211,907	78,264,592	78,187,318
Total Assets	64,676,305	65,799,295	29,517,946	29,115,417	94,194,251	94,914,712
Long-term Liabilities Outstanding	5,929,786	6,456,727	4,151,237	4,807,906	10,081,023	11,264,633
Other Liabilities	829,081	1,104,250	736,788	775,627	1,565,869	1,879,877
Total Liabilities	6,758,867	7,560,977	4,888,025	5,583,533	11,646,892	13,144,510
Deferred Inflows of Resources-						
Unavailable resources of property taxes	878,972	834,192	-	-	878,972	834,192
Unavailable resources leases	926,723	1,016,305	-	-	926,723	1,016,305
Total Deferred Inflows	1,805,695	1,850,497	-	-	1,805,695	1,850,497
Net Investment in Capital Assets	52,194,262	52,975,411	21,937,607	20,437,166	74,131,869	73,412,577
Restricted						
Required emergency reserve	145,000	176,000	-	-	145,000	176,000
Debt Service	-	-	482,919	419,919	482,919	419,919
Parks and Open Space	999,086	1,309,729	-	-	999,086	1,309,729
Capital outlay - Grant Expenditures	1,495,320	1,837,517	-	-	1,495,320	1,837,517
Unrestricted	1,278,075	89,164	2,209,395	2,674,799	3,487,470	2,763,963
Total Net Position	\$ 56,111,743	\$ 56,387,821	\$ 24,629,921	\$ 23,531,884	\$ 80,741,664	\$ 79,919,705

By far the largest portion of the Town's net position (91.8%) reflects its investment of \$74.1 million in capital assets (e.g., land, buildings, machinery and equipment, utility plants and infrastructure), less any related debt used to acquire those assets that are still outstanding. The Town uses these capital assets to provide services to the public; consequently, these assets are *not* available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town's net position, \$3.1 million (3.9%), represents resources that are subject to restrictions as to how they may be used. The remaining balance of unrestricted assets, \$3.5 million (4.3%), is generally available to be used to meet the Town's ongoing obligations to the public and creditors. Due to flood-related issues, the Town has limited sources for non-flood related expenditures. It is important to note that the unrestricted net position of the Town's business-type activities may not be used to fund governmental activities or vice versa.

At the end of the current fiscal year, the Town of Lyons can report positive balances in all categories of net position, both for the government in total, as well as for its separate governmental and business-type activities. Net position invested in capital assets, net of related debt, increased by \$719,000 million, or 0.98%, compared to 2021 increase of 4.90%. This increase is discussed below in "Capital Assets."

Governmental activities – Governmental activities decreased the Town of Lyons net position by \$276,078. This is partially a result of the transfer of capital assets to business-type activities. Other key elements of governmental activities are as follows:

- The grants fund created to assist with the 2013 flood rebuilding and recovery contributed approximately \$2.02 million in assets for 2022. Most expenditures were associated with disaster recovery. Most of those costs will be reimbursed through Federal, State, and local grants (i.e., FEMA Public Assistance and CDBG-DR).
- Sales tax collection increased by \$132,218 in 2022 over 2021.

- Grant revenues decreased by approximately \$3.30 million in 2022 over 2021. This is largely attributed to the collection of FEMA-eligible expense reimbursement in 2021 as well as state and local grant reimbursements.

### Town of Lyons Changes in Net Position

	Governmental Activities		Business-type Activities		Total Primary Government	
	2022	2021	2022	2021	2022	2021
<b>Revenues:</b>						
Program Revenues:						
Charges for services	\$ 1,092,619	\$ 1,058,975	\$ 3,844,912	\$ 3,604,074	\$ 4,937,531	\$ 4,663,049
Operating Grants and Contributions	200,888	80,226	-	-	200,888	80,226
Capital Grants and Contributions	1,628,783	4,622,930	715,725	1,140,000	2,344,508	5,762,930
General Revenues:						
Property Taxes	842,097	795,131	-	-	842,097	795,131
Other Taxes	2,107,524	2,003,074	-	-	2,107,524	2,003,074
Unrestricted investment earnings	66,134	2,360	32,398	1,036	98,532	3,396
Other	315,397	291,372	-	-	315,397	291,372
Total Revenues	<u>6,253,442</u>	<u>8,854,068</u>	<u>4,593,035</u>	<u>4,745,110</u>	<u>10,846,477</u>	<u>13,599,178</u>
<b>Expenses:</b>						
General Government	1,852,768	1,793,033	-	-	1,852,768	1,793,033
Public Safety	539,846	665,219	-	-	539,846	665,219
Public Health and Welfare	42,933	6,234	-	-	42,933	6,234
Public Works & Streets	1,381,355	732,364	-	-	1,381,355	732,364
Parks, Recreation & Culture	1,994,244	1,985,576	-	-	1,994,244	1,985,576
Electric	-	-	1,446,423	1,624,357	1,446,423	1,624,357
Water and Sanitation	-	-	2,634,214	2,304,921	2,634,214	2,304,921
Storm Water	-	-	132,735	79,295	132,735	79,295
Total Expenses	<u>5,811,146</u>	<u>5,182,426</u>	<u>4,213,372</u>	<u>4,008,573</u>	<u>10,024,518</u>	<u>9,190,999</u>
Excess (Deficiency) Before Extraordinary						
Gains and Transfers	442,296	3,671,642	379,663	736,537	821,959	4,408,179
Transfers	(718,374)	(4,765,121)	718,374	4,765,121	-	-
Extraordinary gain	-	-	-	-	-	-
Increase or Decrease in Net Position	<u>(276,078)</u>	<u>(1,093,479)</u>	<u>1,098,037</u>	<u>5,501,658</u>	<u>821,959</u>	<u>4,408,179</u>
Net Position, Beginning	56,387,821	57,481,300	23,531,884	18,030,226	79,919,705	75,511,526
Net Position, Ending	<u>\$ 56,111,743</u>	<u>\$ 56,387,821</u>	<u>\$ 24,629,921</u>	<u>\$ 23,531,884</u>	<u>\$ 80,741,664</u>	<u>\$ 79,919,705</u>

**Proprietary (Business-type) activities** - Business-type activities increased the Town of Lyons net position by \$1,098,037 in 2022. The 2022 gain before transfers and contributions decreased by \$356,874. One-time contributions from tap and investment fees in 2021 attributed to decreased 2022 revenues in the Water/Wastewater and Electric funds. Other key elements of business-type activities are as follows:

- The Electric Fund continued with electric undergrounding in 2022 and will allocate funds annually to continue this work around Town.
- Water/Sanitation Fund completed the Longs Peak water/sewer line replacement, which had been on the capital projects list for many years. This project began construction in 2021 and was completed in 2022 with a total cost of approximately \$1,450,000. Town staff secured an Energy and Mineral Impact Assistance matching grant through DOLA in the amount of \$450,000 to help offset some of the cost.
- Stormwater Fund was created in 2018. The fund has enabled the Town to start flushing storm drains and improve existing systems; this service will continue each year in a different part of the Town. Emergency repairs were completed along 4<sup>th</sup> Avenue in 2022 in the amount of \$46,500 and \$44,600 was contributed for the stormwater portion of the Longs Peak project. Identified stormwater projects over the next five years are expected to cost over \$14.6 million dollars.

The Town completed the construction to upgrade the Wastewater Treatment Facility (WWTF). The new system is a sequence batch reactor with ultraviolet disinfection. Honeywell, Filanc, and Frchetti were contracted to design and build the plant under an energy performance contract. Since project completion in 2016, the plant has not been operating as anticipated and continues to cost the Town more in energy and operating expenses. The Town is pursuing legal avenues to find remedies to this situation.

### **Financial Analysis of the Town's Funds**

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

Governmental funds – The focus of the Town of Lyons governmental funds is to provide information on near-term inflows, outflows, and balances of resources that are available for spending. Such information is useful in assessing the Town's financing requirements. In particular, unassigned fund balance may serve as a useful measure of the Town's net resources available for spending at the end of the fiscal year. Types of governmental funds reported by the Town include the General Fund; Grants Fund; Parks, Recreation and Cultural Fund; Conservation Trust Fund, and Lyons Urban Renewal Authority Fund.

As of December 31, 2022, the Town's governmental funds reported combined ending fund balances of \$5,104,960, a decrease of \$191,450 over the previous year. This decrease is due to recognition of expenditures which have not yet been reimbursed. The deferred inflows of resources – the unavailability of grant resources (mainly flood cost reimbursement) increased by \$169,579.

The general fund is the chief operating fund of the Town of Lyons. At the end of the fiscal year, the unassigned fund balance of the general fund was \$1,537,808, while the total fund balance reached \$2,039,538. As of December 31, 2022, \$350,000 of the total fund balance has been assigned for the Town's share of flood costs. As a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. The unassigned fund balance represents 63.3% of total general fund expenditures, while total fund balance represents 83.9% percent of that same amount.

The Grant Fund had an ending fund balance of \$1,495,320. Other funds often transfer monies into the Grant Fund for grant matches and/or contributions to various projects. In 2022, \$833,633 was transferred to the Grant Fund for grant related projects.

As of December 31, 2022, the Parks, Recreation and Cultural Fund had an ending fund balance of \$954,960. Of this amount, \$300,000 has been earmarked for the Town's share of flood costs.

Proprietary funds – the Town of Lyons' proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

As of December 31, 2022, the unrestricted net position of the Electric Fund was \$1,026,424; the Water and Sanitation Fund was \$940,617; the Stormwater Fund was \$242,354. The total increase in net position for all proprietary funds was 1,098,037 due mainly to the transfer of completed assets from the governmental activities to the proprietary funds. Other factors concerning the finances of the proprietary funds have already been discussed in the Town of Lyons' business-type activities.

### **General Fund Budgetary Highlights**

The 2022 budget began bringing services back to pre-COVID-19 Pandemic levels. While still applying a conservative approach when projecting revenues and expenditures, in most cases revenues came in higher and expenses came in lower than expected.

Actual revenue compared to the budget was \$271,701 higher than budgeted. This is partially due to sales tax revenue coming in over budget (\$126,676). Due to the economic shifts to online shopping and the return of festivals and markets, the Town's sales tax revenue quickly rebounded from the initial pandemic impacts in 2020. Capital expenses came in \$397,982 lower than budget projections. However, many of these expenses will need to carry over into the 2023 budget year.

### Flood Recovery Highlights

2022 continued the last of the flood recovery work and permanent improvements to infrastructure in addition to navigating the federal and state regulations regarding flood-related documentation, monitoring visits, and reimbursements.

To facilitate the projects, the State of Colorado advanced the Town \$9.5 million. The Town uses this fund to pay for flood projects, requests reimbursement from the federal government, and then pays back the State. To date, the Town has paid back approximately \$3.6 million of this advance.

In 2022, the Town completed the last flood recovery infrastructure projects along with managing the various funding sources associated with past projects:

- Backup power for the public works building and Eagle Canyon lift station (CDBG-DR funded, estimated \$120K)
- 4th & Evans pedestrian bridge replacement (CDBG-DR and Safe Routes to School (CDOT) funded, estimated \$1.2M)

### **Capital Asset and Debt Administration**

Capital assets – The Town of Lyons investment in capital assets for its governmental and business-type activities as of December 31, 2022, amounts to \$78,264,592 (net of accumulated depreciation). This investment in capital assets includes land, water rights, buildings, streets, utility systems, improvements, machinery and equipment, park facilities, and structures.

Other major capital asset events not related to flood recovery during the 2022 fiscal year included the following:

- Fencing around the recycle center
- Purchase of Town vehicle for administrative use

### **Town of Lyons Capital Assets (net of depreciation)**

	Governmental Activities		Business-type Activities		Total Primary Government	
	2022	2021	2022	2021	2022	2021
Land, Water and Construction in Progress	\$ 23,849,592	\$ 26,831,382	\$ 2,676,444	\$ 2,765,209	\$ 26,526,036	\$ 29,596,591
Building and Improvements	27,977,427	25,750,000	-	-	27,977,427	25,750,000
Plant and systems	-	-	23,233,937	22,261,133	23,233,937	22,261,133
Machinery and Equipment	367,244	394,029	159,948	185,565	527,192	579,594
	<u>\$ 52,194,263</u>	<u>\$ 52,975,411</u>	<u>\$ 26,070,329</u>	<u>\$ 25,211,907</u>	<u>\$ 78,264,592</u>	<u>\$ 78,187,318</u>

**Long-Term Debt** – At the end of the current fiscal year, the Town of Lyons had debt outstanding of \$10,081,023. Debt represented by bonds and loans secured solely by specified revenue sources (i.e., revenue bonds) is within the proprietary funds. The Town of Lyons does not hold any general obligation within the governmental funds. Compensated Absences represent the total employee benefit dollar amount (at the current rate of pay) regarding paid time off (PTO) and compensated time, earned but not taken. In addition to the summary below, see the notes to the Financial Statements section for more information.

### **Town of Lyons Outstanding Debt Revenue Bonds and Loans**

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
Advance from State	\$ 5,898,094	\$ 6,398,094	\$ -	\$ -	\$ 5,898,094	\$ 6,398,094
Compensated Absences	31,692	58,633	18,515	33,165	50,207	91,798
Revenue Bonds	-	-	93,410	184,710	93,410	184,710
Revenue Loans	-	-	4,039,312	4,590,031	4,039,312	4,590,031
Total	<u>\$ 5,929,786</u>	<u>\$ 6,456,727</u>	<u>\$ 4,151,237</u>	<u>\$ 4,807,906</u>	<u>\$ 10,081,023</u>	<u>\$ 11,264,633</u>

All issues of the Town of Lyons are unrated.

### **Economic Factors and Next Year's Budgets and Rates**

In preparing the 2023 budget, the Town conservatively projected all revenues for the Town. The regional population increase, as well as people visiting Rocky Mountain National Park and five wedding venues in the area, have increased visitors to our businesses. While this does increase tax revenue for the Town it is also creating an urgent need for affordable housing for residents and lodging needs for visitors.

The Town has taken several measures to increase affordable housing in Lyons. First, the municipal code was revised to allow more flexibility for accessory dwelling units (ADUs) and tiny homes. Habitat for Humanity constructed six (6) affordable housing units through their program. Finally, the Town has been working with Summit Housing Group to build 40 units, both single family and multiplex units. The project is ongoing and expected to be complete in 2023. Additionally, the Town is currently working with a developer on a 79-room boutique hotel to be located on Main Street. This hotel is anticipated to open in 2024.

The Town budgeted an increase in general fund revenues primarily due to increases in sales tax, use tax, and property taxes. There is a 2.0% increase over 2022 projections budgeted in sales tax revenues and a 5.5% increase in property taxes revenue. The 2023 budget has the mill levy set at an amount allowed under Tabor.

The Town's parks continue to be very popular destinations with camping, sporting opportunities, and other park amenities. In 2022, the Town saw an increase of 3.33% in parking and camping fees from the prior year.

**Department Operating Budgets** - The 2023 budget includes a 6.0% increase in overall salaries and benefits attributed to the rising consumer price increase (CPI) and competitive wage needs. Budgeted full-time equivalents (FTEs) are increasing by 0.5 FTE which is related to a previously grant-funded Project/Grant Manager position becoming a Project Manager/Civil Engineer that is fully Town-funded. Professional services are increasing by approximately 7.7% with the majority of that being one-time fees in the Water and Wastewater Fund.

Capital Improvements - In 2021, a Capital Project Fund was created to set aside funding for much-needed street maintenance projects. The 2023 budget includes a \$150,000 transfer from the General Fund to continue providing funding for identified projects.

Capital projects and purchases planned for 2023 include: Sidewalk and wayfinding assessments, Public Works and Parks salt/sand storage, an electric capital improvement plan, electric undergrounding, replacement of water PRV #5, street paving, and a parking kiosk at 2<sup>nd</sup> Avenue. The Town enters 2023 with slight sales tax growth projected. As flood recovery efforts come to an end, the Town will continue to focus on non-flood related capital projects and improvements. Fund balances, on a modified accrual basis, are healthy which will assist the Town in funding high priority projects. The Town's 5-year capital plan will ensure projects will be prioritized and funding secured for critical needs.

### **Contacting the Town's Financial Management**

This financial report is designed to provide the public, 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 need additional financial information contact the Finance Director of the Town of Lyons at P.O. Box 49, 432 5<sup>th</sup> Ave, Lyons, Colorado 80540.



## Basic Financial Statements



TOWN OF LYONS, COLORADO  
STATEMENT OF NET POSITION  
DECEMBER 31, 2022

	Governmental Activities	Business-type Activities	Total
<u>Assets</u>			
Cash and cash equivalents	\$ 5,561,171	\$ 2,951,678	\$ 8,512,849
Restricted cash and cash equivalents	-	78,919	78,919
Receivables	112,252	368,908	481,160
Lease receivables	926,723		926,723
Due from other governments	4,930,928	-	4,930,928
Property tax receivable	878,972	-	878,972
Internal balances	(8,258)	8,258	-
Prepaid items	9,930	18,854	28,784
Inventories	-	21,000	21,000
Revolving loan funds receivable	70,324	-	70,324
Capital assets not being depreciated			
Land, water rights and construction in progress	23,849,592	2,676,444	26,526,036
Capital assets, net of accumulated depreciation			
Buildings	3,786,431	-	3,786,431
Improvements	24,190,996	-	24,190,996
Plant and systems	-	23,233,937	23,233,937
Equipment	367,244	159,948	527,192
	<u>64,676,305</u>	<u>29,517,946</u>	<u>94,194,251</u>
Total Assets			
	<u>64,676,305</u>	<u>29,517,946</u>	<u>94,194,251</u>
<u>Liabilities</u>			
Current liabilities			
Accounts payable and other current liabilities	354,123	712,151	1,066,274
Other current liabilities	70,124	16,937	87,061
Deposits	37,500	7,700	45,200
Unearned revenues	367,334	-	367,334
Due within one year	3,027,000	681,546	3,708,546
Due in more than one year	2,902,786	3,469,691	6,372,477
	<u>6,758,867</u>	<u>4,888,025</u>	<u>11,646,892</u>
Total Liabilities			
	<u>6,758,867</u>	<u>4,888,025</u>	<u>11,646,892</u>
<u>Deferred Inflows of Resources</u>			
Unavailable resources property taxes	878,972	-	878,972
Unavailable resources leases	926,723	-	926,723
	<u>1,805,695</u>	<u>-</u>	<u>1,805,695</u>
<u>Net Position</u>			
Net investment in capital assets	52,194,262	21,937,607	74,131,869
Restricted			
Required emergency reserve	145,000	-	145,000
Debt service	-	482,919	482,919
Parks and open space	999,086	-	999,086
Grant expenditures	1,495,320	-	1,495,320
Unrestricted	1,278,075	2,209,395	3,487,470
	<u>56,111,743</u>	<u>24,629,921</u>	<u>80,741,664</u>
Total Net Position			
	<u>\$ 56,111,743</u>	<u>\$ 24,629,921</u>	<u>\$ 80,741,664</u>

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

TOWN OF LYONS, COLORADO  
STATEMENT OF ACTIVITIES  
FOR THE YEAR ENDED DECEMBER 31, 2022

Function/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities							
General government	\$ 1,852,768	\$ 398,698	\$ 42,569	\$ -	\$ (1,411,501)	\$ -	\$ (1,411,501)
Public safety	539,846	175,207	-	-	(364,639)	-	(364,639)
Public health and welfare	42,933	-	92,000	-	49,067	-	49,067
Public works and streets	1,381,355	-	38,157	1,085,088	(258,110)	-	(258,110)
Parks, recreation and cultural	1,994,244	518,714	28,162	543,695	(903,673)	-	(903,673)
Total governmental activities	5,811,146	1,092,619	200,888	1,628,783	(2,888,856)	-	(2,888,856)
Business-type activities							
Electric	1,446,423	1,648,086	-	178,110	-	379,773	379,773
Water and Sanitation	2,634,214	2,079,519	-	537,615	-	(17,080)	(17,080)
Storm Sewer	132,735	117,307	-	-	-	(15,428)	(15,428)
Total business-type activities	4,213,372	3,844,912	-	715,725	-	347,265	347,265
Total primary government	\$ 10,024,518	\$ 4,937,531	\$ 200,888	\$ 2,344,508	(2,888,856)	347,265	(2,541,591)
General revenues							
Property taxes					842,097	-	842,097
Sales and use taxes					1,955,156	-	1,955,156
Ownership taxes					36,231	-	36,231
Other taxes and fees					116,137	-	116,137
Unrestricted investment earnings					66,134	32,398	98,532
Gain on disposal of equipment					5,165	-	5,165
Other income					310,232	-	310,232
Transfers					(718,374)	718,374	-
Total general revenues					2,612,778	750,772	3,363,550
Change in net position					(276,078)	1,098,037	821,959
Net position, beginning					56,387,821	23,531,884	79,919,705
Net position, ending					\$ 56,111,743	\$ 24,629,921	\$ 80,741,664

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

**TOWN OF LYONS, COLORADO**  
**BALANCE SHEET**  
**GOVERNMENTAL FUNDS**  
**DECEMBER 31, 2022**

	Major Funds				
	General	Grants	Parks, Recreation, and Cultural	Other Governmental	Total Governmental
<u>Assets</u>					
Cash and cash equivalents	\$ 1,948,437	\$ 1,961,006	\$ 989,341	\$ 662,387	\$ 5,561,171
Accounts receivable	8,084	-	77,101	-	85,185
Accounts receivable - land use permits	27,067	-	-	-	27,067
Revolving loan funds receivable	-	70,324	-	-	70,324
Due from other governments	213,299	4,717,629	-	-	4,930,928
Property taxes receivable	850,540	-	-	28,432	878,972
Leases receivable	926,723	-	-	-	926,723
Prepaid items	6,730	-	3,200	-	9,930
Due from other funds	66,833	1,355,251	-	-	1,422,084
Total Assets	<u>\$ 4,047,713</u>	<u>\$ 8,104,210</u>	<u>\$ 1,069,642</u>	<u>\$ 690,819</u>	<u>\$ 13,912,384</u>
<u>Liabilities</u>					
Accounts payable	\$ 124,026	\$ 184,260	\$ 42,165	\$ 3,672	\$ 354,123
Accrued liabilities	69,298	826	-	-	70,124
Deposits	37,500	-	-	-	37,500
Due to other funds	88	1,386,678	3	43,573	1,430,342
Unearned revenue	-	294,820	72,514	-	367,334
Total Liabilities	<u>230,912</u>	<u>1,866,584</u>	<u>114,682</u>	<u>47,245</u>	<u>2,259,423</u>
<u>Deferred Inflows of Resources</u>					
Unavailable resources property taxes	850,540	-	-	28,432	878,972
Unavailable resources grants and rlf funds	-	4,742,306	-	-	4,742,306
Unavailable resources leases	926,723	-	-	-	926,723
Total Deferred Inflows of Resources	<u>1,777,263</u>	<u>4,742,306</u>	<u>-</u>	<u>28,432</u>	<u>6,548,001</u>
<u>Fund Balance</u>					
Nonspendable for					
Inventory and prepaid items	6,730	-	3,200	-	9,930
Restricted for					
Emergencies	145,000	-	-	-	145,000
Grant expenditures	-	1,495,320	-	-	1,495,320
Parks, recreation and cultural	-	-	951,760	47,326	999,086
Assigned to					
Community development	-	-	-	7,816	7,816
Town's share of flood costs	350,000	-	-	-	350,000
Capital projects	-	-	-	560,000	560,000
Unassigned	1,537,808	-	-	-	1,537,808
Total Fund Balance	<u>2,039,538</u>	<u>1,495,320</u>	<u>954,960</u>	<u>615,142</u>	<u>5,104,960</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balance	<u>\$ 4,047,713</u>	<u>\$ 8,104,210</u>	<u>\$ 1,069,642</u>	<u>\$ 690,819</u>	<u>\$ 13,912,384</u>
-					
Reconciliation of total fund balance to net position of governmental activities:					
Total fund balance shown above					\$ 5,104,960
Amounts reported for governmental activities in the statement of net position are different because long-term liabilities are not due and payable in the current period and, therefore, not reported in the funds.					(5,929,786)
Other long-term assets are not available to pay for current period expenditures and, therefore, are reported as unavailable revenues in the funds.					4,742,306
Capital assets used in governmental activities are not financial resources and, therefore, not reported in the funds.					<u>52,194,263</u>
Net Position of Governmental Activities					<u>\$ 56,111,743</u>

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

TOWN OF LYONS, COLORADO  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2022

	General Fund	Grants	Parks, Recreation and Cultural	Other Governmental	Total Governmental Funds
<u>Revenues</u>					
Taxes					
General property tax	\$ 813,580	\$ -	\$ -	\$ 28,517	\$ 842,097
Specific ownership tax	36,231	-	-	-	36,231
Sales tax	1,301,150	-	469,207	-	1,770,357
Use tax	123,726	-	61,073	-	184,799
Other taxes and fees	111,905	-	4,232	-	116,137
Licenses and permits	169,015	-	-	-	169,015
Intergovernmental	105,302	1,518,581	-	28,163	1,652,046
Charges for services	354,240	-	518,714	-	872,954
Fines and forfeitures	50,650	-	-	-	50,650
Investment earnings	49,814	702	11,901	3,717	66,134
Rental income	100,880	-	-	-	100,880
Contributions and donations	-	113,944	-	-	113,944
Other income	17,589	59,973	17,846	-	95,408
Total Revenues	3,234,082	1,693,200	1,082,973	60,397	6,070,652
<u>Expenditures</u>					
Current					
General government	1,590,185	33,022	-	24,984	1,648,191
Public safety	424,634	115,212	-	-	539,846
Health and welfare	-	42,933	-	-	42,933
Economic development	103,503	75,132	-	-	178,635
Public works	285,150	57,238	-	-	342,388
Parks, recreation and cultural	-	18,189	878,275	-	896,464
Capital outlay	27,518	2,027,304	63,988	-	2,118,810
Debt service					
Principal	-	500,000	-	-	500,000
Total Expenditures	2,430,990	2,869,030	942,263	24,984	6,267,267
Excess (deficiency) of revenues over (under) expenditures	803,092	(1,175,830)	140,710	35,413	(196,615)
<u>Other financing sources (uses)</u>					
Sale of assets	5,165	-	-	-	5,165
Transfers in	-	833,633	-	260,000	1,093,633
Transfers out	(573,600)	-	(279,533)	(240,500)	(1,093,633)
Total other financing sources (uses)	(568,435)	833,633	(279,533)	19,500	5,165
Change in fund balances	234,657	(342,197)	(138,823)	54,913	(191,450)
Fund balance, beginning	1,804,881	1,837,517	1,093,783	560,229	5,296,410
Fund balance, ending	\$ 2,039,538	\$ 1,495,320	\$ 954,960	\$ 615,142	\$ 5,104,960

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

TOWN OF LYONS, COLORADO  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF  
GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
YEAR ENDED YEAR ENDED DECEMBER 31, 2022

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

Net change in fund balances, total governmental funds	\$ (191,450)
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Issuances of debt are treated as revenues in the governmental funds, but are recorded as liabilities on the statement of net position. Repayments of this debt are recorded as expenses in the governmental funds and reduce liabilities on the statements of net position.

Principal payments on outstanding debt	500,000
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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 capitalized in the statement of net position and are allocated over their estimated useful lives as annual depreciation expense in the statement of activities.

Total governmental funds capital outlay - capitalized	2,118,810	
Less capital assets contributed to enterprise funds	(718,374)	
Less current period depreciation	<u>(2,181,584)</u>	
Net amount by which capital outlay exceeded depreciation and loss on disposal of asset in the current period		(781,148)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds	169,579
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Accrued compensated absences are not reported as an expenditure at the fund level.	<u>26,941</u>
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Change in Net Position of Governmental Activities	<u><u>\$ (276,078)</u></u>
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The accompanying notes are an integral part of these financial statements.

TOWN OF LYONS, COLORADO  
STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2022

	<u>Electric Fund</u>	<u>Water and Sanitation Fund</u>	<u>Stormwater Fund</u>	<u>Totals</u>
<u>Assets</u>				
Current assets				
Cash and cash equivalents	\$ 922,582	\$ 1,795,275	\$ 233,821	\$ 2,951,678
Restricted cash, cash equivalents	78,919	-	-	78,919
Accounts receivable	211,064	146,904	10,940	368,908
Due from other funds	-	8,258	-	8,258
Inventory, at cost	21,000	-	-	21,000
Prepays	-	18,854	-	18,854
Total current assets	<u>1,233,565</u>	<u>1,969,291</u>	<u>244,761</u>	<u>3,447,617</u>
Noncurrent assets				
Capital assets not being depreciated				
Land, construction in progress and water rights	<u>49,215</u>	<u>2,627,229</u>	<u>-</u>	<u>2,676,444</u>
Capital assets being depreciated				
Plant and systems	4,224,539	27,650,102	1,833,557	33,708,198
Equipment	<u>62,631</u>	<u>423,594</u>	<u>5,069</u>	<u>491,294</u>
Plant, systems and equipment	<u>4,287,170</u>	<u>28,073,696</u>	<u>1,838,626</u>	<u>34,199,492</u>
Less accumulated depreciation	<u>(1,734,634)</u>	<u>(8,719,096)</u>	<u>(351,877)</u>	<u>(10,805,607)</u>
Capital assets, net of accumulated depreciation	<u>2,552,536</u>	<u>19,354,600</u>	<u>1,486,749</u>	<u>23,393,885</u>
Total noncurrent assets	<u>2,601,751</u>	<u>21,981,829</u>	<u>1,486,749</u>	<u>26,070,329</u>
Total Assets	<u>3,835,316</u>	<u>23,951,120</u>	<u>1,731,510</u>	<u>29,517,946</u>
<u>Liabilities</u>				
Current liabilities				
Accounts payable	112,048	598,924	1,179	712,151
Accrued liabilities	2,926	14,011	-	16,937
Customer deposits	7,700	-	-	7,700
Compensated absences-current	4,800	10,000	1,228	16,028
Revenue notes payable - current	27,704	544,404	-	572,108
Revenue bonds payable - current	93,410	-	-	93,410
Total current liabilities	<u>248,588</u>	<u>1,167,339</u>	<u>2,407</u>	<u>1,418,334</u>
Noncurrent liabilities				
Compensated absences	748	1,739	-	2,487
Notes payable	<u>92,415</u>	<u>3,374,789</u>	<u>-</u>	<u>3,467,204</u>
Total noncurrent liabilities	<u>93,163</u>	<u>3,376,528</u>	<u>-</u>	<u>3,469,691</u>
Total Liabilities	<u>341,751</u>	<u>4,543,867</u>	<u>2,407</u>	<u>4,888,025</u>
<u>Net position</u>				
Net investment in capital assets	2,388,222	18,062,636	1,486,749	21,937,607
Restricted for debt service	78,919	404,000	-	482,919
Unrestricted	<u>1,026,424</u>	<u>940,617</u>	<u>242,354</u>	<u>2,209,395</u>
Total Net Position	<u>\$ 3,493,565</u>	<u>\$ 19,407,253</u>	<u>\$ 1,729,103</u>	<u>\$ 24,629,921</u>

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

TOWN OF LYONS, COLORADO  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGE IN NET POSITION  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2022

	Electric Fund	Water and Sanitation Fund	Stormwater Fund	Totals
<u>Operating revenues</u>				
Charges for services	\$ 1,639,765	\$ 2,048,544	\$ 117,307	\$ 3,805,616
Other	8,321	30,975	-	39,296
Total operating revenues	1,648,086	2,079,519	117,307	3,844,912
<u>Operating expenses</u>				
Operations and maintenance	1,092,163	909,311	19,610	2,021,084
Administrative	226,568	705,281	50,251	982,100
Depreciation and amortization	115,294	947,396	62,874	1,125,564
Total operating expenses	1,434,025	2,561,988	132,735	4,128,748
Operating income (loss)	214,061	(482,469)	(15,428)	(283,836)
<u>Non-operating revenues (expenses)</u>				
Investment earnings	14,264	15,489	2,645	32,398
Interest on indebtedness	(12,398)	(72,226)	-	(84,624)
Total non-operating revenues (expenses)	1,866	(56,737)	2,645	(52,226)
Income (loss) before capital contributions, and transfers	215,927	(539,206)	(12,783)	(336,062)
Capital contributions	178,110	1,224,351	31,638	1,434,099
Change in net position	394,037	685,145	18,855	1,098,037
Net position, beginning of year	3,099,528	18,722,108	1,710,248	23,531,884
Net position, end of year	\$ 3,493,565	\$ 19,407,253	\$ 1,729,103	\$ 24,629,921

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



TOWN OF LYONS, COLORADO  
STATEMENT OF REVENUES, EXPENSES  
AND CHANGE IN NET POSITION  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2022

	Electric Fund	Water and Sanitation Fund	Stormwater Fund	Totals
<u>Operating revenues</u>				
Charges for services	\$ 1,639,765	\$ 2,048,544	\$ 117,307	\$ 3,805,616
Other	8,321	30,975	-	39,296
Total operating revenues	1,648,086	2,079,519	117,307	3,844,912
<u>Operating expenses</u>				
Operations and maintenance	1,092,163	909,311	19,610	2,021,084
Administrative	226,568	705,281	50,251	982,100
Depreciation and amortization	115,294	947,396	62,874	1,125,564
Total operating expenses	1,434,025	2,561,988	132,735	4,128,748
Operating income (loss)	214,061	(482,469)	(15,428)	(283,836)
<u>Non-operating revenues (expenses)</u>				
Investment earnings	14,264	15,489	2,645	32,398
Interest on indebtedness	(12,398)	(72,226)	-	(84,624)
Total Non-Operating Revenues (Expenses)	1,866	(56,737)	2,645	(52,226)
Income (loss) before capital contributions, and transfers	215,927	(539,206)	(12,783)	(336,062)
Capital contributions	178,110	1,224,351	31,638	1,434,099
Change in net position	394,037	685,145	18,855	1,098,037
Net position, beginning of year	3,099,528	18,722,108	1,710,248	23,531,884
Net position, end of year	\$ 3,493,565	\$ 19,407,253	\$ 1,729,103	\$ 24,629,921

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

TOWN OF LYONS, COLORADO  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2022

	Electric Fund	Water and Sanitation Fund	Stormwater Fund	Total
<u>Cash flows from operating activities</u>				
Receipts from customers and users	\$ 1,590,588	\$ 2,048,631	\$ 117,094	\$ 3,756,313
Other services	8,321	30,975	-	39,296
Payments to suppliers and employees	(1,304,197)	(1,574,558)	(69,711)	(2,948,466)
Net cash provided (used) by operating activities	294,712	505,048	47,383	847,143
<u>Cash flows from capital and related financing activities</u>				
Principal repayments	(117,585)	(524,434)	-	(642,019)
Contributions from customers	178,110	23,115	-	201,225
Interest paid	(13,209)	(82,132)	-	(95,341)
Purchase of fixed assets	(291,228)	(449,532)	(91,334)	(832,094)
Net cash used for capital and related financing activities	(243,912)	(1,032,983)	(91,334)	(1,368,229)
<u>Cash flows from investing activities</u>				
Interest earned	14,264	15,489	2,645	32,398
Net cash provided by investing activities	14,264	15,489	2,645	32,398
Net change in cash and equivalents	65,064	(512,446)	(41,306)	(488,688)
Cash and equivalents, beginning of year	936,437	2,307,721	275,127	3,519,285
Cash and equivalents, end of year	<u>\$ 1,001,501</u>	<u>\$ 1,795,275</u>	<u>\$ 233,821</u>	<u>\$ 3,030,597</u>
Operating income (loss)	\$ 214,061	\$ (482,469)	\$ (15,428)	\$ (283,836)
Adjustments to reconcile operating income to net cash provided by operating activities				
Depreciation	115,294	947,396	62,874	1,125,564
(Increase) decrease in prepaids	-	(540)	-	(540)
Decrease (increase) in accounts receivable	(47,877)	(2,798)	(213)	(50,888)
Decrease (increase) in due from other funds	5,476	1,939	718	8,133
(Decrease) increase in accounts payable	19,399	58,734	644	78,777
(Decrease) increase in accrued liabilities	(10,341)	(20,099)	(1,212)	(31,652)
(Decrease) increase in customer deposits	(1,300)	2,885	-	1,585
Total adjustments	80,651	987,517	62,811	1,130,979
Net cash provided (used) by operating activities	<u>\$ 294,712</u>	<u>\$ 505,048</u>	<u>\$ 47,383</u>	<u>\$ 847,143</u>

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

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Organization

The Town of Lyons (the “Town”) was organized on April 6, 1891 as an incorporated municipality as defined by Colorado Revised Statutes. The Town is governed by an elected Mayor and a six-member Board of Trustees (Board). The Town provides the following services to the residents and businesses: public safety (police and building inspections), economic development, streets and storm drainage, sewer treatment, water, electric, cultural activities, parks and recreation, public improvements, planning and zoning, judicial, and general administrative services. Police protection is provided by an intergovernmental agreement with the Boulder County Sheriff's Office.

The accounting policies of the Town conform to generally accepted accounting principles (GAAP) as applicable to government units. The following is a summary of the more significant policies.

Reporting Entity

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

Based on the application of these criteria, the financial statements include only the funds of the Town of Lyons for which the Mayor and Board of Trustees have oversight responsibility. During June 2015, The Town Board of Trustees created the Lyons Urban Renewal Authority (LURA) and appointed several members of the Town's management as management of the LURA. The LURA is considered a blended component unit of Town and does not issue separate financial statements.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the Town. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support. Fiduciary activity is not reported in the government-wide financial statements.

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

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

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

The government-wide and proprietary fund financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. 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. There are no legal restrictions concerning the use of property taxes. 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 *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes, specific ownership taxes, sales taxes, public improvement fees, grants and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. All other revenues are considered measurable and available only when cash is received.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures and compensated absences are recorded only when payment is due.

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

- The *General Fund* is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.
- The *Grants Fund* is a special revenue fund created as a result of the flood that occurred September 12, 2013. This fund primarily captures grants, insurance proceeds, donations and expenses related to flood restoration.
- The *Parks, Recreation, and Cultural Fund* is a special revenue fund that accounts for the acquisition and maintenance of parkland and related facilities including the visitor center, as well as organizing and promoting special events and other community programs. Financing is provided by sales and use taxes, impact fees on new construction, activity fees, grants, donations, and other park use fees.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

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

The Town reports the following major proprietary funds:

- *Electric Fund* - This enterprise fund was established to finance and account for the activities of the municipally owned electric utility. It is predominantly self-supported by customer user charges but also receives revenue from investment fees for new connections.
- *Water and Sanitation Fund* - This enterprise fund was established to finance and account for the acquisition, operation and maintenance of water facilities and wastewater facilities and distribution. It is predominantly self-supported by customer user charges but also receives revenue from plant investment fees (tap fees).

The Town reports three governmental funds and one proprietary fund as non-major:

- The *Conservation Trust Fund* is used to account for monies received from the Colorado Lottery, on a per capita basis. By statute, funds can be used for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site.
- The *Lyons Urban Renewal Authority Fund* is used to account for monies received from incremental property taxes to be used to help develop areas within the district.
- The *Capital Improvement Fund* is used to account for the Town's capital projects.
- *Stormwater Fund* – This enterprise fund was established to finance and account for the acquisition, operation and maintenance of stormwater facilities of the Town. It is self-supported by customer user charges.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Electric Fund, Water and Sanitation Fund, and Stormwater Fund are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgets

Budgets are adopted on a basis consistent with Colorado Revised Statutes and Local Government Budget Law. The budgets for the Town are adopted for all funds and presented on a basis consistent with GAAP except as follows. In the budgets for the enterprise funds: 1) bond and other debt proceeds are treated as other financing sources, and bond and other debt principal payments are treated as budget expenditures, 2) tap fees for the Electric Fund and Water and Sanitation Fund are treated as budgeted revenues, 3) no depreciation or amortization is budgeted 4) capital acquisitions are treated as budget expenditures and 5) gains on disposals of equipment are not recognized as revenues for budget purposes.

Expenditures may not legally exceed budgeted appropriations at the fund level for all funds. Appropriations for all funds lapse at fiscal year-end. The budget of the Town is a detailed operating plan, which identifies estimated costs and results in relation to estimated revenues and represents a process through which policy decisions are made, implemented, and controlled.

The 2022 expenditures related to the Stormwater Fund was in excess of appropriations. This may be a violation of Colorado Budget Law. The Town made three budget amendments in 2022 which increased the original budget by \$942,092.

Legal Compliance – TABOR Amendment

Colorado voters passed an amendment to the Colorado Constitution (Article X, Section 20 or "TABOR") at the general election held on November 3, 1992. The language of TABOR applies to the State and all local governments, including the Town. TABOR has several limitations, including revenue increases, spending abilities, and other specific requirements of state and local government.

TABOR generally requires that the voters of the town approve any new tax, increase of existing tax, or property tax mill levy increase. TABOR also limits increases in the Town's property tax revenue over the prior year to the rate of inflation plus the net percentage change in the actual value of all real property in the Town from construction of taxable real property improvements, minus destruction of similar improvements, and additions to, minus deletions from taxable real property, unless otherwise approved by the voters. Any revenues collected in excess of these limits are required to be refunded during the next fiscal year.

On November 8, 1994, the voters within the Town approved a ballot question which authorizes the Town to collect, retain and expend the full amount of revenues generated by the Town of Lyons without any increase in any tax rate. All remaining restrictions of TABOR remain in full force and effect.

The Town believes it is in compliance with the requirements of the amendment. In order to determine its compliance, the Town has made certain interpretations of the amendment's language.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Restricted Revenue

Restrictions are placed upon certain revenue received by the Town when legally mandated to be used for specific purposes. Currently the voters have approved a restriction for 1% of the 3.5% sales and use tax to be used for parks and recreation. The exception to this allocation is the amount of recreational marijuana sales tax which remains in the General Fund.

Under this formula, sales and use tax was recorded in the funds as follows:

	<u>Percentage</u>	<u>Sales Tax</u>	<u>Use Tax</u>	<u>Total</u>
General Fund	73.50%	\$ 1,301,150	\$ 123,726	\$ 1,424,876
Parks, Recreation and Cultural Fund	<u>26.50%</u>	<u>469,207</u>	<u>61,073</u>	<u>530,280</u>
	<u>100%</u>	<u>\$ 1,770,357</u>	<u>\$ 184,799</u>	<u>\$ 1,955,156</u>

Assets, Liabilities, Deferred Inflow of Resources and Net Position/Fund Balances

*Cash and Investments* – For purpose of the statement of cash flows, cash equivalents are defined as investments with original maturities of three months or less, which are available for unrestricted purposes. Investments are stated at fair value.

*Receivables* – All receivables are reported at their gross values and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible. At December 31, 2022, management believes all receivables are collectible.

Accounts receivables in the enterprise funds represent the utility billings for customer accounts. Unpaid amounts represent an enforceable lien on the property; therefore no allowance for uncollectible amounts is made.

*Interfund Receivables and Payables* – During the course of operations, numerous transactions occur between individual funds. The resulting receivables and payables are classified on the balance sheet as *due from other funds* and *due to other funds* because they are short-term in nature.

Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as *internal balances*.

*Inventories* - Inventories are valued at cost, using the first-in, first-out (FIFO) method.

*Capital Assets* - Capital assets, including "public domain" infrastructure capital assets such as streets, bridges, curbs and gutters, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial, individual acquisition cost of more than \$10,000 for infrastructure assets and \$5,000 for all other capital assets, with an estimated useful life of more than one year. Such assets are recorded at acquisition cost or estimated acquisition cost if purchased or constructed.



TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Inflow of Resources and Net Position/Fund Balances  
(Continued)

*Capital Assets (Continued)*

Donated capital assets are recorded at estimated acquisition cost at the date of the donation.

Acquisition costs incurred for the purchase or construction of capital assets for governmental activities are recorded as capital outlay expenditures in the governmental funds. Only those infrastructure assets associated with governmental activities that were completed beginning in 2004 have been capitalized as additions.

The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Depreciation is reported on the government-wide financial statements.

Capital assets of the Town are depreciated using the straight-line method over the following estimated useful lives. Capital assets not being depreciated include land, water rights, and construction in progress.

Building and improvements	10 - 30 years
Plant and systems	20 - 40 years
Infrastructure	20 - 50 years

The Town holds various artworks including photography, maps, artifacts, tools and other memorabilia in addition to monuments and statues on display at various sites around Town which are for public exhibition rather than financial gain; these works of art are not capitalized.

*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. Deferred inflows of resources include property taxes earned but levied for a subsequent period, reimbursable grant revenues which were earned but were not available and lease revenues to be received in the future as of December 31, 2022.

*Unearned Revenues* – Unearned revenues generally would include advance payments related to camping fees and certain grant advance payments.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Inflow of Resources and Net Position/Fund Balances  
(Continued)

*Compensated Absences* – It is the policy of the Town to permit employees to accumulate a limited amount of earned but unused paid time off (PTO). Upon separation from Town service, earned but unused PTO up to 80 hours is paid to the employee. Accumulated PTO is accrued when earned in the government-wide and proprietary fund type financial statements. A liability is reported in the governmental funds financial statements when payment is due.

*Long-Term Debt* – 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 governmental activities, business-type activities, or proprietary fund statement of net position. Premiums and discounts related to debt issuance are deferred and amortized over the life of the bonds using the straight-line method.

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

*Net Position/Fund Balances* – In the government-wide financial statements, net position is restricted when constraints placed on the net position are externally imposed.

Fund balances of the governmental funds are classified as follows:

*Nonspendable* – Amounts that cannot be spent either because they are in nonspendable form (i.e. inventories or prepaid items) or because they are legally or contractually required to be maintained intact.

*Restricted* – Amounts that can be spent only for specific purposes because of constitutional provisions, enabling legislation, constraints that are externally imposed by creditors, grantors, contributors, or the laws or regulations of other governments.

*Committed* – Amounts that can be used only for specific purposes determined by a formal action of the Board. The Board is the highest level of decision-making body for the Town. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by the Board. The Town has no committed fund balance.

*Assigned* – Amounts that do not meet the criteria to be classified as restricted or committed, but that are intended to be used for specific purposes. Only the Board may assign fund balances for specific purposes.

*Unassigned* – All other spendable amounts.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Inflow of Resources and Net Position/Fund Balances  
(Continued)

When an expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the Town considers restricted funds to have been spent first.

When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the Town considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless the Board has provided otherwise in its commitment or assignment actions.

Property Taxes - Property taxes are levied by the Board and certified to Boulder County for collection by December 15 of each year. These taxes attach an enforceable lien on property as of January 1 of the succeeding year and are payable in full by May 2 or in two installments by February 28 and June 15 in the year of collection. The County Treasurer collects the property taxes and remits the collections to the Town monthly.

Retirement Commitments - Effective January 1, 1998, a Savings Incentive Match Plan for Employees (SIMPLE) IRA Plan was established by the Board of Trustees. Capital Guardian Trust Company administers the defined contribution plan with investments made within the American Funds Group chosen by the employee. Under this plan, participation by the employee is voluntary. If the employee chooses to participate, the Town will contribute a match of up to 3% of the employee's gross salary. A new employee is eligible to participate following successful completion of a six-month period during one of the semi-annual election periods. All amounts are 100% vested at the time of contribution. During the year ended December 31, 2022, the Town contributed \$21,583.

Risk Management

The Town is exposed to various risks of loss relating to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For these risks of loss, the Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity formed by intergovernmental agreement by member municipalities pursuant to the provision of 24-10-115.5, Colorado Revised Statutes (1982 Replacement Volume) and Colorado Constitution, Article XIV, section 18(2).

The purposes of CIRSA are to provide members defined liability and property coverage and to assist members to prevent and reduce losses and injuries to municipal property and to persons or property which might result in claims being made against members of CIRSA, their employees or officers. It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of CIRSA against stated liability of loss, to the limit of the financial resources of CIRSA.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities, Deferred Inflow of Resources and Net Position/Fund Balances (Continued)

Risk Management (Continued)

It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverage at reasonable costs. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. CIRSA is a separate legal entity and the Town does not approve budgets nor does it have ability to significantly affect the operations of the unit.

The Town's claims have not exceeded coverage in the last three fiscal years.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires estimates and assumptions that affect certain reported amounts and disclosures. The Town has recorded a receivable for approximately \$4,700,000 from the State of Colorado for the Federal and State share of costs related to the flood restoration grants. Due to the nature of the grants, the amounts which will ultimately be reimbursed by the State of Colorado is an estimate which may have a significant effect on future year's financial results. The Town believes that all costs which have been accrued are allowable.

Accounting Changes

The Town adopted GASB 87 "Leases" effective January 1, 2022. The effects of the adoption are outlined in Note 4 to the financial statements.

NOTE 2 - CASH AND INVESTMENTS

A summary of deposits and investments as of December 31, 2022, follows:

Petty cash	\$ 1,150
Deposits	4,587,646
Investments	<u>4,002,972</u>
Total Cash and Investments	<u>\$ 8,591,768</u>

The above amounts are classified in the financial statements as follows:

Cash and investments	\$ 8,512,849
Restricted cash and investments	<u>78,919</u>
Total Cash and Investments	<u>\$ 8,591,768</u>

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 2 - CASH AND INVESTMENTS (CONTINUED)

Deposits

*Custodial Credit Risk – Deposits* - In the case of deposits, this is the risk that in the event of bank failure, the government's deposits may not be returned to it. The Town's deposit policy is in accordance with CRS 11-10.5-101 et. seq., The Colorado Public Deposit Protection Act (PDPA), which governs the investment of public funds. PDPA requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The financial institution is allowed to create a single collateral pool for all public funds held. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group.

The market value of the collateral must be at least equal to 102% of the uninsured deposits. The institution's internal records identify collateral by depositor and as such, these deposits are considered uninsured but collateralized. The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. At December 31, 2022, the carrying amount of the Town's deposits was \$4,587,646 and the bank balance was \$4,634,641. Of this amount \$250,000 was covered by FDIC insurance. The remaining \$4,279,905 was included in the PDPA funds. The Town has \$104,736 of funds held by a credit card processor which is uninsured.

*Credit Risk – Investments* - Colorado statutes specify which instruments units of local government may invest, which include:

- Obligations of the United States, certain U.S. government agency securities and World Bank
- Certain International agency securities
- General obligation and revenue bonds of the U.S. 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

The Town does not have an investment policy that would further limit its investment choices. The Town invests excess funds under the prudent investor rule. Criteria for selection of investments and their order of priority are:

- Safety
- Liquidity
- Yield

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 2 - CASH AND INVESTMENTS (CONTINUED)

Investments

The Town invests funds in the Colorado Local Government Liquid Asset Trust (COLOTRUST), an investment vehicle established for local government entities in Colorado to pool surplus funds (pool). The Trust was organized in 1985 in accordance with the Investment Funds - Local Government Pooling Act, (Part 7, Article 75, Title 24, Colorado Revised Statutes), to allow Colorado governmental entities to pool their funds to take advantage of short-term investments and maximize net interest earnings.

The State Securities Commissioner administers and enforces all State statutes governing the pool. The pool operates similar to a money market fund and each share is equal in value to \$1.00. The pool offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury Securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of the U.S. agencies, highest rated commercial paper and repurchase agreements collateralized by certain obligations of the U.S. government agencies. A designated custodial bank serves as custodian for the pool's portfolios pursuant to a custodial agreement. The custodian acts as safekeeping agent for the pool's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. COLOTRUST places no restrictions or limitations on withdrawals. The fund is rated AAAM by the Standard and Poor's Corporation. At December 31, 2022, the Town had invested \$4,002,972 in COLOTRUST PLUS+. COLOTRUST funds are valued at NAV rather than by level. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

*Interest Rate Risk* - The Town has no formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates. At December 31, 2022, the Town has interest rate risk related only to its investments in COLOTRUST. At December 31, 2022, COLOTRUST PLUS+ had a weighted average to final maturity of 77 days.

*Custodial Credit Risk – Investments* - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. As of December 31, 2022, the Town's investments consisted of the investment pool.

*Fair Value Hierarchy* - The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the assets. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. The above investment pool is not subject to the Fair Value Hierarchy.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 3 - CASH - RESTRICTED

The Electric Fund revenue refunding bond agreement contains a covenant provision requiring the Town to deposit restricted cash of \$44,729 in a bond reserve account. In addition, \$34,190 was contained in a bond sub-account restricted for debt service as of December 31, 2022.

NOTE 4 - LEASES

The Town leases building space to the U.S. Postal Service under an operating lease for which the first five-year option period ends in September of 2026 with another five-year option through September of 2031. The agreement calls for monthly payments of \$9,798 for the first option period and \$10,305 for the second option period. The Town adopted GASB 87 effective January 1, 2022, and based upon that, the Town recognized the receivable of \$1,016,305 and deferred inflow of resources of the same amount. In addition, the Town recognized a reduction in the inflow of resources of \$89,582 for the year ending December 31, 2022, and interest of \$27,996 based on the Town's estimated incremental borrowing rate of 2.87%. The balance of the receivable and deferred inflow of resources related to the lease is \$926,723 as of December 31, 2022. The assets leased were constructed by the Town in 2013 at a cost of \$322,000.

The following is a summary of expected lease payments as of December 31, 2022:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 92,187	\$ 25,391	\$ 117,578
2024	94,868	22,710	117,578
2025	97,627	19,951	117,578
2026	102,500	17,105	119,605
2027	109,608	14,050	123,658
2028-2031	<u>429,933</u>	<u>23,480</u>	<u>453,413</u>
	<u>\$ 926,723</u>	<u>\$ 122,687</u>	<u>\$ 1,049,410</u>

NOTE 5 - INTERNAL BALANCES

During the year ended December 31, 2022, the Town transferred the following amounts. The Town also transferred capital assets related to projects completed in the Grant fund in the amount of \$718,374 to the various Enterprise funds during 2022.

	<u>Transfer From Other Funds</u>	<u>Transfer To Other Funds</u>
General Fund	\$ -	\$ 573,600
Conservation Trust Fund	-	200,500
Parks, Recreation and Culture Fund	-	279,533
Lyons Urban Renewal Fund	-	40,000
Capital Improvement Fund	260,000	-
Grant Fund	<u>833,633</u>	<u>-</u>
Totals	<u>\$ 1,093,633</u>	<u>\$ 1,093,633</u>



TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 5 - INTERNAL BALANCES (CONTINUED)

The following are the balances owed between funds as of December 31, 2022. The balances are generally expected to be repaid within one year.

	<u>Due From Other Funds</u>	<u>Due To Other Funds</u>
Major funds		
General Fund	\$ 66,833	\$ 88
Grants Fund	1,355,251	1,386,678
Parks Fund	-	3
Water and Sanitation Fund	8,258	-
Non-Major Funds		
Lyons Urban Renewal Fund	<u>-</u>	<u>43,573</u>
Totals	<u>\$ 1,430,342</u>	<u>\$ 1,430,342</u>

NOTE 6 - CAPITAL ASSETS

Capital asset activity for the governmental activities for the year ended December 31, 2022 was as follows:

	<u>Balance 1/1/22</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance 12/31/22</u>
<u>Governmental Activities</u>				
Capital assets, not being depreciated				
Land	\$ 21,646,417	\$ -	\$ -	\$ 21,646,417
Construction in progress	<u>5,184,964</u>	<u>2,027,304</u>	<u>(5,009,094)</u>	<u>2,203,174</u>
Total capital assets, not depreciated	<u>26,831,382</u>	<u>2,027,304</u>	<u>(5,009,094)</u>	<u>23,849,592</u>
Capital assets being depreciated				
Buildings	4,947,497	-	-	4,947,497
Improvements	27,586,561	4,345,958	-	31,932,519
Equipment	<u>903,894</u>	<u>36,268</u>	<u>(2,375)</u>	<u>937,787</u>
Total capital assets, depreciated	<u>33,437,952</u>	<u>4,382,226</u>	<u>(2,375)</u>	<u>37,817,803</u>
Less accumulated depreciation for				
Buildings	(1,005,329)	(155,737)	-	(1,161,066)
Improvements	(5,778,729)	(1,962,794)	-	(7,741,523)
Equipment	<u>509,865</u>	<u>(63,053)</u>	<u>2,375</u>	<u>(570,543)</u>
Total accumulated depreciation	<u>(7,293,923)</u>	<u>(2,181,584)</u>	<u>2,375</u>	<u>(9,473,132)</u>
Total capital assets being depreciated, net	<u>26,144,029</u>	<u>2,200,642</u>	<u>-</u>	<u>28,344,671</u>
Governmental activities				
Capital assets, net	<u>\$ 52,975,411</u>	<u>\$ 4,227,946</u>	<u>\$ (5,009,094)</u>	<u>\$ 52,194,263</u>

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 6 - CAPITAL ASSETS (CONTINUED)

The amount of depreciation charged to each governmental function on the government-wide Statement of Activities is as follows:

General government	\$ 32,625
Public works and streets	1,042,765
Parks, culture, and recreation	<u>1,106,194</u>
Total current year depreciation	<u>\$ 2,181,584</u>

Capital asset activity for the business-type activities for the year ended December 31, 2022 was as follows:

	Balance 1/1/22	Additions	Deletions	Balance 12/31/22
<u>Business-type Activities</u>				
Capital assets, not being depreciated				
Land and water rights	\$ 2,116,060	\$ 514,500	\$ -	\$ 2,630,560
Construction in progress	<u>649,149</u>	<u>396,898</u>	<u>(1,000,163)</u>	<u>45,884</u>
Total capital assets, not depreciated	<u>2,765,209</u>	<u>911,398</u>	<u>(1,000,163)</u>	<u>2,676,444</u>
Capital assets being depreciated				
Plant and systems	31,644,198	2,064,000	-	33,708,198
Equipment	<u>492,544</u>	<u>8,750</u>	<u>(110,000)</u>	<u>491,294</u>
Total capital assets, depreciated	<u>27,060,742</u>	<u>2,072,748</u>	<u>(10,000)</u>	<u>34,199,492</u>
Less accumulated depreciation for				
Plant and systems	(9,383,965)	1,091,196)	-	(10,474,261)
Equipment	<u>(306,979)</u>	<u>(34,367)</u>	<u>10,000</u>	<u>(331,346)</u>
Total accumulated depreciation	<u>(9,690,044)</u>	<u>(1,125,563)</u>	<u>10,000</u>	<u>(10,805,607)</u>
Total capital assets being depreciated, net	<u>22,446,698</u>	<u>947,185</u>	<u>-</u>	<u>23,393,885</u>
Business-type activities, Capital assets, net	<u>\$ 25,211,907</u>	<u>\$ 1,858,583</u>	<u>\$ (1,000,163)</u>	<u>\$ 26,070,329</u>

Depreciation expense for the business-type activities totaled \$1,125,563 for the year ended December 31, 2022

NOTE 7 - LONG TERM DEBT

	Balance 1/1/22	Advances	Payments	Balance 12/31/22	Due Within One Year
<u>Governmental activities</u>					
Advance from State	\$ 6,398,094	\$ -	\$ 500,000	\$ 5,898,094	\$ 3,000,000
Compensated absences	<u>58,633</u>	<u>50,421</u>	<u>77,362</u>	<u>31,692</u>	<u>27,000</u>
	<u>\$ 6,456,727</u>	<u>\$ 50,421</u>	<u>\$ 577,362</u>	<u>\$ 5,929,786</u>	<u>\$ 3,027,000</u>

Compensated absences from governmental activities are generally liquidated by the General Fund.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 7 - LONG TERM DEBT (CONTINUED)

During 2014, the Town received an advance from the State of Colorado to assist with cashflow issues in the amount of \$3,500,000. During 2015, the Town received an additional \$3,000,000 and an additional \$3,000,000 in 2016. The advance is to be paid with the final FEMA reimbursements. Currently, the Town expects to repay approximately \$3,000,000 to the State in 2023. The advance has no interest component.

	Balance 1/1/22	Advances	Payments	Balance 12/31/22	Due Within One Year
<u>Business-type activities</u>					
2006 Elec Rev Note	\$ 146,404	\$ -	\$ 26,285	\$ 120,119	\$ 27,704
2019 Elec Rev Ref Bonds	184,710	-	91,300	93,410	93,410
2003 CWRPDA Loan	855,616	-	268,429	587,187	285,205
2013 CWRPDA Loan	3,588,011	-	256,005	3,332,006	259,098
Compensated absences	33,165	27,278	41,928	18,515	16,028
	<u>\$ 4,807,906</u>	<u>\$ 27,278</u>	<u>\$ 683,947</u>	<u>\$ 4,151,237</u>	<u>\$ 681,445</u>

- *Electric Fund – Revenue Refunding Bonds*

Revenue refunding bonds were issued in March 2019 (the 2019 Bonds) and refunded the 2003 electric revenue bonds in the amount of \$447,289. The average coupon rate is 2.87% over five years with the final payment on December 1, 2023. The 2019 Bonds may be redeemed without premium upon 30 days' notice by the Town. The 2019 Bonds are secured by pledged revenues consisting of gross revenues after deducting operating and maintenance expenses and by amounts in the reserve account. The 2019 Bonds were issued as a direct placement.

In 2006, a revenue note was issued in the amount of \$412,000 in support of the same project. The rate on this note is 5.4% with a twenty-year term.

- *Water fund - loans payable*

A loan agreement was approved June 1, 2003 with the Colorado Water Resources and Power Development Authority (CWRPDA) (the 2003 loan) through the Drinking Water Revolving Fund in the principal amount of \$4,582,306 at 3.03% interest. Payments were due on February 1 and August 1 of each year, payable from the revenues of the Water and Sanitation Fund. Final payment was originally due on August 1, 2024. Revenues are pledged.

This note was refinanced by the CWRPDA in February 2013. The refinancing provided a present value savings of approximately 4.1% as a percentage of current outstanding loan principal. These anticipated refunding credits will be reduced against the Town's principal at the time the credit is issued. The 2003 loan matures on August 1, 2024.

The Town entered into a loan agreement with the CWRDPA through the Drinking Water Revolving Fund, dated April 18, 2014 (the 2013 loan), in the principal amount of \$5,200,000. \$3,200,000 of the loan balance bears interest at 2.00% interest while the balance or "green" portion is at 0%. Payments were due on May 1 and November 1 of each year, payable from the revenues of the Water and Sanitation Fund. Final payment is due on November 1, 2034. Capital improvements are pledged.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 7 - LONG TERM DEBT (CONTINUED)

The Water fund loan agreements with the CWRPDA require three months operations and maintenance expenses be restricted for debt service. For purposes of the bond issue, the Water and Sanitation funds are combined. The required amount of restricted net position totals \$404,000 as of December 31, 2022.

As of December 31, 2022, the Town was not in compliance with the required debt service covenants regarding adequate rates on both notes.

Principal and interest payments on long term debt are due as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2023	\$ 665,417	\$ 68,478	\$ 733,895
2024	593,435	47,144	640,579
2025	296,248	38,387	334,635
2026	301,193	33,442	334,635
2027	272,103	38,341	310,444
2028-2032	1,413,157	89,066	1,502,223
2033-2034	591,169	9,720	600,889
	<u>\$ 4,132,722</u>	<u>\$ 324,578</u>	<u>\$ 4,457,300</u>

Interest expense for the year ended December 31, 2022, totaled \$84,624

NOTE 8 - NET POSITION

As described in Note 1, net position in the Government-Wide Statement of Net Position is reported as restricted when there are limitations imposed on their use either through enabling legislation or through external restrictions imposed by creditors, grantors or laws or regulators of other governments. At December 31, 2022 restrictions on the governmental activities net position totaled \$2,639,406. Restrictions on the net position of the business type activities totaled \$482,919.

NOTE 9 - ADDITIONAL CASH FLOW INFORMATION

The Town recognized capital asset additions of \$1,201,236 in the Water and Wastewater Fund and \$31,638 in the Stormwater Fund. The additions were non-cash contributions from the Grant Fund. In addition, the Water and Wastewater fund recognized \$91,483 in capital asset additions included in accounts payable as of December 31, 2022.

TOWN OF LYONS, COLORADO  
NOTES TO FINANCIAL STATEMENTS  
December 31, 2022

NOTE 10- COMMITMENTS AND CONTINGENCIES

The Town has received federal and state grants for specific purposes that are subject to review and audit by the grantor agencies, as well as matching obligations from the Town. Such audits could lead to requests for reimbursements to the grantor agency for expenditures disallowed under terms of the grants.

The Town constructed a new waste-water treatment plant which was completed in 2016. The plant is currently operating at 135% of capacity with limited growth since its completion. It is currently working with contractors responsible for the construction of the plant to resolve the capacity related issues. One of the options might be an expansion of the plant. Both Honeywell and the Town are seeking additional compensation.

Commitments

During 2022, the Town entered several agreements related to the flood reconstruction and other projects. The total remaining balances of these agreements as of December 31, 2022 is approximately \$525,000. The Town anticipates that most of these costs will be paid by grant reimbursements.

NOTE 11- SUBSEQUENT EVENT

The Town was awarded and accepted several grants in 2023 prior to the issuance of the 2022 financial statements. The Town has been awarded a \$50,000 grant through The Colorado Department of Local Affairs (DOLA) to be used for a housing needs assessment. The Town was also awarded a \$50,000 grant through the Regional Air Quality Council for the purchase of zero-emission lawn and garden equipment.



## Required Supplementary Information

TOWN OF LYONS, COLORADO  
GENERAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2021

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>with Final</u>
<u>Revenues</u>				
Taxes				
General property tax	\$ 806,462	\$ 806,462	\$ 813,580	\$ 7,118
Specific ownership tax	35,000	35,000	36,231	1,231
Sales tax	1,174,474	1,174,474	1,301,150	126,676
Use tax	153,000	153,000	123,726	(29,274)
Other taxes and fees	100,134	100,134	111,905	11,771
Licenses and permits	98,920	98,920	169,015	70,095
Intergovernmental	42,560	42,560	105,302	62,742
Charges for services	358,253	358,253	354,240	(4,013)
Fines and forfeitures	55,000	55,000	50,650	(4,350)
Investment earnings	1,000	1,000	49,814	48,814
Rental income	127,578	127,578	100,880	(26,698)
Other income	10,000	10,000	17,589	7,589
Total revenues	<u>2,962,381</u>	<u>2,962,381</u>	<u>3,234,082</u>	<u>271,701</u>
<u>Expenditures</u>				
Current				
General government				
Legislative council	29,229	29,229	31,880	(2,651)
Judicial	31,901	31,901	33,654	(1,753)
Administrative	985,567	985,567	935,564	50,003
Public safety	476,247	476,247	424,634	51,613
Economic development	136,224	136,224	103,503	32,721
Building inspections	71,339	71,339	93,500	(22,161)
Public works - streets	362,352	362,352	285,150	77,202
Planning	304,896	304,896	282,976	21,920
Health, welfare and community	244,810	244,810	207,273	37,537
Visitor's Center	10,795	10,795	5,338	5,457
Capital outlay	182,500	425,500	27,518	397,982
Total expenditures	<u>2,835,860</u>	<u>3,078,860</u>	<u>2,430,990</u>	<u>647,870</u>
Excess (deficiency) of revenues over (under) expenditures	<u>126,521</u>	<u>(116,479)</u>	<u>803,092</u>	<u>919,571</u>
<u>Other financing sources (uses)</u>				
Sale of assets	-	-	5,165	5,165
Transfers out	(320,600)	(320,600)	(573,600)	(253,000)
Total other financing sources (uses)	<u>(320,600)</u>	<u>(320,600)</u>	<u>(568,435)</u>	<u>(247,835)</u>
Net change in fund balances	<u>\$ (194,079)</u>	<u>\$ (437,079)</u>	234,657	<u>\$ 671,736</u>
Fund balances - beginning			1,804,881	
Fund balances - ending			<u>\$ 2,039,538</u>	

See accompanying Independent Auditors' Report.

TOWN OF LYONS, COLORADO  
GRANTS FUND  
SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	Budgeted Amounts		Actual	Variance
	Original	Final	Amounts	with Final
<u>Revenues</u>				
Intergovernmental	\$ 10,355,831	\$ 10,355,831	\$ 1,518,581	\$ (8,837,250)
Contributions and donations	-	-	113,944	113,944
Investment interest	-	-	702	702
Other income	-	-	59,973	59,973
Total revenues	10,355,831	10,355,831	1,693,200	(8,662,631)
<u>Expenditures</u>				
Current				
General government	-	-	33,022	(33,022)
Public safety	103,279	103,279	115,212	(11,933)
Health and Welfare	-	-	42,933	(42,933)
Economic development	-	-	75,132	(75,132)
Public works	-	-	57,238	(57,238)
Parks, recreation and cultural	-	-	18,189	(18,189)
Capital outlay	4,321,003	4,321,003	2,027,304	2,293,699
Debt service				
Principal	6,875,805	6,875,805	500,000	6,375,805
Total expenditures	11,300,087	11,300,087	2,869,030	8,431,057
Excess (deficiency) of revenues over (under) expenditures	(944,256)	(944,256)	(1,175,830)	(231,574)
<u>Other financing sources (uses)</u>				
Transfers in	296,890	296,890	833,633	536,743
Transfers out	(125,000)	(125,000)	-	125,000
Total other financing sources (uses)	171,890	171,890	833,633	661,743
Net change in fund balances	\$ (772,366)	\$ (772,366)	(342,197)	\$ 430,169
Fund balances - beginning			1,837,517	
Fund balances - ending			\$ 1,495,320	

See accompanying Independent Auditors' Report.



TOWN OF LYONS, COLORADO  
PARKS, RECREATION, AND CULTURAL FUND  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	<u>Budgeted Amounts</u>		<u>Actual</u>	<u>Variance With</u>
	<u>Original</u>	<u>Final</u>	<u>Amounts</u>	<u>Final Budget</u>
<u>Revenues</u>				
Sales tax	\$ 417,799	\$ 417,799	\$ 469,207	\$ 51,408
Use tax	76,000	76,000	61,073	(14,927)
Home additions fees	6,000	6,000	4,232	(1,768)
Interest income	600	600	11,901	11,301
Charges for services				
Camping	270,000	270,000	289,778	19,778
Other park division charges	156,800	156,800	177,364	20,564
Recreation	44,000	44,000	41,002	(2,998)
Cultural and special events	10,500	10,500	10,570	70
Other income	-	-	17,846	17,846
	<u>981,699</u>	<u>981,699</u>	<u>1,082,973</u>	<u>101,274</u>
<u>Total revenues</u>				
	<u>981,699</u>	<u>981,699</u>	<u>1,082,973</u>	<u>101,274</u>
<u>Expenditures</u>				
Administrative	213,417	213,417	106,981	106,436
Allocated expenses	148,105	148,105	148,105	-
Cultural and recreation				
Special event expenditures	29,500	29,500	18,929	10,571
Parks				
Operations and maintenance	570,449	570,449	580,513	(10,064)
Recreation	3,500	3,500	23,747	(20,247)
Capital outlay	130,750	278,042	63,988	214,054
	<u>1,095,721</u>	<u>1,243,013</u>	<u>942,263</u>	<u>300,750</u>
<u>Total expenditures</u>				
	<u>1,095,721</u>	<u>1,243,013</u>	<u>942,263</u>	<u>300,750</u>
Excess (deficiency) of revenues over (under) expenditures	(114,022)	(261,314)	140,710	402,024
<u>Other financing sources (uses)</u>				
Transfers in	70,500	70,500	-	(70,500)
Transfers (out)	(236,290)	(236,290)	(279,533)	(43,243)
	<u>(279,812)</u>	<u>(236,290)</u>	<u>(279,533)</u>	<u>(43,243)</u>
Net change in fund balances	<u>\$ (279,812)</u>	<u>\$ (427,104)</u>	(138,823)	<u>288,281</u>
Fund balance, beginning			1,093,783	
Fund balance, end			<u>\$ 954,960</u>	

See accompanying Independent Auditors' Report.



**Other Supplementary Information  
Combining and Individual Fund  
Statements and Schedules**

TOWN OF LYONS, COLORADO  
COMBINING BALANCE SHEET  
NON-MAJOR SPECIAL REVENUE FUNDS  
DECEMBER 31, 2022

	<u>Special Revenue</u>		<u>Capital Projects</u>	
	<u>Conservation Trust Fund</u>	<u>Lyons Urban Renewal Authority</u>	<u>Capital Impovment Fund</u>	<u>Total</u>
Assets				
Cash and cash equivalents	\$ 47,326	\$ 55,061	\$ 560,000	\$ 662,387
Property taxes receivable	-	28,432	-	28,432
Total Assets	<u>\$ 47,326</u>	<u>\$ 83,493</u>	<u>\$ 560,000</u>	<u>\$ 690,819</u>
Liabilities				
Accounts payable	\$ -	\$ 3,672	\$ -	\$ 3,672
Due to other funds	-	43,573	-	43,573
Total Liabilities	<u>-</u>	<u>47,245</u>	<u>-</u>	<u>47,245</u>
Deferred Inflows of Resources				
Unavailable resources property taxes	-	28,432	-	28,432
Fund Balance				
Restricted for				
Parks, recreation and cultural	47,326	-	-	47,326
Assigned to				
Community development	-	7,816		7,816
Capital projects	-	-	560,000	560,000
Total Fund Balance	<u>47,326</u>	<u>7,816</u>	<u>560,000</u>	<u>615,142</u>
Total Liabilities and Fund Balance	<u>\$ 47,326</u>	<u>\$ 83,493</u>	<u>\$ 560,000</u>	<u>\$ 690,819</u>

See accompanying Independent Auditors' Report.

TOWN OF LYONS, COLORADO  
COMBINING SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES  
NON-MAJOR SPECIAL REVENUE FUNDS  
YEAR ENDED DECEMBER 31, 2022

	<u>Special Revenue</u>		<u>Capital Projects Capital Improvement Fund</u>	
	<u>Conservation Trust Fund</u>	<u>Lyons Urban Renewal Authority</u>		<u>Total</u>
<u>Revenues</u>				
Property taxes	\$ -	\$ 28,517	\$ -	\$ 28,517
Intergovernmental revenue	28,163	-	-	28,163
Investment earnings	3,717	-	-	3,717
Total revenues	31,880	28,517	-	60,397
<u>Expenditures</u>				
General government	-	24,984	-	24,984
Total expenditures	-	24,984	-	24,984
Excess (deficiency) of revenues over (under) expenditures	31,880	3,533	-	35,413
<u>Other financing sources (uses)</u>				
Transfers in	-	-	260,000	260,000
Transfers out	(200,500)	(40,000)	-	(240,500)
Total other financing sources (uses)	(200,500)	(40,000)	260,000	19,500
Net change in fund balance	(168,620)	(36,467)	260,000	54,913
Fund balance, beginning of year	215,946	44,283	300,000	560,229
Fund balance, end of year	\$ 47,326	\$ 7,816	\$ 560,000	\$ 615,142

See accompanying Independent Auditors' Report.

TOWN OF LYONS, COLORADO  
NON-MAJOR GOVERNMENTAL FUNDS  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	Conservation Trust Fund			Variance With Final Budget
	Original Budget	Final Budget	Actual	
<u>Revenues</u>				
Intergovernmental revenue	\$ 24,000	\$ 24,000	\$ 28,163	\$ 4,163
Investment earnings	150	150	3,717	3,567
Total revenues	24,150	24,150	31,880	7,730
<u>Expenditures</u>				
Cultural and recreation	-	-	-	-
Excess (deficiency) of revenues over (under) expenditures	24,150	24,150	31,880	7,730
<u>Other financing sources (uses)</u>				
Transfers out	(70,500)	(200,500)	(200,500)	-
Net change in fund balance	<u>\$ (46,350)</u>	<u>\$ (176,350)</u>	(168,620)	<u>\$ 7,730</u>
Fund balance, beginning of year			<u>215,946</u>	
Fund balance, end of year			<u>\$ 47,326</u>	

See accompanying Independent Auditors' Report.

TOWN OF LYONS, COLORADO  
NON-MAJOR GOVERNMENTAL FUNDS  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	Lyons Urban Renewal Authority			Variance With Final Budget
	Original Budget	Final Budget	Actual	
<u>Revenues</u>				
Property taxes	\$ 27,730	\$ 27,730	\$ 28,517	\$ 787
Total revenues	27,730	27,730	28,517	787
<u>Expenditures</u>				
General government	16,205	25,205	24,984	221
Excess (deficiency) of revenues over (under) expenditures	11,525	2,525	3,533	1,008
<u>Other financing sources (uses)</u>				
Transfers out	(40,000)	(40,000)	(40,000)	-
Net change in fund balance	<u>\$ (28,475)</u>	<u>\$ (37,475)</u>	(36,467)	<u>\$ 1,008</u>
Fund balance, beginning of year			44,283	
Fund balance, end of year			<u>\$ 7,816</u>	

See accompanying Independent Auditors' Report.

TOWN OF LYONS, COLORADO  
NON-MAJOR GOVERNMENTAL FUNDS  
SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN  
FUND BALANCES - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	Capital Improvement Fund			Variance With Final Budget
	Original Budget	Final Budget	Actual	
<u>Revenues</u>	\$ -	\$ -	\$ -	\$ -
Total revenues	-	-	-	-
<u>Expenditures</u>				
Capital outlay	300,000	300,000	-	300,000
Excess (deficiency) of revenues over (under) expenditures	(300,000)	(300,000)	-	300,000
<u>Other financing sources (uses)</u>				
Transfers in	300,000	300,000	260,000	(40,000)
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	260,000	<u>\$ 260,000</u>
Fund balance, beginning of year			300,000	
Fund balance, end of year			<u>\$ 560,000</u>	

See accompanying Independent Auditors' Report.

TOWN OF LYONS, COLORADO  
ENTERPRISE FUNDS - SCHEDULE OF REVENUE, EXPENDITURES,  
AND CHANGES IN NET POSITION - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	Electric Fund			Variance
	Original Budget	Final Budget	Actual	With Final Budget
<u>Revenues</u>				
Sales	\$ 1,575,000	\$ 1,575,000	\$ 1,639,765	\$ 64,765
Investment / tap fees	9,000	9,000	4,500	(4,500)
Investment earnings	500	500	14,264	13,764
Other income	20,500	20,500	8,321	(12,179)
Contributions	-	-	173,610	173,610
Total revenues	1,605,000	1,605,000	1,840,460	235,460
<u>Operating expenses</u>				
Administrative	181,978	181,978	163,387	18,591
Allocated expenses	63,181	63,181	63,181	-
Distribution and maintenance	1,149,765	1,149,765	1,092,163	57,602
Debt service				
Bond principal	117,651	117,651	117,586	65
Bond interest	13,611	13,611	12,398	1,213
Capital outlay	367,025	367,025	301,728	65,297
Total expenses	1,893,211	1,893,211	1,750,443	142,768
Net income (loss)	<u>\$ (288,211)</u>	<u>\$ (288,211)</u>	90,017	<u>\$ 378,228</u>
<u>Reconciliation to change in net position</u>				
Add bond principal paid			117,586	
Add Capital outlay			301,728	
Less depreciation expense			(115,294)	
Change in net position			<u>\$ 394,037</u>	

See accompanying Independent Auditors' Report.



TOWN OF LYONS, COLORADO  
ENTERPRISE FUNDS - SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN NET POSITION - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	Water and Sanitation Fund			Variance
	Original Budget	Final Budget	Actual	With Final Budget
<u>Revenues</u>				
Sales	\$ 1,872,000	\$ 1,939,000	\$ 2,048,544	\$ 109,544
Tap fees	52,000	52,000	23,115	(28,885)
Investment earnings	1,000	1,000	15,489	14,489
Miscellaneous	15,000	15,000	30,975	15,975
Total revenues	1,940,000	2,007,000	2,118,123	111,123
<u>Expenses</u>				
Administration	452,258	584,258	579,868	4,390
Allocated expenses	125,413	125,413	125,413	-
Treatment services	588,700	611,700	636,061	(24,361)
Distribution services	273,535	371,335	273,250	98,085
Capital outlay	220,750	380,750	358,048	22,702
Debt service				
Principal	524,434	524,434	524,434	-
Interest	82,133	82,133	72,226	9,907
Total expenses	2,267,223	2,680,023	2,569,300	110,723
Net income (loss)	<u>\$ (327,223)</u>	<u>\$ (673,023)</u>	(451,177)	<u>\$ 221,846</u>
<u>Reconciliation to change in net position</u>				
Contributed assets			1,201,236	
Add bond principal paid			524,434	
Add Capital outlay			358,048	
Less depreciation and amortization expense			(947,396)	
Change in net position			<u>\$ 685,145</u>	

See accompanying Independent Auditors' Report.

TOWN OF LYONS, COLORADO  
ENTERPRISE FUNDS - SCHEDULE OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES - BUDGET TO ACTUAL  
YEAR ENDED DECEMBER 31, 2022

	Stormwater Fund			Variance With Final Budget
	Original Budget	Final Budget	Actual	
<u>Revenues</u>				
Service fees	\$ 117,570	\$ 117,570	\$ 117,307	\$ (263)
Investment earnings	100	100	2,645	2,545
Total revenues	117,670	117,670	119,952	2,282
<u>Expenses</u>				
Administration	40,280	40,280	36,397	3,883
Allocated expenses	13,854	13,854	13,854	-
Maintenance	64,085	64,085	19,610	44,475
Capital outlay	25,250	25,250	91,334	(66,084)
Total expenses	143,469	143,469	161,195	(17,726)
Net income (loss)	<u>\$ (25,799)</u>	<u>\$ (25,799)</u>	(41,243)	<u>\$ (15,444)</u>
<u>Reconciliation to change in net position</u>				
Contributed assets			31,638	
Capital outlay			91,334	
Less depreciation expense			(62,874)	
Change in net position			<u>\$ 18,855</u>	

See accompanying Independent Auditors' Report.



## Other Supplementary Information State Compliance

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

<b>LOCAL HIGHWAY FINANCE REPORT</b>	City or County: Town of Lyons
	YEAR ENDING : December 2022
This Information From The Records Of (example - City of _ or County of Town of Lyons, Colorado	Prepared By: Phone: (303)-823-6622

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

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

**II. RECEIPTS FOR ROAD AND STREET PURPOSES****III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES**

ITEM	AMOUNT	ITEM	AMOUNT
<b>A. Receipts from local sources:</b>		<b>A. Local highway disbursements:</b>	
1. Local highway-user taxes		1. Capital outlay (from page 2)	1,411,095
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	233,433
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	5,686
2. General fund appropriations	393,114	b. Snow and ice removal	26,156
3. Other local imposts (from page 2)	168,515	c. Other	19,975
4. Miscellaneous local receipts (from page 2)	1,628	d. Total (a. through c.)	51,716
5. Transfers from toll facilities		4. General administration & miscellaneous	111,952
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	106,073
a. Bonds - Original Issues		6. Total (1 through 5)	1,914,269
b. Bonds - Refunding Issues		<b>B. Debt service on local obligations:</b>	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	0	a. Interest	
7. Total (1 through 6)	563,257	b. Redemption	
<b>B. Private Contributions</b>	48,825	c. Total (a. + b.)	0
<b>C. Receipts from State government</b>		2. Notes:	
(from page 2)	73,829	a. Interest	
<b>D. Receipts from Federal Government</b>		b. Redemption	
(from page 2)	1,228,358	c. Total (a. + b.)	0
<b>E. Total receipts (A.7 + B + C + D)</b>	1,914,269	3. Total (1.c + 2.c)	0
		<b>C. Payments to State for highways</b>	
		<b>D. Payments to toll facilities</b>	
		<b>E. Total disbursements (A.6 + B.3 + C + D)</b>	1,914,269

**IV. LOCAL HIGHWAY DEBT STATUS**

(Show all entries at par)

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

**V. LOCAL ROAD AND STREET FUND BALANCE**

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
	0	1,914,269	1,914,269	0	0

**Notes and Comments:**

The grant revenues related to CDBG-DR programs have been estimated on an accrual basis related to the expenditures incurred for the various flood related projects.

LOCAL HIGHWAY FINANCE REPORT		STATE: Colorado	
		YEAR ENDING (mm/yy): December 2022	

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
<b>A.3. Other local imposts:</b>		<b>A.4. Miscellaneous local receipts:</b>	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	
1. Sales Taxes	132,284	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	36,231	g. Other Misc. Receipts	0
6. Total (1. through 5.)	168,515	h. Other	1,628
c. Total (a. + b.)	168,515	i. Total (a. through h.)	1,628
(Carry forward to page 1)		(Carry forward to page 1)	

ITEM	AMOUNT	ITEM	AMOUNT
<b>C. Receipts from State Government</b>		<b>D. Receipts from Federal Government</b>	
1. Highway-user taxes	63,345	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	52
b. Project Match		c. HUD CDBG-DR	334,142
c. Motor Vehicle Registrations	10,484	d. Federal Transit Admin	894,164
d. Other (Specify) State PA Match	0	e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Feder	
f. Total (a. through e.)	10,484	g. Total (a. through f.)	1,228,358
4. Total (1. + 2. + 3.f)	73,829	3. Total (1. + 2.g)	
		(Carry forward to page 1)	

III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL			
	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
<b>A.1. Capital outlay:</b>			
a. Right-Of-Way Costs			0
b. Engineering Costs	345,377	251,887	597,264
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements			0
(3). System Preservation		813,831	813,831
(4). System Enhancement & Operation			0
(5). Total Construction (1) + (2) + (3) + (4)	0	813,831	813,831
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	345,377	1,065,718	1,411,095
			(Carry forward to page 1)

Notes and Comments: