

TOWN OF BUENA VISTA, COLORADO

FINANCIAL STATEMENTS

DECEMBER 31, 2017

TOWN OF BUENA VISTA, COLORADO
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FINANCIAL SECTION

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's discussion and analysis (MD&A) provides highlights of the financial activities of the Town of Buena Vista (the Town) and an overview of the financial statements included in this report. We encourage readers to consider this information in conjunction with the basic financial statements and information contained in the notes to the financial statements.

Financial Highlights

- The Town's net position at the end of 2017 increased by \$854,951 attributable to: In the Water Fund; system development fees increasing by \$133,000, water sales increasing by \$78,000 as well as partial repayment of \$45,000 by lot owners for the installation of the water main on Beldan Street. The Airport Fund received a grant of \$535,000 to build the SRE building and collection of \$54,000 in the Storm Water Fund.
- Total assets on the Statement of Net Position were \$22,589,439 at the end of 2017, a \$997,674 or 4.42% increase in Net Position due to placing the SRE Building in service as well as purchasing the Grindle property at the Airport, installation of the Broadband system, Community center park update as well as completing a number of other high value projects in 2017. Total assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$18,997,918 of which \$14,000,353 is utilized.
- Unrestricted net position of \$4,481,637 as of December 31, 2017 was available to meet the Town's future obligations to citizens, employees and creditors:
 - For government activities unrestricted net position was \$1,381,923, a decrease of \$746,014 (-35.06%). The decrease is attributable to using some fund balance toward capital projects
 - For business-type activities unrestricted net position \$3,099,714, an increase of \$495,622 (19.03%) is a result of the additional Water and Storm Water revenues
- At December 31, 2017, total liabilities, fund balance and deferred inflows of resources for governmental activities was \$2,378,444, of which \$22,638 was held in the Conservation Trust Fund. The total decrease during 2017 was \$572,436 (-19.4%). The government fund balance sheet excludes the value of capital assets, causing a different financial result when compared to the Statement of Net Position (as discussed above).
- The total cash and investments balance at December 31, 2017 was \$4,749,059 of which \$4,366,531 was unrestricted. Of the unrestricted amount, \$1,366,020 was available for general government activities and \$3,000,511 was held in funds for business-type activities. Funds designated by the trustees for specific uses are included in unrestricted cash and investments.
- Cash and investments decreased \$559,798 in 2017 due to the execution of previously delayed capital projects. During 2017, debt service required \$382,528 of which \$188,275 was repayment of principal the remainder was attributable to; interest of \$85,560 and other loan covenants of \$108,693. The Town's business type activities generated an increase in cash of \$342,776.
- Within the business-type activities of the Town, unrestricted funds available for water operations were increased in 2017 by \$556,310 which can be used for future water obligations, and unrestricted funds for the airport operations decreased in 2017 by \$136,405 due to lower fuel sales. The two new business type activities: The Alternative Energy Fund and the Storm Water Fund showed no unrestricted fund balance and an increase of \$53,697 unrestricted fund balance respectively.

Overview of the Financial Statements

The MD&A serves as an introduction to the Town's basic financial statements, which are comprised of three components:

- 1) Government-wide financial statements
- 2) Fund financial statements
 - a. Governmental Funds
 - b. Proprietary Funds
- 3) Notes to the financial statements
- 4) Supplementary information

Financial analysis and commentary on both types of financial statement views is included in the MD&A for more information and perspective than the numbers alone provide readers. In addition, the report contains supplementary information to the basic financial statements for more detailed information on some areas of expenditures.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances in a manner similar to a private-sector business. Government-wide financial statements combine information for all of the Town's funds that reflect the entire financial picture. The government-wide financial statements consist of the *Statement of Net Position* and the *Statement of Activities*.

The *Statement of Net Position* presents all of the Town's assets, liabilities and deferred inflows of resources, with the difference between assets and the liabilities plus deferred inflows of resources being reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the Town's financial position is improving or deteriorating.

The *Statement of Activities* presents information showing how the Town's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the changes occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will result in cash flows in future periods (e.g. tax revenues earned but not collected and unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (*government activities*) from functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The Town's governmental activities include general government; public safety; public works; and culture, parks and recreation. Business-type activities include the operations of water and airport.

The government-wide financial statements can be found on pages 3-4 of this report.

Fund financial statements. A fund is a grouping of related accounts used to maintain control over resources that have been segregated for specific activities or objectives. The Town of Buena Vista, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the Town's funds can be divided into two categories: governmental funds and proprietary funds. The fund financial statements consist of the *Balance Sheet* and the *Statement of Revenues, Expenditures and Changes in Fund Balances* for each type of fund.

- **Governmental funds** are used to account for the same functions reported as *government activities* in the government-wide financial statements. However, 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. This information may be useful in evaluating a government's near-term financing requirements.

The focus of governmental funds is narrower than that of the government-wide financial statements; therefore, it is useful to compare the information presented for government funds with similar information presented for government activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the *Balance Sheet* and the *Statement of Revenues, Expenditures, and Changes in Fund Balances* provide a reconciliation to facilitate this comparison between governmental funds and governmental activities as presented in the government-wide financial statements.

The Town maintains three governmental funds, the General Fund, Capital Improvement Fund and the Conservation Trust Fund, for which information is presented separately.

The basic governmental fund financial statements can be found on pages 5-6.

- **Proprietary funds** can be *enterprise funds*, to report the same functions presented as *business-type activities* in the government-wide financial statements, or *internal service funds*, used as an accounting device to accumulate and allocate costs internally among the Town's various functions. The Town maintains one enterprise fund to account for the water enterprise and one for the airport.

Proprietary funds provide the same type of information as the government-wide financial statements in more detail. The proprietary fund financial statements provide separate information for the water and airport operations, which are considered to be major funds of the Town of Buena Vista.

The basic proprietary fund financial statements can be found on pages 8-9 of the report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the financial statements can be found on pages 11-48 of this report.

Supplementary information. In addition to the basic financial statements and accompanying notes, this report presents certain required supplementary information. Included in this report is a budgetary comparison statement for all funds to demonstrate compliance with the budget. Buena Vista's Town council adopts an annual appropriated budget for all its funds.

The budgetary comparison schedules are on pages 49-60 of this report, and the Local Highway Finance Report is included on page 61.

Financial Analysis – Government-wide Financial Statements

This discussion of government-wide financial statements focuses primarily on the key indicator, net position, and activity that generated increases or decreases in this measurement. The Town's assets exceeded liabilities and deferred outflows of resources by \$18,997,918 at December 31, 2017 which is an increase of \$854,951 over the 2016 close.

Statement of Net Position. At December 31, 2017, 43.4% of the Town's total net position is held in the governmental activities and 56.6% is held in the business-type activities, which includes the Water Enterprise and the Airport Enterprise funds. The largest portion of the Town's net position (73.69%) reflects the investment of \$14,000,353 in capital assets such as: land, buildings, transportation infrastructure, water infrastructure, and machinery and equipment, net of any related outstanding debt used to acquire those assets. The Town uses these 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.

CONDENSED STATEMENT OF NET POSITION

	Governmental	Business-		Governmental	Business-	
	Activities	type	Total	Activities	type	Total
	2017	2017	2017	2016	2016	2016
ASSETS						
Current Assets	\$ 2,444,471	\$ 3,493,563	\$ 5,938,034	\$ 2,950,880	\$ 3,011,022	\$ 5,961,902
Capital Assets	8,710,775	7,940,630	16,651,405	8,091,888	7,537,975	15,629,863
Total Assets	<u>11,155,246</u>	<u>11,434,193</u>	<u>22,589,439</u>	<u>11,042,768</u>	<u>10,548,997</u>	<u>21,591,765</u>
DEFERRED OUTFLOWS OF RESOURCES						
	<u>208,835</u>	<u>-</u>	<u>208,835</u>	<u>185,600</u>	<u>-</u>	<u>185,600</u>
LIABILITIES						
Current Liabilities	3,061,734	301,348	3,363,082	2,981,722	175,809	3,157,531
Noncurrent Liabilities	-	-	-	-	91,721	91,721
Total Liabilities	<u>3,061,734</u>	<u>301,348</u>	<u>3,363,082</u>	<u>2,981,722</u>	<u>267,530</u>	<u>3,249,252</u>
DEFERRED INFLOWS OF RESOURCES						
	<u>437,274</u>	<u>-</u>	<u>437,274</u>	<u>385,146</u>	<u>-</u>	<u>385,146</u>
NET POSITION						
Net Investment in Capital Assets	6,170,775	7,852,355	14,023,130	5,456,888	7,363,497	12,820,385
Restricted	312,375	203,553	515,928	276,675	313,878	590,553
Unrestricted	<u>1,381,923</u>	<u>3,076,937</u>	<u>4,458,860</u>	<u>2,127,937</u>	<u>2,604,092</u>	<u>4,732,029</u>
Total Net Position	<u>\$ 7,865,073</u>	<u>\$ 11,132,845</u>	<u>\$ 18,997,918</u>	<u>\$ 7,861,500</u>	<u>\$ 10,281,467</u>	<u>\$ 18,142,967</u>

An additional 2.72% (\$515,928) of the Town's total net position is restricted; \$133,400 restricted for emergencies (TABOR Reserve), and \$382,528 for debt service. The remaining \$4,481,637 (23.59%) is unrestricted net position available to meet the Town's on-going obligations to the public and creditors. Of the unrestricted net position, \$1,381,923 (30.84%) was held for Governmental Activities and \$3,099,714 (69.16%) were held for Business-Type Activities.

Statement of Activities. As the following table illustrates, the Town's total net position increased \$854,951 during 2017. By fund type, governmental activities increased net position by \$3,573 and business-type activities generated an increase in net position of \$851,378.

	CONDENSED STATEMENT OF ACTIVITIES					
	Governmental		Business-type		Total	
	Activities		Activities			
	2017	2016	2017	2016	2017	2016
Revenues						
Program revenues:						
Charges for services	\$ 227,472	\$ 255,205	\$ 1,942,528	\$ 1,385,608	\$ 2,170,000	\$ 1,640,813
Operating grants & contributions	138,022	126,392	319,425	226,106	457,447	352,498
Capital grants & contributions	22,498	67,520	-	-	22,498	67,520
General revenues:						
Property taxes	395,176	378,060	-	-	395,176	378,060
Sales taxes	3,082,061	3,007,647	-	-	3,082,061	3,007,647
Other taxes	292,837	245,175	5,651	2,110	298,488	247,285
Investment and other revenue	100,199	23,709	1,491	2,888	101,690	26,597
Total Revenue	4,258,265	4,103,708	2,269,095	1,616,712	6,527,360	5,720,420
Expenses						
General government	955,209	1,168,021	-	-	955,209	1,168,021
Public safety	1,030,852	1,048,389	-	-	1,030,852	1,048,389
Community services	247,478	301,656	-	-	247,478	301,656
Public works	960,700	971,042	-	-	960,700	971,042
Culture and recreation	1,060,453	508,695	-	-	1,060,453	508,695
Water	-	-	836,237	781,843	836,237	781,843
Airport	-	-	672,720	671,446	672,720	671,446
Alternative energy	-	-	3,717	-	3,717	-
Storm water	-	-	824	-	824	-
Total Expenses	4,254,692	3,997,803	1,508,957	1,453,289	5,763,649	5,451,092
Changes in net position-						
normal operations	3,573	105,905	760,138	163,423	763,711	269,328
Non-operational changes:						
Increase/(decrease)	-	(321,000)	75,437	321,000	75,437	-
Change in Net Position	3,573	(215,095)	835,575	484,423	839,148	269,328
Net Position, Beginning	7,861,500	8,212,055	10,281,467	9,798,856	18,142,967	18,010,911
Prior period adjustments	-	(135,460)	15,803	(1,812)	15,803	(137,272)
Net Position, Ending	\$ 7,865,073	\$ 7,861,500	\$ 11,132,845	\$ 10,281,467	\$ 18,997,918	\$ 18,142,967

Governmental activities. Financing for governmental activities was primarily from Town and County sales tax revenues, which provided 79.63% of general fund revenue in 2017. Additionally, Property taxes provided 10.21% of general fund revenue. No other income sources provided 10% or more of total governmental activity revenue

Key elements of the \$3,573 increase in net position for governmental activities during 2017 and a comparison to 2016 follows:

- Total sales tax receipts increased \$98,385.50 (3.73%) over the prior year. However, Town sales tax totaled \$1,691,084 and the Town's allocation of the Chaffee County tax totaled \$1,046,397 which represented increases of 2.33% and 6.07%, respectively, compared to 2016. Sales taxes are an indicator of the level of general economic activity in the community which is dependent upon the influx of visitors throughout the year, but especially during the summer months.
- Charges for services (licenses, fees, permits and leases) decreased \$17,254 (-8.95%) compared to 2016.
- The Town collects franchise taxes from utility companies, including the providers of gas, electric and cable services. Franchise tax receipts increased \$40,093 (85.23%) which includes some of the franchisees catching up prior year franchise fees as well as growth in each utility's revenue on which the franchise fee is based.

Business-Type Activities. The money to pay for business-type activities is generated primarily from fees charged for services. Revenue derived from operations is supplemented by grants and capital contributions (including water and system development fees).

Key elements of the \$851,378 increase in net position for business-type activities during 2017 compared to 2016 follows:

- Charges for Water services increased \$78,558 (9.4%) due to an increase in the consumption and the number of users as well as a scheduled 3% increase in water service fees in 2017.
- Charges for services at the Airport decreased \$124,963 (-23.75%) due to fluctuations in fuel sales and no test services revenue in 2017.
- Capital revenue in the Water Fund increased \$157,391 (134.3%) due to a large increase in system development fees for new building.
- Excluding transfers between funds, total expenses of \$1,506,379 increased by \$65,312 (4.53%) due to an increase in the cost of fuel for the Airport and an increase in operating costs for the Water Plant.

Financial Analysis – Fund Financial Statements

As noted earlier, the Town of Buena Vista uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. This section of the report provides a narrative of the fund financial statements.

Governmental funds. The focus of the Balance Sheet and the Statement of Revenues, Expenditures and Changes in Fund Balances -- Governmental Funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town of Buena Vista's financial requirements.

The Town of Buena Vista Governmental Funds consists of the General Fund, the Conservation Trust Fund, and the Capital Improvement Fund.

As of December 31, 2017, the Town of Buena Vista's combined governmental funds reported ending fund equity of \$1,721,892, a decrease of \$651,668 compared to December 31, 2016. The unassigned fund equity, which is available for spending at the Town's discretion, represented 80.54% or \$1,386,879 of the fund equity. The balance sheet reflects the categorization of fund balance in accordance with GASB 54.

The General Fund is the Town's primary operating fund. All activities that are not required to be accounted for in separate funds either by state or local ordinance or by a desire to maintain a matching of revenues and expenses are accounted for in this fund. The Statement of Revenues, Expenditures and Changes in Fund Balances shows 2017 General Fund revenues exceeded expenses by \$368,707. This was the result of higher than expected sales tax collections and lower than planned expenditures.

The Conservation Trust Fund (CTF) decreased fund balance by \$30,626. The CTF receives money from lottery proceeds that are distributed by the state to local governments based on population. In 2017, the Town's Conservation Trust Fund funded a new playground at the Community Center Park and the Midland Hills Bridge. The Fund Balance as of December 31, 2017 was \$22,638.

Proprietary funds. The Statement of Net Positions and the Statement of Revenues, Expenditures and Changes in Net Fund Position – Proprietary Funds provides the same type of information found in the government-wide financial statements but in more detail.

Total unrestricted net position as of December 31, 2017 was \$3,076,937, an increase of \$472,845 (18.16%) from December 31, 2016.

The investment in capital assets net of debt increased by \$488,858 (6.64%) in 2017 due to placing in service the Snow Removal Equipment Building in the Airport Fund and new distribution system infrastructure in the Water Fund. These capital investments help to ensure service for residents and serve to generate future revenues for the water and airport funds.

Budgetary Highlights

The final budget and actual expenditures for each fund are shown on pages 49 through 51. This section of the report primarily focuses on areas that were different from expectations set in the budget and changes from the prior year.

General Fund. Actual financial results differed from the original budget primarily due to greater sales tax revenue than was expected for the year. Sales tax collections for 2017 exceeded 2016 in ten out of the twelve months. Revenue from sales tax was originally budgeted to be 3% more than 2016 expected sales tax revenue as of the date the budget was prepared. The collections of the town sales tax grew by 3.73% in 2017.

Buena Vista's share of the county-wide sales tax was \$1,046,397 in 2017 representing 6.07% growth over 2016

Capital Improvement Fund. Total actual expenditures for vehicles, equipment, street improvements, Buildings, Land, Infrastructures and park improvements totaled \$1,508,763 which underspent the final budget by \$22,929.

Water Enterprise Fund. During 2017 revenue was realized in the amount of \$1,258,711 which exceeded the final budget by \$117,791.

Airport Enterprise Fund. In 2017 the airport had capital outlay of \$674,244 for the Snow Removal Equipment Building which has been placed in service to be capitalized and depreciated over the individual useful life.

Removing the Airport grant revenue which paid for the capital expenditures (which are also removed) the airport had an operating decrease of \$60,926 for 2017.

Capital Assets. On page 23, the Town's investment in capital assets for governmental activities as of December 31, 2017 amounted to \$8,710,775 net of accumulated depreciation.

Long-term Debt

In the business-type activities, the long-term debt was \$88,275 at December 31, 2017 payable to the Colorado Water Resources and Power Development Authority (CWRPDA) which will be fully retired in July 2018.

In the Governmental activities a bond was obtained in 2012 at a premium in the amount of \$3,029,955. The remaining balance on this long-term bond debt was \$2,540,000 as of December 31, 2017 and is serviced by Wells Fargo.

Economic Factors and Financial Outlook

2019 Budget. The economic outlook has improved over the past couple of years but remains somewhat uncertain as the Town begins to prepare its 2019 budget.

Some of the key budget assumptions are outlined below:

- Staffing – An increase of 2 positions compared to 2017;
- Employee health insurance – 5% increase from 2017 plan year;
- Sales tax revenue – revenue will be forecast using the average increase over the last 5 years with adjustments to the forecast assumptions being agreed upon by the Board of Trustees;
- Water rates – A 3% increase in service / usage fees. A rate study will be performed in 2019 to determine future increases.

Total fund equity is projected to increase during 2019 by generating more operating revenue.

The Town has debt in the general fund. Debt service obligations will be \$100,000 of principal and \$76,975 of interest in 2019.

2019 budget appropriations will be greater than 2018 commensurate with the increase in revenue.

Fiscal Sustainability Issues. The economy of Buena Vista has had three major fiscal components over the past approximately ten years. They are housing construction, the state prison and summer tourism. All three of these components play a role in the generation of sales tax which is the Town's main revenue source.

The effect of the 2008 credit meltdown has reversed and due to the Fed keeping interest rates relatively low has increased demand on housing inventory which has resulted in a severe shortage in affordable housing. This shortage has had a negative impact on the state prison and tourist related businesses as new employees are frequently commuting from other communities which have more affordable housing available. Several new businesses have opened throughout 2017. If the housing issue can be addressed in a timely manner, the expectation is that retirees and young professionals will continue to relocate to Buena Vista to enjoy the recreational amenities and temperate weather. The tourism season is no longer limited to the summer alone. The shoulder seasons are becoming more significant contributors to the level of sales taxes. Year-round tourism levels continue to increase as people in the suburbs of the Colorado Front Range and surrounding communities continue to discover the affordable recreation options, temperate climate and friendly atmosphere available in Buena Vista.

Beyond the next calendar year, major fiscal sustainability concerns are expected; cost inflation for employee healthcare, fuel, asphalt, natural gas and electricity. Town leaders are focused on defining the role of local government in our community and balancing limited resources with requests for additional services. In addition, decreases to government funding have had a deeper impact on the local economy. The Town plans to continue an increased level of capital spending for roads and public infrastructure as compared to historic levels.

Requests for information

This financial report is designed to provide a general overview of the Town of Buena Vista's financial position for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Town of Buena Vista, Colorado, P.O. Box 2002, Buena Vista, CO 81211.

HAMBLIN AND ASSOCIATES, LLC

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Independent Auditor's Report

Town Council
Town of Buena Vista
Buena Vista, Colorado

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the Town of Buena Vista, Colorado as of and for the year ended December 31, 2017, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the Town of Buena Vista, Colorado, as of December 31, 2017, 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.

Other-Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages I-VIII, budgetary comparison information of the General Fund and Conservation Trust Fund, and pension schedules be presented to supplement the basic financial statements. Such information, 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.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Buena Vista, Colorado's financial statements as a whole. The Capital Improvement Fund, Water Fund, Airport Enterprise Fund, Alternative Energy Fund and Storm Water Enterprise Fund budgetary comparison schedules and the Local Highway Finance Report are supplementary information for purposes of additional analysis and are not a required part of the financial statements.

The other supplementary information schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Hamblin and Associates

Golden, Colorado
May 13, 2018

BASIC FINANCIAL STATEMENTS

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF NET POSITION

December 31, 2017

	<u>Governmental Activities</u>	<u>Business - Type Activities</u>	<u>Total</u>
ASSETS			
Cash and cash equivalents	\$ 180,423	\$ 2,300,916	\$ 2,481,339
Cash and cash equivalents - restricted	178,975	203,553	382,528
Investments	1,185,597	699,595	1,885,192
Accounts receivable	30,871	193,898	224,769
Intergovernmental receivable	375,263	-	375,263
Property taxes receivable	400,775	-	400,775
Prepaid expenses	26,540	-	26,540
Net pension asset	66,027	-	66,027
Inventories, net	-	95,601	95,601
Capital assets, net	8,710,775	7,940,630	16,651,405
Total Assets	<u>11,155,246</u>	<u>11,434,193</u>	<u>22,589,439</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows due to pensions	208,835	-	208,835
LIABILITIES			
Accounts payable	232,835	136,165	369,000
Accrued payroll liabilities	2,973	10,197	13,170
Accrued interest payable	-	4,611	4,611
Accrued compensated absences	241,993	55,830	297,823
Deposits/escrow accounts	17,538	-	17,538
Unearned revenue	2,431	6,270	8,701
Premium on bond payable	23,964	-	23,964
Notes payable - due within one year	178,975	88,275	267,250
Notes payable - due in more than one year	2,361,025	-	2,361,025
Total Liabilities	<u>3,061,734</u>	<u>301,348</u>	<u>3,363,082</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows due to pensions	36,499	-	36,499
Unavailable revenue - property taxes	400,775	-	400,775
Total Deferred inflows of resources	<u>437,274</u>	<u>-</u>	<u>437,274</u>
NET POSITION			
Net investment in capital assets	6,170,775	7,852,355	14,023,130
Restricted for emergencies (TABOR)	133,400	-	133,400
Restricted for debt service	178,975	203,553	382,528
Unrestricted	1,381,923	3,076,937	4,458,860
Total Net Position	<u>\$ 7,865,073</u>	<u>\$ 11,132,845</u>	<u>\$ 18,997,918</u>

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

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2017

FUNCTIONS/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							
Current:							
General government	\$ 955,209	\$ 35,337	\$ 96,829	\$ -	\$ (823,043)	\$ -	\$ (823,043)
Public safety	1,030,852	51,946	-	-	(978,906)	-	(978,906)
Community services	247,478	-	-	-	(247,478)	-	(247,478)
Public works	960,700	30,491	-	22,498	(907,711)	-	(907,711)
Culture and recreation	1,060,453	109,698	41,193	-	(909,562)	-	(909,562)
TOTAL GOVERNMENTAL ACTIVITIES	<u>4,254,692</u>	<u>227,472</u>	<u>138,022</u>	<u>22,498</u>	<u>(3,866,700)</u>	<u>-</u>	<u>(3,866,700)</u>
Business-Type Activities							
Current:							
Water operations	836,237	982,625	252,340	22,259	-	420,987	420,987
Airport operations	672,720	401,619	42,085	560,745	-	331,729	331,729
Alternative Energy	3,717	280	-	-	-	(3,437)	(3,437)
Storm water	824	54,521	-	-	-	53,697	53,697
TOTAL BUSINESS - TYPE ACTIVITIES	<u>1,512,674</u>	<u>1,384,524</u>	<u>294,425</u>	<u>583,004</u>	<u>-</u>	<u>802,976</u>	<u>802,976</u>
TOTAL GOVERNMENT	<u>\$ 5,767,366</u>	<u>\$ 1,611,996</u>	<u>\$ 432,447</u>	<u>\$ 605,502</u>	<u>(3,866,700)</u>	<u>802,976</u>	<u>(3,063,724)</u>
		GENERAL REVENUES					
		Taxes					
					395,176	-	395,176
					52,197	-	52,197
					3,082,061	-	3,082,061
					87,133	-	87,133
					153,507	5,651	159,158
					25,190	1,491	26,681
					75,009	-	75,009
		TOTAL GENERAL REVENUES AND TRANSFERS			<u>3,870,273</u>	<u>32,599</u>	<u>3,902,872</u>
		CHANGE IN NET POSITION			3,573	835,575	839,148
		NET POSITION - Beginning of Year			<u>7,861,500</u>	<u>10,281,467</u>	<u>18,142,967</u>
		PRIOR PERIOD ADJUSTMENT (Note 10)			-	15,803	15,803
		NET POSITION - Beginning of Year (As Restated)			<u>7,861,500</u>	<u>10,297,270</u>	<u>18,158,770</u>
		NET POSITION - End of Year			<u>\$ 7,865,073</u>	<u>\$ 11,132,845</u>	<u>\$ 18,997,918</u>

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

TOWN OF BUENA VISTA, COLORADO

BALANCE SHEET - GOVERNMENTAL FUNDS
December 31, 2017

	GENERAL	CONSERVATION TRUST	CAPITAL IMPROVEMENT	TOTAL
ASSETS				
Cash and cash equivalents	\$ 1,237,002	\$ (174,922)	\$ (702,682)	\$ 359,398
Investments	227,303	197,560	760,734	1,185,597
Taxes receivable	317,271	-	57,992	375,263
Property taxes receivable	400,775	-	-	400,775
Prepaid expenses	2,576	-	23,964	26,540
TOTAL ASSETS	\$ 2,215,798	\$ 22,638	\$ 140,008	\$ 2,378,444
LIABILITIES				
Accounts payable	\$ 108,094	\$ -	\$ 124,741	\$ 232,835
Accrued payroll and related liabilities	2,973	-	-	2,973
Developer deposits - refundable	17,538	-	-	17,538
TOTAL LIABILITIES	131,036	-	124,741	255,777
DEFERRED INFLOWS OF RESOURCES				
Unavailable revenue - property taxes	400,775	-	-	400,775
FUND BALANCES				
Restricted for TABOR	133,400	-	-	133,400
Restricted for debt service	-	-	178,975	178,975
Committed	-	22,638	-	22,638
Unassigned	1,550,587	-	(163,708)	1,386,879
TOTAL FUND BALANCE	1,683,987	22,638	15,267	1,721,892
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCE	\$ 2,215,798	\$ 22,638	\$ 140,008	\$ 2,378,444
TOTAL FUND BALANCE - GOVERNMENTAL FUNDS				\$ 1,721,892
Capital assets used in governmental activities are not resources and are not reported in the funds:				
Capital Assets				14,588,527
Accumulated Depreciation				(5,877,752)
Pension assets and deferred outflows are not current, therefore are not reported in the funds:				
Net Pension Asset (Liability)				66,027
Deferred Outflows Because of Pensions				208,835
Deferred Inflows Because of Pensions				(36,499)
Earned but unpaid accumulated leave balances are not reported in the funds:				
Compensated Absences				(241,993)
Long-term liabilities are not due and payable in the current period:				
Bonds Payable				(2,540,000)
Premium on Bond Payable				(23,964)
TOTAL NET POSITION - GOVERNMENTAL ACTIVITIES				\$ 7,865,073

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

TOWN OF BUENA VISTA, COLORADO

**STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS**

For the Year Ended December 31, 2017

	GENERAL	CONSERVATION TRUST	CAPITAL IMPROVEMENT	TOTAL
REVENUES				
Taxes	\$ 3,222,602	\$ -	\$ 421,176	\$ 3,643,778
Licenses and permits	125,506	-	-	125,506
Fines	36,948	-	-	36,948
Rental income	50,020	-	-	50,020
Intergovernmental	238,123	27,341	22,498	287,962
Contributions	6,973	-	6,879	13,852
Interest income	14,697	2,033	8,460	25,190
Other	75,009	-	-	75,009
TOTAL REVENUES	3,769,878	29,374	459,013	4,258,265
EXPENDITURES				
General government	879,622	-	72,642	952,264
Public safety	1,300,073	-	156,763	1,456,836
Community services	293,313	-	38,028	331,341
Public works	494,471	-	638,151	1,132,622
Culture and recreation	433,692	-	603,179	1,036,871
TOTAL EXPENDITURES	3,401,171	-	1,508,763	4,909,934
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	368,707	29,374	(1,049,750)	(651,669)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(285,461)	(60,000)	345,461	-
TOTAL OTHER FINANCING SOURCES (USES)	(285,461)	(60,000)	345,461	-
EXCESS OF REVENUES AND OTHER SOURCES OVER (UNDER) EXPENDITURES AND OTHER USES	83,246	(30,626)	(704,289)	(651,669)
FUND BALANCES - Beginning	1,600,741	53,264	719,556	2,373,561
FUND BALANCES - Ending	\$ 1,683,987	\$ 22,638	\$ 15,267	\$ 1,721,892

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

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES -
GOVERNMENTAL FUNDS (Continued)
For the Year Ended December 31, 2017

NET CHANGE IN FUND BALANCES - ALL GOVERNMENTAL FUNDS	\$ (651,669)
Principal payments on debt are reported as expenditures in the funds and debt proceeds are shown as revenues:	
Principal Payments on Bonds Payable	95,000
Amortization of Bond Premium	1,200
Earned but unpaid accumulated leave balances are not reported in the funds:	
Change in Accrued Compensated Absences	(167,503)
FPPA pension changes are not recorded in the funds	121,079
Purchases of capital assets are expensed in governmental funds and depreciated on the statement of activities:	
Net Change Capitalized Assets	1,247,754
Depreciation Expense	<u>(642,288)</u>
CHANGE IN NET POSITION - GOVERNMENTAL ACTIVITIES	<u>\$ 3,573</u>

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

TOWN OF BUENA VISTA, COLORADO

STATEMENT OF NET POSITION-
PROPRIETARY FUNDS
December 31, 2017

	<u>WATER</u>	<u>AIRPORT</u>	<u>ALTERNATIVE ENERGY</u>	<u>STORM WATER</u>	<u>TOTAL</u>
ASSETS					
Current Assets					
Cash and equivalents	\$ 2,050,070	\$ 203,561	\$ (749)	48,034	\$ 2,300,916
Cash and equivalents - restricted	203,553	-	-	-	203,553
Investments	699,595	-	-	-	699,595
Accounts receivable	71,119	117,116	-	5,663	193,898
Inventory	45,821	49,780	-	-	95,601
Total Current Assets	<u>3,070,158</u>	<u>370,457</u>	<u>(749)</u>	<u>53,697</u>	<u>3,493,563</u>
Non-current Assets					
Capital assets					
Property, plant and equipment	8,533,631	10,095,922	26,797	-	18,656,350
Accumulated depreciation	(4,068,741)	(6,642,959)	(4,020)	-	(10,715,720)
Total Non-current Assets	<u>4,464,890</u>	<u>3,452,963</u>	<u>22,777</u>	<u>-</u>	<u>7,940,630</u>
TOTAL ASSETS	<u>7,535,048</u>	<u>3,823,420</u>	<u>22,028</u>	<u>53,697</u>	<u>11,434,193</u>
LIABILITIES					
Current Liabilities					
Accounts payable	28,592	107,565	8	-	136,165
Other accrued liabilities	3,433	6,764	-	-	10,197
Accrued interest	4,611	-	-	-	4,611
Unearned revenue	6,270	-	-	-	6,270
Current portion of long-term debt	88,275	-	-	-	88,275
Total Current Liabilities	<u>131,181</u>	<u>114,329</u>	<u>8</u>	<u>-</u>	<u>245,518</u>
Long-Term Liabilities					
Accrued compensated absences	50,685	5,145	-	-	55,830
Total Long-Term Liabilities	<u>50,685</u>	<u>5,145</u>	<u>-</u>	<u>-</u>	<u>55,830</u>
TOTAL LIABILITIES	<u>181,866</u>	<u>119,474</u>	<u>8</u>	<u>-</u>	<u>301,348</u>
NET POSITION					
Net investment in capital assets	4,376,615	3,452,963	22,777	-	7,852,355
Restricted for debt service	203,553	-	-	-	203,553
Unrestricted	2,773,014	250,983	(757)	53,697	3,076,937
TOTAL NET POSITION	<u>\$ 7,353,182</u>	<u>\$ 3,703,946</u>	<u>\$ 22,020</u>	<u>\$ 53,697</u>	<u>\$ 11,132,845</u>

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

TOWN OF BUENA VISTA, COLORADO

**STATEMENT OF REVENUES, EXPENSES
AND CHANGES IN FUND NET POSITION -
PROPRIETARY FUNDS**

For the Year Ended December 31, 2017

	WATER	AIRPORT	ALTERNATIVE ENERGY	STORM WATER	TOTAL
OPERATING REVENUES					
Water sales	\$ 914,631	\$ -	\$ -	\$ -	\$ 914,631
Water meter sales	10,048	-	-	-	10,048
Stormwater fees	-	-	-	54,521	54,521
EV charging	-	-	280	-	280
Finance charges	9,370	-	-	-	9,370
Fuel sales	-	340,898	-	-	340,898
Rental revenue	-	43,479	-	-	43,479
Other revenues	45,776	-	-	-	45,776
Other fees	2,800	17,242	-	-	20,042
TOTAL OPERATING REVENUES	982,625	401,619	280	54,521	1,439,045
OPERATING EXPENSES					
Salaries and benefits	424,782	156,428	-	-	581,210
Fuel for resale	-	161,184	-	-	161,184
Professional services	78,531	16,863	-	-	95,394
Insurance	4,979	18,351	-	-	23,330
Other general and administrative	30,210	72,534	622	824	104,190
Utilities	18,116	26,918	415	-	45,449
Repairs and maintenance	11,157	6,463	-	-	17,620
Plant and building operations	54,375	9,459	-	-	63,834
Capital outlay	13,315	90	-	-	13,405
Depreciation	193,653	204,430	2,680	-	400,763
TOTAL OPERATING EXPENSES	829,118	672,720	3,717	824	1,506,379
OPERATING INCOME (LOSS)	153,507	(271,101)	(3,437)	53,697	(67,334)
NON-OPERATING REVENUE (EXPENSE)					
Investment income	1,487	4	-	-	1,491
Grants and contributions	22,259	602,830	-	-	625,089
Other taxes	-	5,651	-	-	5,651
Interest and fiscal charges	(7,119)	-	-	-	(7,119)
System transfer	-	-	25,457	-	25,457
Cash capital contributions	252,340	-	-	-	252,340
TOTAL NON-OPERATING REVENUE	268,967	608,485	25,457	-	902,909
CHANGE IN NET POSITION	422,474	337,384	22,020	53,697	835,575
NET POSITION - Beginning	6,914,905	3,366,562	-	-	10,281,467
PRIOR PERIOD ADJUSTMENT (Note 10)	15,803	-	-	-	15,803
NET POSITION - Beginning (As Restated)	6,930,708	3,366,562	-	-	10,297,270
NET POSITION - Ending	\$ 7,353,182	\$ 3,703,946	\$ 22,020	\$ 53,697	\$ 11,132,845

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

TOWN OF BUENA VISTA, COLORADO

**STATEMENT OF CASH FLOWS -
PROPRIETARY FUNDS**
For the Year Ended December 31, 2017

	WATER	AIRPORT	ALTERNATIVE ENERGY	STORM WATER	TOTAL
Cash Flows From Operating Activities:					
Cash received from customers	\$ 983,359	\$ 308,413	\$ 280	\$ 48,858	\$ 1,340,910
Cash paid to suppliers and employees	(628,490)	(394,677)	13,997	(824)	(1,009,994)
Net Cash Provided (Used) by Operating Activities	354,869	(86,264)	14,277	48,034	330,916
Cash Flows From Non-capital Financing Activities:					
Restatement	15,803	-	-	-	15,803
Grants and contributions received	22,259	602,830	-	-	625,089
Net Cash Provided by Non-capital Financing Activities	38,062	602,830	-	-	640,892
Cash Flows From Capital and Related Financing Activities:					
System development/resources fees	252,340	-	-	-	252,340
Additions to fixed assets	(99,742)	(678,219)	-	-	(777,961)
Loan Principal Payments	(82,757)	-	-	-	(82,757)
Loan and bond interest payments and fiscal charges	(7,119)	-	-	-	(7,119)
Net Cash (Used) by Capital and Related Financing Activities	62,722	(678,219)	-	-	(615,497)
Cash Flows From Investing Activities:					
Interest received	1,487	4	-	-	1,491
Net Increase in Cash	457,140	(161,649)	14,277	48,034	357,802
Cash - Beginning	2,496,078	365,210	-	-	2,861,288
Cash - Ending	\$ 2,953,218	\$ 203,561	\$ 14,277	\$ 48,034	\$ 3,219,090
Cash and investments	\$ 2,050,070	\$ 203,561	\$ (749)	\$ 48,034	\$ 2,300,916
Restricted cash and investments	903,148	-	-	-	903,148
Total Cash - Ending	\$ 2,953,218	\$ 203,561	\$ (749)	\$ 48,034	\$ 3,204,064
Reconciliation of Operating Income (Loss) to Net Cash Provided by Operating Activities:					
Operating Income (Loss)	\$ 153,507	\$ (271,101)	\$ (3,437)	\$ 53,697	\$ (67,334)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided by Operating Activities:					
Depreciation	193,653	204,430	2,680	-	400,763
(Increase) Decrease in:					
Accounts receivable	281	(104,375)	-	(5,663)	(109,757)
Inventory	(28,937)	11,169	-	-	(17,768)
Other Assets	-	(6,590)	-	-	(6,590)
Increase (decrease) in:					
Accounts payable	(3,094)	70,055	15,034	-	81,995
Unearned revenue	453	-	-	-	453
Accrued salaries and benefits	423	6,764	-	-	7,187
Accrued compensated absences	38,583	3,384	-	-	41,967
Total Adjustments	201,362	184,837	17,714	(5,663)	398,250
Net Cash Provided by Operating Activities	\$ 354,869	\$ (86,264)	\$ 14,277	\$ 48,034	\$ 330,916

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

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Town of Buena Vista (the Town) was incorporated under Colorado statutes in 1879 and provides services related to public safety, highways and streets, airport, water, recreation, planning and zoning, and general administration. The Town is the lowest level of government having oversight responsibility and control over all activities within the geographical area organized as the Town of Buena Vista, Colorado. The Town is located in Chaffee County, Colorado and is governed by an elected Mayor and Board of Trustees (the Town Board), which are responsible for setting policy, appointing administrative personnel and adopting an annual budget.

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

A. Reporting Entity

The financial statements of the reporting entity include those of the Town (the primary government) and its component units. The criteria used in determining the scope of the reporting entity are based on the provisions of GASB Statement No. 14, *The Financial Reporting Entity* (GASB 14), as amended by GASB Statement No. 39, *Determining Whether Certain Organizations are Component Units - an amendment of GASB 14*. The requirements for inclusion as a component unit are based primarily upon whether the Town is considered financially accountable for the potential component unit. The Town is financially accountable if it appoints a voting majority of a potential component unit's governing body and is able to impose its will on that potential component unit, or because the potential component unit will provide specific a financial benefit to or impose a specific financial burden on the Town. The Town does not have any component units.

Basis of Presentation

The Town's basic financial statements include both government-wide (reporting the Town as a whole) and fund financial statements (reporting the Town's major funds).

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 the activities of the primary government, excluding fiduciary activities. The effect of interfund activity has been removed from these statements, with the exception of interfund services provided and used.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The statement of activities demonstrates the degree to which the direct expenses of the given function or segments 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, unrestricted interest earnings and other items not properly included among program revenues are reported instead as *general revenues*.

Fund Financial Statements

Following the government-wide financial statements are separate financial statements for governmental funds. Major individual governmental funds are reported as separate columns in the fund financial statements. The total fund balances for all governmental funds is reconciled to total net position for governmental activities as shown on the statement of net position. The net change in fund balance for all governmental funds is reconciled to the total change in net position as shown on the statement of activities in the government-wide financial statements.

Fund Accounting

The Town uses funds to maintain its financial records during the year. A fund is defined as a fiscal and accounting entity with self-balancing accounts. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled. The Town has all three categories of funds: governmental, proprietary, and fiduciary.

Governmental Funds

Governmental funds are those through which most governmental functions of the Town are financed. The acquisition, use, and balances of the Town's expendable financial resources and the related liabilities (except those accounted for in the proprietary fund) are accounted for through governmental funds. The measurement focus is on determination of and changes in financial position, rather than on net income. The following are the Town's governmental major funds:

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

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

The **Conservation Trust Fund** accounts for receipts and expenditures with respect to State allocations of lottery proceeds.

The **Capital Improvement Fund** accounts for receipts and expenditures with respect to capital projects. Revenues derived by this fund include a half-cent street improvement sales tax, cash-in-lieu fees from developers for parks, open space and trails, and capital grants.

Proprietary Funds

Proprietary funds are used to account for activities that are similar to those found in the private sector. The measurement focus is on the determination of net income and capital maintenance. 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 Town's enterprise funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation of capital assets. All revenues and expenses not meeting these definitions are reported as non-operating revenues and expenses.

Of the types of proprietary funds (enterprise and internal service funds), the Town has the following proprietary funds:

Enterprise Funds - the enterprise fund is used to account for operations that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis is to be financed or recovered primarily through user charges. The Town has the following enterprise funds:

The **Water Fund** accounts for all the activities necessary for the provision of water services to Town residents.

The **Airport Fund** accounts for all the activities necessary for the operation of the Town's general aviation airport.

The **Alternative Energy Fund** accounts for all the activities associated with electric vehicle charging stations in the Town.

The **Storm Water Fund** accounts for all the activities necessary for the Town drainage system.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

B. Measurement Focus and Basis of Accounting

Measurement focus refers to whether financial statements measure changes in current resources only (current financial focus) or changes in both current and long-term resources (long-term economic focus). Basis of accounting refers to the point at which revenues, expenditures, or expenses are recognized in the accounts and reported in the financial statements.

Long-Term Economic Focus and Accrual Basis

Governmental and business-type activities in the government-wide financial statements, the proprietary fund financial statements, and the fiduciary fund financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of timing of the related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the fiscal period. The primary revenue sources, which have been treated as susceptible to accrual by the Town, are property tax, sales tax, intergovernmental revenues and other taxes. All other revenue items are considered to be measurable and available only when cash is received by the Town.

Expenditures are generally recorded when a liability is incurred. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments, are recorded only when payment is due (i.e. matured).

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Cash, Cash Equivalents and Investments

The Town considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents. State statutes and Town policy authorize the Town to invest in obligations of the United States or any agency thereof, time deposit certificates, and repurchase agreements. The Pension Trust Funds are also authorized to invest in corporate common or preferred stocks, bonds and mortgages, real or personal property, and other evidence of indebtedness or ownership (excluding any debt of the Town itself), and individual insurance policies.

D. Restricted Assets

Certain resources set aside for emergencies, specified voter approved projects and Water Fund operations and maintenance reserves are classified as restricted assets on the balance sheet because their use is limited by Colorado State Statutes, enabling legislation and debt covenants.

E. Receivables

The Town uses the allowance method for recognizing the uncollectable delinquent accounts receivable. At December 31, 2017, no allowance has been established, as all amounts are considered collectible. Each October, any utility bills more than 60 days old are certified to the County Treasurer for collection with the property taxes to be collected the following year.

F. Property Taxes

Property taxes are assessed in one year as a lien on the property, but not collected by governmental units until the subsequent year. In accordance with GAAP, the assessed, but uncollected, property taxes for calendar year 2017 have been recorded as a receivable and as deferred revenue. Property taxes are billed and collected by Chaffee County, Colorado and distributed to the municipalities and special districts within the county the month after collection.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

G. Inventories

Water parts are valued at market values based on current pricing. Airport fuel inventories are valued at average cost. The allowance for obsolete inventory at December 31, 2017 was \$701 for the Water Fund.

H. Interfund Receivables and Payables

Transfers of resources from a fund receiving revenue to the fund through which the resources are to be expended are recorded as transfers. Such transfers are reported as other financing sources (uses) in the governmental funds and transfers in (out) in the proprietary funds.

Transactions between the Town's various funds are accounted for as revenues and expenditures or expenses in the funds involved if they are similar to transactions with organizations external to Town government.

Activity between funds that is representative of borrowing/lending arrangements outstanding at the end of the fiscal year is referred to as either "due to/due from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

In the process of aggregating data for the statement of net position and the statement of activities some amounts reported on interfund activity and balances in the funds have been eliminated or reclassified. Interfund receivables and payables were eliminated to minimize the "grossing up" effect on assets and liabilities within the governmental activities column.

I. Deferred Outflows and 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 future periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town has one item qualifying for this category: the collective deferred outflows related to the Town's net pension obligation. Pension contributions made after the measurement date, and the net difference between projected and actual earnings will be recognized as a change of the net pension liability or asset in future periods.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

I. Deferred Outflows and Inflows of Resources (Continued)

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 future periods and so will not be recognized as an inflow of resources (revenue) until that time. The Town has two types of items that qualify for reporting in this category. Unavailable revenue from property taxes, reported in the governmental balance sheet are deferred and recognized as an inflow from resources in the period that the amounts become available. Collective deferred inflows related to the Town's net pension obligation are reported on the Statement of Net Position and are amortized over the average service lives of participants.

J. Capital Assets

Capital assets, which include property, equipment, and infrastructure (e.g., roads, bridges, sidewalks and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial cost of more than \$5,000 and an estimated useful life in excess of one year. Purchased or constructed assets are recorded at historical cost where historical records are available or estimated historical costs where no historical records exist. Donated capital assets are recorded at estimated fair value at the date of donation.

The cost of normal maintenance and repairs that does not add to the value of the asset or materially extend the asset's life is not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Capital assets (excluding land, water rights, construction in progress and capital assets held for other government) are depreciated using the straight-line method over the following estimated useful lives:

Land improvements	7 - 20 years
Buildings and improvements	10 - 50 years
Equipment and vehicles	5 - 20 years
Infrastructure	7 - 40 years

Capital assets held for other government represents a sewer line constructed in 2004 and 2005 from several funding sources, including Federal grants. This sewer line will ultimately be conveyed to the Buena Vista Sanitation District, the government responsible for providing sanitation services within Town boundaries. No depreciation is reported by the Town for the sewer line as a separate government is the operator of this system and the Town does not recognize any associated revenue.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

K. Compensated Absences

Vacation, sick leave, and compensatory time are accrued as earned. Accumulated unpaid vacation, compensatory time, and vested sick leave amounts are recorded in the government-wide financial statements by fund. The Town's personnel policy imposes limits on the maximum accrual of accumulated vacation time and sick leave. Upon termination, accrued unpaid vacation and compensatory time will be paid to the employee. Accrued sick leave has a cash value upon termination only if the employee has at least five years of full-time service with the Town at termination. Accrued compensated absences are liquidated by the fund that incurred the liability during the employee's employment.

A liability for vested, accrued leave time is reported in the governmental funds only if the amounts due at year end have matured.

L. Pensions

For purposes of measuring the net pension liability or asset, deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position of the Town's defined benefit pension plan and additions to/deductions from the fiduciary net position of the Town's defined benefit pension plans have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

M. Long-Term Debt

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt is reported as a liability in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the straight-line method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, 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 debt service expenditures.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

N. Net Position

In the government-wide and proprietary fund financial statements, net position is displayed in three components as follows:

Net Investment in Capital Assets - This consists of capital assets, net of accumulated depreciation, less the outstanding balances of any bonds, notes, or other borrowings that are attributable to the acquisition, construction, or improvements of those assets.

Restricted - This consists of net position legally restricted by outside parties or by law through constitutional provisions or enabling legislation.

Unrestricted - This consists of net position not meeting the definition of "restricted" or "invested in capital assets, net of related debt."

When an expense is incurred for purposes for which restricted and unrestricted net position is available, the Town's policy is to apply restricted net position first.

O. Fund Balance - Governmental Funds

The following fund balance classifications describe the relative strength of the spending constraints placed on a government's fund balance and purposes for which resources can be used:

- Nonspendable fund balance - amounts that are not in a spendable form (such as inventory) or are required to be maintained intact.
- Restricted fund balance - amounts constrained to specific purposes stipulated by external resource providers (such as grantor, bondholders, and higher levels of government), through constitutional provisions, or by enabling legislation. Restrictions may be changed or lifted only with the consent of the resource providers.
- Committed fund balance - amounts constrained to specific purposes stipulated by a government itself, determined by formal action by the Board of Trustees. to be reported as committed, amounts cannot be used for any other purpose unless changed by the Board of Trustees.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

O. Fund Balance- Governmental Funds (Continued)

- Assigned fund balance - amounts the Town intends to use for a specific purpose as expressed by management.
- Unassigned fund balance - amounts that are available for any purpose; positive amounts are reported only in the general fund.

The Town Board of Trustees establishes (and modifies or rescinds) fund balance commitments by passage of a resolution or ordinance. Each December the budget is adopted by resolution for the coming year. A fund balance commitment is indicated in the budget by the use of reserves. The budget document will also identify the budgeted use of any restricted funds planned in the budget.

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 Town Council has provided otherwise in its commitment or assignment actions.

P. Use of Estimates

The preparation of basic financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

NOTE 2: CASH DEPOSITS AND INVESTMENTS

The Town's investment policy conforms to the investment policy guidelines set forth by the State of Colorado. The Town's investment policy sets the primary objectives of investments activities to be safety, liquidity, and yield, in that order. The policy sets a conservative, "prudent person" approach to investment purchases and management of the overall portfolio. The Town's Volunteer Firefighters Pension Trust is managed by the Fire and Police Pension Association of Colorado in accordance with State statute.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

At year end, the Town had the following deposits and investments as reported in the financial statements:

Cash and investments at December 31, 2017 consisted of the following:

	Amount
Cash on hand	\$ 1,018
Demand deposits	2,863,596
Investments	1,885,191
Total	\$ 4,749,805

A. Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible depositories. The statutes specify eligible depositories for public cash deposits, which must be Colorado institutions and must maintain federal insurance (FDIC) on deposits held. Each eligible depository with deposits in excess of the insured levels must pledge a collateral pool of defined eligible assets maintained by another institution or held in trust for all of its local government depositors as a group with a market value of at least 102% of the uninsured deposits. The State Regulatory Commission for banks and savings and loan associations are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

As of December 31, 2017, the Town had deposits of \$3,572,601. Depositor's insurance (FDIC) covers \$500,000 of this amount (two different banks at \$250,000 each); the balance is covered by PDPA.

B. Investments

The Town's investment policy lists the authorized investment types as defined by Colorado statutes. Authorized investments include: direct obligations of the United States, obligations of U.S. government agencies, general or revenue obligations of any state of the United States, any territory, or political subdivision of any state, qualified bankers' acceptances, commercial paper, certificates of participation, repurchase agreements, qualified local government investment pool, money market funds, qualified corporate or bank debt, and certain guaranteed investment contracts. The Town held no such investments at December 31, 2017.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 2: CASH DEPOSITS AND INVESTMENTS (Continued)

B. Investments (Continued)

Local Government Investment Pool - At December 31, 2017, the Town had \$1,181,495 (fair value) invested in COLOTRUST, an investment vehicle established by State statute for local government entities in Colorado to pool surplus funds. The State Securities Commissioner administers and enforces the requirements of creating and operating COLOTRUST. COLOTRUST operates similar to money market funds and each share is equal in value to \$1.00. COLOTRUST is rated AAAM by Standard and Poor's. Investments are limited to those allowed by State statutes. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. The custodian's internal records identify the investments owned by the participating governments.

The Town had the following investments at December 31, 2017:

<u>Investment Type</u>	<u>Rating</u>	<u>Fair Value</u>
Certificates of Deposit		\$ 687,288
Colotrust	AAAM by S & P	1,197,903
Total		<u>\$ 1,885,191</u>

Credit Risk - Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. To minimize credit risk the Town requires that U.S. Agency Securities have the highest possible rating. Colorado statutes establish standards for local government investment pools and the Town requires the investment pool to maintain the highest possible rating.

Interest Rate Risk - Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. Investments held for longer periods are subject to increased risk of adverse interest rate changes. State statute limits investments in U.S. Agency Securities to a maximum five-year maturity. The Town seeks to minimize interest rate risk by:

- Structuring investments to meet ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity, and
- Structuring investments to have staggered maturities of less than five years.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 2: DEPOSITS AND INVESTMENTS (Continued)

B. Investments (Continued)

Custodial Credit Risk - For investments, custodial credit risk is the risk that in the event of the failure of the counterparty to a transaction, the Town will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. In accordance with Town policy, custodial risk is minimized by pre-qualifying custodial institutions, diversifying the investment portfolio, and maintaining quality standards for investments. At December 31, the Town held no investments with custodial institutions other than COLOTRUST.

Concentration of Credit Risk - State statutes generally do not limit the amount the Town may invest in one issuer, However, the Town's investment policy require diversification of investments, including limiting the concentration of investments in one issuer. At December 31, 2017, the Town's investments account for 40% of total deposits and investments.

NOTE 3: CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2017 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Governmental Activities:				
Capital assets not being depreciated:				
Land	\$ 1,043,709	\$ -	\$ 15,000	\$ 1,028,709
Construction in Progress	154,710	32,673	154,710	32,673
Assets held for other government	535,718	-	-	535,718
Total capital assets not being depreciated	<u>1,734,137</u>	<u>32,673</u>	<u>169,710</u>	<u>1,597,100</u>
Capital assets being depreciated:				
Land improvements	1,516,832	-	-	1,516,832
Buildings	1,501,686	28,924	67,733	1,462,877
Vehicles and heavy equipment	1,222,566	-	-	1,222,566
Equipment and furniture	1,251,479	243,510	-	1,494,989
Infrastructure	6,140,870	1,153,293	-	7,294,163
Total capital assets being depreciated	<u>11,633,433</u>	<u>1,425,727</u>	<u>67,733</u>	<u>12,991,427</u>
Less accumulated depreciation for:				
Land improvements	(353,198)	(137,110)	-	(490,308)
Buildings	(940,854)	(37,338)	(40,219)	(937,973)
Vehicles and heavy equipment	(983,299)	(78,316)	-	(1,061,615)
Equipment and furniture	(958,621)	(45,103)	-	(1,003,724)
Infrastructure	(2,039,711)	(344,421)	-	(2,384,132)
Total accumulated depreciation	<u>(5,275,683)</u>	<u>(642,288)</u>	<u>(40,219)</u>	<u>(5,877,752)</u>
Total capital assets being depreciated, net	<u>6,357,750</u>	<u>783,439</u>	<u>27,514</u>	<u>7,113,675</u>
Governmental Activities Capital Assets, Net	<u><u>\$ 8,091,887</u></u>	<u><u>\$ 816,112</u></u>	<u><u>\$ 197,224</u></u>	<u><u>\$ 8,710,775</u></u>

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 3: CAPITAL ASSETS (Continued)

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

General Government	\$ 244,269
Public Safety	60,619
Public Works	211,499
Culture and Recreation	125,901
Total	<u>\$ 642,288</u>

Business-Type capital asset activity for the year ended December 31, 2017 was as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>
Business-Type Activities:				
Capital assets not being depreciated:				
Land and water rights	\$ 1,048,579	\$ 77,420	\$ -	\$ 1,125,999
Construction in progress	8,798	65,429	(8,798)	65,429
Total capital assets not being depreciated	<u>1,057,377</u>	<u>142,849</u>	<u>(8,798)</u>	<u>1,191,428</u>
Capital assets being depreciated:				
Buildings and treatment plant	2,523,090	591,076	-	3,114,166
Distribution systems	5,178,859	24,000	-	5,202,859
Storage tanks	1,579,146	-	-	1,579,146
Vehicles and equipment	1,275,271	26,797	-	1,302,068
Airport infrastructure	2,100,854	-	-	2,100,854
Land improvements	4,075,554	28,834	-	4,104,388
Office furniture and fixtures	61,443	-	-	61,443
Total capital assets being depreciated	<u>16,794,217</u>	<u>670,707</u>	<u>-</u>	<u>17,464,924</u>
Less accumulated depreciation for:				
Buildings and treatment plant	(1,078,230)	(103,781)	-	(1,182,011)
Distribution systems	(2,079,642)	(133,477)	-	(2,213,119)
Storage tanks	(725,637)	(31,385)	-	(757,022)
Vehicles and equipment	(1,099,265)	(40,365)	-	(1,139,630)
Airport infrastructure	(1,717,730)	(35,703)	-	(1,753,433)
Land improvements	(3,565,520)	(50,845)	-	(3,616,365)
Office furniture and fixtures	(48,933)	(5,207)	-	(54,140)
Total accumulated depreciation	<u>(10,314,957)</u>	<u>(400,763)</u>	<u>-</u>	<u>(10,715,720)</u>
Total capital assets being depreciated, net	<u>6,479,260</u>	<u>269,944</u>	<u>-</u>	<u>6,749,204</u>
Business-Type Activities Capital Assets, Net	<u>\$ 7,536,637</u>	<u>\$ 412,793</u>	<u>\$ (8,798)</u>	<u>\$ 7,940,632</u>

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 4: INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Transfers for 2017 were as follows:

	<u>Transfers Out</u>	<u>Transfers In</u>
General	\$ 285,461	\$ -
Conservation Trust	60,000	
Capital Improvement	-	345,461
	<u>\$ 345,461</u>	<u>\$ 345,461</u>

Transfers are used to move unrestricted General Fund revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts provided as subsidies or matching funds for various grant programs.

NOTE 5: LONG-TERM DEBT

Governmental Activities - The following summarizes the changes in the Town's governmental long-term debt activities for the year ended December 31, 2017:

	<u>Balance</u> <u>January 1,</u> <u>2017</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>December 31,</u> <u>2017</u>	<u>Due Within</u> <u>One Year</u>
Governmental Activities					
2012 Sales tax revenue bonds	\$ 2,635,000	\$ -	\$ 95,000	\$ 2,540,000	\$ 100,000
Compensated absences	68,098	61,501	55,109	74,490	-
Total Governmental Activities	<u>\$ 2,703,098</u>	<u>\$ 61,501</u>	<u>\$ 150,109</u>	<u>\$ 2,614,490</u>	<u>\$ 100,000</u>

Issue: 2012 Sales Tax Revenue Bonds - Capital Improvements Fund

Original Amount: \$3,000,000

Interest: 2.0%

Purpose: to design, construct and install street improvements within the Town.

<u>Payment</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Balance</u> <u>December 31</u>
2018	\$ 100,000	\$ 78,975	\$ 178,975	\$ 2,440,000
2019	100,000	76,975	176,975	2,340,000
2020	100,000	74,975	174,975	2,240,000
2021	105,000	72,475	177,475	2,135,000
2022	105,000	69,850	174,850	2,030,000
2023-2027	575,000	304,725	879,725	1,455,000
2028-2032	670,000	211,250	881,250	785,000
2033-2037	785,000	90,750	875,750	-
	<u>\$ 2,540,000</u>	<u>\$ 979,975</u>	<u>\$ 3,519,975</u>	

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 5: LONG-TERM DEBT (Continued)

Business-type Activities - The following summarizes the changes in the Town's business-type long-term debt activities for the year ended December 31, 2017:

	Balance January 1, 2017	Issued	Retired	Balance December 31, 2017	Due Within One Year
Business-Type Activities					
1998 CWRPDA Loan	\$ 171,033	\$ -	\$ 82,758	\$ 88,275	\$ 88,275
Compensated absences	14,031	10,173	10,340	13,864	-
Total Business-Type Activities	<u>\$ 185,064</u>	<u>\$ 10,173</u>	<u>\$ 93,098</u>	<u>\$ 102,139</u>	<u>\$ 88,275</u>

Issue: Colorado Water Resources and Power Development Authority (CWRPDA) Loan

On June 1, 1998, the Town entered a \$1,324,120 loan agreement with CWRPDA, the proceeds of which were utilized to construct a 600,000 gallon water storage tank, a transmission pipeline, and an extension of the infiltration system, a new well, and related equipment for the Water Enterprise Fund. Principal, interest, and administrative fee payment (which are reported as interest expense on the financial statements) are due annually on February 1 and August 1 through 2018.

The loan agreement contains various restrictive covenants and requirements, including maintenance of a three month operating and maintenance reserve. In addition, the loan agreement requires the Town to establish water rates at a level sufficient to cover operating expenses, as defined in the agreement, 110% of the current year debt service costs on this loan, any amount required to be paid into a debt service reserve account for that year, debt service for the current year on any subordinated debt, and any other amounts to be paid out of current year operations.

<u>Payment</u>	<u>Principal</u>	<u>Interest</u>	Administrative <u>Fee</u>	<u>Total</u>	Balance <u>December 31</u>
2018	\$ 88,275	\$ 2,419	\$ 3,972	\$ 94,666	\$ -
	<u>\$ 88,275</u>	<u>\$ 2,419</u>	<u>\$ 3,972</u>	<u>\$ 94,666</u>	

Operating Leases

The Town is committed under various leases for office equipment. For accounting purposes, these leases are considered to be operating leases, and therefore, the liability and the related assets have not been recorded in these financial statements.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS

A. General Employees Retirement Plan - Section 401(a) Plan

For all regular full-time employees, other than police officers, the Town contributes to a cost-sharing multiple-employer defined contribution pension plan (the Retirement Plan). The Retirement Plan, which is administered by Colorado County Officials and Employees Retirement Association (CCOERA), offers employees who have been with the Town for six months and that work at least 32 hours per week every month of the year, the opportunity to build retirement savings by pre-tax contributions of 3% of salary, which are matched with Town contributions. Employee contributions to the Pension Plan become immediately vested. Town contributions are vested at an annual rate of 25%. Town contributions become fully vested after four years. The contribution requirements of Retirement Plan participants and the Town are established, and may be amended, by the Board of Trustees. Unvested employer contributions are returned to the Town when an employee terminates employment and cashes out of the Retirement Plan. The amounts returned are recognized on the financial statements as revenue in the year received.

For the year ended December 31, 2017, the Town contributed \$83,688 to the Retirement Plan on behalf of participating employees. Participants of the Retirement Plan made equal matching contributions in 2017. No unvested contributions were returned to the Town in 2017.

CCOERA is also the Trustee of the Retirement Plan and, accordingly, the Town has no liability for losses under the plan. Consequently, the Retirement Plan is not part of the Town's financial statements.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

B. Deferred Compensation Plan

All employees are eligible to participate in a deferred compensation plan that was created in accordance with the Internal Revenue Code section 457 (the Deferred Compensation Plan). The Deferred Compensation Plan, which is administered by CCOERA, permits participants to defer a portion of their salary until future years. All compensation deferred under the Deferred Compensation Plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are to be held in trust for the exclusive benefit of the participants and their beneficiaries. Compensation deferred under the Deferred Compensation Plan is not available to employees until termination, retirement, death, or unforeseeable emergency.

Participants may elect to defer any percentage of their annual compensation, provided that the total annual contribution does not exceed limitations established by the Internal Revenue Service. The Town does not contribute to the Deferred Compensation Plan.

The individual participants determine investment decisions within the Deferred Compensation Plan and, therefore, the Deferred Compensation Plan's investment concentration varies between participants.

CCOERA is also the Trustee of the Deferred Compensation Plan and, accordingly, the Town has no liability for losses under the plan. Consequently, the Deferred Compensation Plan is not part of the Town's financial statements.

C. FPPA Statewide Defined Benefit Plan

Plan Description The Statewide Defined Benefit Plan (SWDB) is a cost-sharing multiple-employer defined benefit pension plan. The plan is administered by the Fire & Police Pension Association of Colorado (FPPA). FPPA issues a publicly available comprehensive annual financial report that can be obtained on FPPA's website at <http://www.fppaco.org>.

Description of Benefits A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members currently covered under Social Security will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits paid to retired members are evaluated and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index.

A member is eligible for an early retirement at age 50 or after 30 years of service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter.

Contributions. The Plan sets contribution rates at a level that enables all benefits to be fully funded at the retirement date of all members. Contribution rates for the SWDB plan are set by state statute. Employer contribution rates can only be amended by state statute. Member contribution rates can be amended by state statute or election of the membership.

Members of the SWDB plan and their employers are contributing at the rate of 8 percent of base salary for a total contribution rate of 16 percent through 2014. In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12 percent of base salary. Employer contributions will remain at 8 percent resulting in a combined contribution rate of 20 percent in 2022.

Contributions from members and employers of departments re-entering the system are established by resolution and approved by the FPPA Board of Directors. The re-entry group has a combined contribution rate of 20 percent of base salary through 2014. It is a local decision as to whether the member or employer pays the additional 4 percent contribution. Per the 2014 member election, the re-entry group will also have their required member contribution rate increase 0.5 percent annually beginning in 2015 through 2022 for a total combined member and employer contribution rate of 24 percent in 2022.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

The contribution rate for members and employers of affiliated social security employers is 4 percent of base salary for a total contribution rate of 8 percent through 2014. Per the 2014 member election, members of the affiliate social security group will have their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6 percent of base salary. Employer contributions will remain at 4 percent resulting in a combined contribution rate of 10 percent in 2022.

Net Pension Asset. At measurement date of December 31, 2016 the Town reported a liability of \$21,019 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2017. The Town proportion of the net pension liability was based on Town contributions to the Plan for the calendar year 2016 relative to the total contributions of participating employers to the Plan.

At December 31, 2016, the Town proportion was 0.058169%, as compared to 0.055701% at December 31, 2015.

For the plan year ended December 31, 2016, the Town recognized pension expense of \$32,440, consisting of the following elements:

Town's Proportionate Share of Collective Pension Expense for the Plan Year Ended December 31, 2016	
Service Cost	\$ 42,215
Interest on the Total Pension Liability	80,812
Current-Period Benefit Changes	1,792
IRC 414(h)(2) Employer-paid Member Contributions	(34,570)
Projected Earnings on Plan Investments	(81,422)
Pension Plan Administrative Expense	1,968
Other Changes in Plan Fiduciary Net Position	(12)
Recognition of Inflow of Resources due to Liabilities	3,807
Recognition of Outflow of Resources due to Assets	17,850
Total Pension Plan Expense	\$ 32,440

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

At December 31, 2017, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 18,767	\$ -
Changes of assumptions	15,423	-
Net difference between projected and actual earnings on pension plan investments	45,872	
Changes in proportion and differences between Town contributions and proportionate share of contributions	14,978	-
Town contributions subsequent to the measurement date	23,816	-
Total	<u>\$ 118,856</u>	<u>\$ -</u>

Town contributions subsequent to the measurement date of December 31, 2016 of \$27,640 which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in the year ended December 31, 2017. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31,		
2017	\$	21,657
2018		18,167
2019		20,363
2020		8,286
2021		3,807
Thereafter		<u>13,019</u>
	<u>\$</u>	<u>85,299</u>

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

Actuarial Assumptions. The January 1, 2017 actuarial valuation was used to determine the Actuarially Determined Contribution for the fiscal year ending December 31, 2016. The valuation used the following actuarial assumption and other inputs:

Actuarial Method	Entry Age Normal
Amortization Method	Level % of Payroll, Open
Amortization Period	30 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Long-term Investment Rate of Return*	7.5%
Projected Salary Increases	4.0% - 14.0%
Cost of Living Adjustments (COLA)	0.0%
*Includes Inflation at	2.5%

The RP-2000 Combined Mortality Table with Blue Collar Adjustment, projected with Scale AA, 40 percent multiplier for off-duty mortality is used in the valuation for off-duty mortality of active members. On-duty related mortality is assumed to be 0.00020 per year for all members. The RP-2000 Combined Mortality Table with Blue Collar Adjustment, projected with Scale AA is used in the projection of post-retirement benefits.

At least every five years the Fire & Police Pension Association's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2011 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the Fire & Police Pension Association's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future.

The assumption changes were effective for actuarial valuations beginning January 1, 2012. The actuarial assumptions impacted actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used. The date the new actuarial assumptions were effective for benefit purposes was October 1, 2012.

Effective with the January 1, 2013 valuations, the Board adopted a five-year smoothing methodology in the determination of the actuarial value of assets. Beginning in the January 1, 2014 valuations, the married assumption for active members was increased from 80% to 85% to reflect the passage of the Colorado Civil Union Act.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2015 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Rate of Return
Global Equity	36.0%	9.25%
Equity Long/Short	10.0%	7.35%
Illiquid Alternatives	23.0%	10.75%
Fixed Income	15.0%	4.10%
Absolute Return	10.0%	6.55%
Managed Futures	4.0%	5.50%
Cash	2.0%	0.00%
Total	100.0%	

The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Discount Rate. Projected benefit payments are required to be discounted to their actuarial present values using a Single Discount Rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

**TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017**

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.50%; the municipal bond rate is 3.65% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.50%.

Regarding the sensitivity of the net pension liability to changes in the Single Discount Rate, the following presents the plan's net pension liability, calculated using a Single Discount Rate of 7.50%, as well as what the plan's net pension liability would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	1% Decrease 6.50%	Single Discount Rate Assumption 7.50%	1% Increase 8.50%
Town's Proportionate Share	\$ 178,835	\$ 21,019	\$ (110,056)

Pension plan fiduciary net position. Detailed information about the Plan's fiduciary net position is available in FPPA's comprehensive annual financial report which can be obtained at <http://www.fppaco.org>.

D. FPPA Statewide Hybrid Plan - Defined Benefit Component

Plan Description. The Statewide Hybrid Plan (SWH) is a cost-sharing multiple-employer defined benefit pension plan. The SWH is comprised of two components: Defined Benefit and Money Purchase. The plan is administered by the Fire & Police Pension Association of Colorado (FPPA). FPPA issues a publicly available comprehensive annual financial report can be obtained on FPPA's website at <http://www.fppaco.org>.

Description of Benefits. The Plan document states that any member may retire from further service and become eligible for a normal retirement pension at any time after age 55, if the member has at least 25 years of service.

The annual normal pension of the Defined Benefit Component is 1.5 percent of the average of the member's highest three years' base salary for each year of credited service. Benefits paid to retired members of the Defined Benefit Component are evaluated and may be re-determined annually on October 1. The amount of any increase is based on the Board's discretion and can range from 0 to 3 percent.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

D. FPPA Statewide Hybrid Plan - Defined Benefit Component (Continued)

A member is eligible for early retirement at age 50 or after of 30 years of service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, a member may elect to have all contributions, along with 5 percent as interest, returned as a lump sum distribution from the Defined Benefit Component. Alternatively, a member with at least five years of accredited service may leave contributions with the Defined Benefit Component of the Plan and remain eligible for a retirement pension at age 55 equal to 1.5 percent of the average of the member's highest three years' base salary for each year of credited service.

Contributions. The Plan sets contribution rates at a level that enables all benefits to be fully funded at the retirement date of all members. The members of the SWH plan and their employers are currently each contributing at the rate determined by the individual employer, however, the rate for both employer and members must be at least 8 percent of the member's base salary. The amount allocated to the Defined Benefit Component is set annually by the Fire & Police Pension Association Board of Directors. Excess contributions fund the Money Purchase Component of the Plan. The Defined Benefit Component contribution rate from July 1, 2014 through June 30, 2015 is 12.5 percent. The Defined Benefit Component contribution rate from July 1, 2013 through June 30, 2014 was 12.6 percent.

Within the Money Purchase Component, members are always fully vested in their own contributions, as well as the earnings on those contributions. Vesting in the employer's contributions within the Money Purchase Component, and earnings on those contributions occurs according to the vesting schedule set by the plan document at 20 percent per year after the first year of service to be 100 percent vested after 5 years of service. Employer and member contributions are invested in funds at the discretion of members.

Net Pension Asset. At plan year end December 31, 2016 the Town reported an asset of \$96,067 for its proportionate share of the net pension liability. (The Town reported an asset rather than a liability because the Plan's fiduciary net position currently exceeds the total pension liability.) The net pension liability was measured as of December 31, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2017. The Town proportion of the net pension liability was based on Town contributions to the plan for the calendar year 2016 relative to the total contributions of participating employers to the Plan.

At December 31, 2016, the Town proportion was 0.882542%, as compared to 0.864078% at December 31, 2015.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

D. FPPA Statewide Hybrid Plan - Defined Benefit Component (Continued)

For the plan year ended December 31, 2016, the Town recognized pension expense of -\$14,539, consisting of the following elements:

**Town's Proportionate Share of Collective Pension Expense for the Plan Year Ended
December 31, 2016**

Service Cost	\$ 11,445
Interest on the Total Pension Liability	23,710
Current-Period Benefit Changes	3,160
IRC 414(h)(2) Employer-paid Member Contributions	(36,345)
Projected Earnings on Plan Investments	(32,016)
Pension Plan Administrative Expense	775
Other Changes in Plan Fiduciary Net Position	-
Recognition of Outflow of Resources due to Liabilities	8,064
Recognition of Outflow of Resources due to Assets	6,668
Total Pension Plan Expense	\$ (14,539)

At December 31, 2016, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 49,450	\$ -
Changes of assumptions	4,262	-
Net difference between projected and actual earnings on pension plan investments	21,310	-
Changes in proportion and differences between Town contributions and proportionate share of contributions	(2,643)	-
Town contributions subsequent to the measurement date	11,413	-
Total	\$ 83,792	\$ -

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

D. FPPA Statewide Hybrid Plan - Defined Benefit Component (Continued)

Town contributions subsequent to the measurement date of December 31, 2016 of \$11,413 which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in the year ended December 31, 2016. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31,		
	2017 \$	14,732
	2018	14,732
	2019	14,326
	2020	9,778
	2021	8,064
Thereafter		13,390
	\$	75,022

Actuarial Assumptions. The January 1, 2017 actuarial valuation was used to determine the Actuarially Determined Contribution for the fiscal year ending December 31, 2016. The valuation used the following actuarial assumption and other inputs:

Actuarial Method	Entry Age Normal
Amortization Method	Level % of Payroll, Open
Amortization Period	30 Years
Asset Valuation Method	5-Year Smoothed Fair Value
Long-term Investment Rate of Return*	7.5%
Projected Salary Increases	4.0% - 14.0%
Cost of Living Adjustments (COLA)	0.0%
*Includes Inflation at	2.5%

The RP-2000 Combined Mortality Table with Blue Collar Adjustment, projected with Scale AA, 40 percent multiplier for off-duty mortality is used in the valuation for off-duty mortality of active members. On-duty related mortality is assumed to be 0.00020 per year for all members. The RP-2000 Combined Mortality Table with Blue Collar Adjustment, projected with Scale AA is used in the projection of post-retirement benefits.

**TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017**

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

D. FPPA Statewide Hybrid Plan - Defined Benefit Component (Continued)

At least every five years the Fire & Police Pension Association's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2011 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the Fire & Police Pension Association's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future.

The assumption changes were effective for actuarial valuations beginning January 1, 2012. The actuarial assumptions impacted actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used. The date the new actuarial assumptions were effective for benefit purposes was October 1, 2012.

Effective with the January 1, 2013 valuations, the Board adopted a five-year smoothing methodology in the determination of the actuarial value of assets. Beginning in the January 1, 2014 valuations, the married assumption for active members was increased from 80% to 85% to reflect the passage of the Colorado Civil Union Act.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2015 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Rate of Return
Global Equity	36.0%	9.25%
Equity Long/Short	10.0%	7.35%
Illiquid Alternatives	23.0%	10.75%
Fixed Income	15.0%	4.10%
Absolute Return	10.0%	6.55%
Managed Futures	4.0%	5.50%
Cash	2.0%	0.00%
Total	100.0%	

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

D. FPPA Statewide Hybrid Plan - Defined Benefit Component (Continued)

The discount rate used to measure the total pension liability was 7.50 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWH-Defined Benefit Component fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Discount Rate. Projected benefit payments are required to be discounted to their actuarial present values using a Single Discount Rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.50%; the municipal bond rate is 3.65% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.50%.

Regarding the sensitivity of the net pension liability to changes in the Single Discount Rate, the following presents the plan's net pension liability, calculated using a Single Discount Rate of 7.50%, as well as what the plan's net pension liability would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	1% Decrease 6.50%	Single Discount Rate Assumption 7.50%	1% Increase 8.50%
Town's Proportionate Share	\$ (51,085)	\$ (96,067)	\$ (133,593)

Pension Plan Fiduciary Net Position. Detailed information about the Plan's fiduciary net position is available in FPPA's comprehensive annual financial report which can be obtained at <http://www.fppaco.org>.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

E. FPPA Buena Vista Volunteer Fire Pension Plan - Defined Benefit Component

Plan Description. The Buena Vista Volunteer Fire Pension Plan is an agent multiple-employer Public Employee Retirement System (PERS). The PERS represents the assets of numerous separate plans that have been pooled for investment purposes. The pension plans have elected to affiliate with FPPA for plan administration and investment only. FPPA issues a publicly available comprehensive annual financial report can be obtained on FPPA's website at <http://www.fppaco.org>.

Description of Benefits. The Plan, as established and amended by the Plan's Board of Trustees through the Bylaws, provides for a monthly pension of \$250 for volunteers who have satisfied the normal age and service requirements and pro rata pensions for volunteers who have satisfied the normal age but only a portion of the service requirement. It further provides death benefits and a partial pension (50% of the amount the volunteer has earned) for surviving spouses. The normal age and service requirement is the date a volunteer reaches 50 years of age and completes 20 years of service. Pro-rata pensions would apply to volunteers who reached 50 years of age and had between 10 and 20 years of service. A one-time \$100 funeral benefit lump sum is also provided.

Membership. The number and classes of employees covered are shown below:

	Actuarial Valuation as of <u>January 1, 2017</u>
Number of:	
Active members	13
Retired members	10
Disabled members	0
Beneficiaries	2
Terminated vested members	4
Terminated members active in another fund	0
	29

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

E. FPPA Buena Vista Volunteer Fire Pension Plan - Defined Benefit Component
(Continued)

Changes in the Net Pension Liability/(Asset). Sources of the changes in the net pension liability/(asset) for the measurement period ended December 31, 2016 is shown below:

	Measurement Period Ended December 31, 2016
Service cost	\$ 4,754
Interest on the total pension liability	37,598
Benefit changes	-
Difference between expected and actual experience of the Total Pension Liability	-
Changes of assumptions	-
Benefit payments	(31,850)
Net change in total pension liability	10,502
Total pension liability - beginning	504,992
Total pension liability - ending	\$ 515,494

Actuarial Assumptions. The January 1, 2017 actuarial valuation was used to determine the net pension liability/(asset) for the fiscal year ending December 31, 2016. The valuation used the following actuarial assumption and other inputs:

Actuarial Method	Entry Age
Amortization Method	Level dollar - open
Remaining Amortization Period	20 years
Asset Valuation Method	5-Year Smoothed Fair Value
Long-term Investment Rate of Return*	7.5%
Projected Salary Increases	N/A
Cost of Living Adjustments (COLA)	None
*Includes Inflation at	3.0%

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

E. FPPA Buena Vista Volunteer Fire Pension Plan - Defined Benefit Component
(Continued)

Inputs to the Single Discount Rate. Projected benefit payments are required to be discounted to their actuarial present values using a Single Discount Rate that reflects (1) a long-term expected rate of return on pension plan investments (to the extent that the plan's fiduciary net position is projected to be sufficient to pay benefits) and (2) tax-exempt municipal bond rate based on an index of 20-year general obligation bonds with an average AA credit rating as of the measurement date (to the extent that the plan's projected fiduciary net position is not sufficient to pay benefits).

For the purpose of this valuation, the long-term expected rate of return on pension plan investments is 7.50%; the municipal bond rate is 3.65% {based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.50%.

Projected cash flows used in determining the Single Discount Rate are available upon request.

Other Assumptions and Changes for the January 1, 2017 Actuarial Valuation. The RP-2000 Combined Mortality Table with Blue Collar Adjustment, projected with Scale AA, 40 percent multiplier for off-duty mortality is used in the valuation for pre-retirement mortality. The RP-2000 Combined Mortality Table with Blue Collar Adjustment, projected with Scale AA is used in the projection of post-retirement mortality.

Marital status is assumed to be 90% male and female with males assumed to be three years older than females. There were no changes in actuarial assumptions nor changes in actuarial methods from the January 1, 2014 actuarial valuation.

Contributions and Funding. Participating volunteer firefighters do not contribute to the pension plan. Contributions to the Plan are made by the Town and through a 90% matching grant from the State of Colorado. The contribution requirements of the Plan are established under Title 31, Article 30 of the Colorado Revised Statutes, as amended. The Town contributed \$22,800 to the Plan for the year ended December 31, 2016.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

E. FPPA Buena Vista Volunteer Fire Pension Plan - Defined Benefit Component
(Continued)

Summary of Plan Information: Additional information related to the Plan is summarized below:

	Measurement Period Ended December 31, 2016
Total Pension Liability	\$ 501,431
Plan Fiduciary Net Position	437,164
Net Pension Liability (Asset)	<u>\$ 64,267</u>
Plan fiduciary net position as a Total Pension Expense/(Income)	87.18% \$ 497

**Deferred Outflows and Deferred Inflows of Resources by Source to be
recognized in Future Pension Expense/(Income)**

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 1,795	\$ 35,430
Changes of assumptions	11,921	-
Net difference between projected and actual earnings on pension plan investments	30,238	-
Town contributions subsequent to the measurement date	22,800	-
Total	<u>\$ 66,754</u>	<u>\$ 35,430</u>

**TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017**

NOTE 6: EMPLOYEE RETIREMENT COMMITMENTS (Continued)

E. FPPA Buena Vista Volunteer Fire Pension Plan - Defined Benefit Component
(Continued)

Regarding the sensitivity of the net pension liability/(asset) to changes in the Single Discount Rate, the following presents the plan's net pension liability, calculated using a Single Discount Rate of 7.50%, as well as what the plan's net pension liability would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	Single Discount Rate	
1% Decrease 6.50%	Assumption 7.50%	1% Increase 8.50%
\$ 118,018	\$ 64,267	\$ 19,219

F. Death And Disability Benefits

Death and disability coverage is provided to full-time police officers through the Statewide Death and Disability Plan, which is administered by the FPPA. During the past year, the Town's required contribution rate was 2.6% of base salary for members. Town contributions to this plan totaled \$12,000 during 2017, with State supplemental contribution of \$10,800. Employees are not required to contribute to this plan.

NOTE 7: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

TABOR Amendment

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20; commonly known as the Taxpayer's Bill of Rights (TABOR). TABOR contains revenue, spending, tax and debt limitations that apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that for the prior year, extension of any expiring tax, or tax policy change directly causing a net tax revenue gain to any local government. Any revenues earned in excess of the fiscal year spending limit must be refunded in the next fiscal year, unless voters approve retention of such excess revenue.

Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple-fiscal year debt or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in all future fiscal years.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 7: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY (Continued)

TABOR Amendment (Continued)

TABOR also requires local governments to establish an emergency reserve to be used to declare emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The Town has reserved **\$100,100**, which is the approximate required reserve at December 31, 2017.

The Town's voters approved the following ballot issue on November 6, 2001:

Excluding ad valorem property taxes and rates, and without creating any new taxes, increasing any tax rate, or adding any new taxes of any kind, shall the Town of Buena Vista, Colorado, be permitted to collect, retain, and spend, for the fiscal year of 2001 and for each and every year thereafter, the full proceeds of the Town's taxes, grants and other revenues for expenditure on lawful municipal purposes, notwithstanding any State of Colorado restrictions on spending including the restrictions of Article X, Section 20 of the Constitution of the State of Colorado, and that these shall each constitute a voter approval revenue change?

The Town's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions, including the interpretation of how to calculate fiscal year spending limits, will require judicial interpretation.

NOTE 8: RISK MANAGEMENT

The Town is exposed to various risks of loss related to workers compensation and general liability. The Town has acquired commercial coverage for these risks and any settled claims are not expected to exceed the commercial insurance coverage.

The Town is also exposed to the risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions. To address such risks, the Town is a participant in the public entity risk pool administered by Colorado Intergovernmental Risk Sharing Agency (CIRSA).

CIRSA's operations are funded by contributions from member governments. Coverage is provided in the amount of \$500,000 per claim or occurrence for property damage, \$600,000 per claim or occurrence for liability, and \$150,000 per claim or occurrence for crime. CIRSA has also acquired additional excess coverage from outside sources. While the Town may be liable for any losses in excess of this coverage, the Town does not anticipate losses at December 31, 2017. No settlements of claims against the Town in the last three years have exceeded the Town's coverage.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 8: RISK MANAGEMENT (Continued)

Surpluses or deficits realized by CIRSA for any given year are subject to change for such reasons as interest earnings on invested amounts for those years and funds, re-estimation of losses for those years and funds, and credits or distributions from surplus for those years and funds. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. The board of directors may credit member municipalities' future contributions in the event of a surplus. Although it has never occurred, CIRSA member municipalities are subject to a supplemental assessment in the event of a deficiency.

For 2017, the Town's deductible for property and liability claims per occurrence is \$1,000 for each. The auto liability deductible and the auto physical damage deductible are both \$1,000 per occurrence.

The Town carries no deductible for workers Compensation coverage. CIRSA's coverage for workers' compensation claims are the Colorado statutory limits of \$500,000 per occurrence and \$1,000,000 for employer liability.

The Town also carries accident medical insurance coverage for volunteers through CIRSA. This provides a medical coverage for a minor injury a volunteer receives when serving the Town in a volunteer capacity such as a community service worker, volunteer trail work, or volunteer coaching for recreation. Coverage is \$15,000 per occurrence with a \$25 deductible.

NOTE 9: COMMITMENTS AND CONTINGENCIES

A. Legal Claims

The Town may be a defendant in lawsuits pertaining to matters which are incidental to performing routine governmental and other functions. Based on the current status of any legal proceedings, it is the opinion of management that they will not have a material effect on the Town's financial position.

B. Federal and State Grants and Financial Sources

Amounts received or receivable from grantor agencies are subject to audit and adjustment by grantor agencies, principally the federal government. Such audits could lead to reimbursements to the grantor agencies. It is the opinion of management that such reimbursements, if any, will not have a material effect on the Town's financial position.

TOWN OF BUENA VISTA, COLORADO
NOTES TO THE FINANCIAL STATEMENTS
December 31, 2017

NOTE 10: PRIOR PERIOD ADJUSTMENT

Water Fund:

The prior period adjustment of \$15,803 in the Water Fund is attributable to an accounting error made four years ago regarding a retainage payable that was paid without relieving the payable. This resulted in recording an expense instead of reducing the payable.

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE GENERAL FUND

For the Year Ended December 31, 2017

With Comparative Totals for the Year Ended December 31, 2016

	2017			VARIANCE POSITIVE (NEGATIVE)	2016 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
REVENUES					
Taxes:					
General property	\$ 385,146	\$ 385,146	\$ 395,176	\$ 10,030	\$ 378,060
Specific ownership	42,567	42,567	52,197	9,630	46,424
Franchise fees	70,326	87,951	87,133	(818)	47,040
General sales	2,302,577	2,530,270	2,660,885	130,615	2,594,495
Mineral severance	30,086	30,086	17,950	(12,136)	19,215
Cigarette	8,990	8,990	9,261	271	8,587
Total Taxes	<u>2,839,692</u>	<u>3,085,010</u>	<u>3,222,602</u>	<u>137,592</u>	<u>3,093,821</u>
Charges for Services:					
Business licenses	21,550	21,550	25,872	4,322	18,518
Building and development fees	20,000	20,000	13,879	(6,121)	24,459
Other permits and fees	44,155	44,155	16,612	(27,543)	39,472
Recreation fees and permits	38,800	38,800	59,678	20,878	68,328
Fines	39,891	39,891	36,948	(2,943)	41,648
Cemetery fees	7,425	7,425	9,465	2,040	10,435
Lease income	40	40	50,020	49,980	10,910
Total Charges for Services	<u>171,861</u>	<u>171,861</u>	<u>212,474</u>	<u>40,613</u>	<u>213,770</u>
Intergovernmental:					
Highway users tax	125,685	125,685	122,067	(3,618)	119,748
County road and bridge tax	4,944	4,944	4,229	(715)	4,161
Grants	114,435	96,325	96,829	504	102,618
Motor vehicle registration	15,120	15,120	14,998	(122)	16,313
Total Intergovernmental	<u>260,184</u>	<u>242,074</u>	<u>238,123</u>	<u>(3,951)</u>	<u>242,840</u>
Other Revenues					
Contributions	4,000	4,500	6,973	2,473	8,893
Earnings on investments	2,478	2,478	14,697	12,219	4,756
Other revenue	3,814	3,814	75,009	71,195	17,229
Total Other Revenues	<u>10,292</u>	<u>10,792</u>	<u>96,679</u>	<u>85,887</u>	<u>30,878</u>
TOTAL REVENUES	<u>3,282,029</u>	<u>3,509,737</u>	<u>3,769,878</u>	<u>260,141</u>	<u>3,581,309</u>

(Continued)

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE GENERAL FUND

For the Year Ended December 31, 2017

With Comparative Totals for the Year Ended December 31, 2016

	2017			VARIANCE POSITIVE (NEGATIVE)	2016 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
EXPENDITURES					
General Government:					
Mayor and Board of Trustees	49,611	65,696	65,358	338	59,291
Town Clerk	94,933	95,233	75,791	19,442	79,357
Municipal Court	70,644	75,044	74,423	621	77,007
Town Administrator	296,968	292,118	288,615	3,503	409,703
Financial Administration	135,107	139,425	121,701	17,724	179,892
Town Hall Operations	47,415	54,117	41,891	12,226	30,133
Public Support	216,891	213,646	210,167	3,479	182,958
Elections	4,875	4,875	1,676	3,199	4,525
Total General Government	<u>916,444</u>	<u>940,154</u>	<u>879,622</u>	<u>60,532</u>	<u>1,022,866</u>
Public Safety:					
Police	863,383	944,574	946,949	(2,375)	866,033
Fire	286,374	327,298	331,896	(4,598)	274,962
Public Safety Complex	23,000	23,000	21,228	1,772	11,921
Total Public Safety	<u>1,172,757</u>	<u>1,294,872</u>	<u>1,300,073</u>	<u>(5,201)</u>	<u>1,152,916</u>
Community Services					
Development	294,762	311,762	272,434	39,328	311,441
Community Center	24,071	24,071	20,827	3,244	16,895
Public Television	6,600	3,600	52	3,548	3,319
Total Community Services	<u>325,433</u>	<u>339,433</u>	<u>293,313</u>	<u>46,120</u>	<u>331,655</u>
Public Works:					
Streets and Properties - Maintenance and Improvements	449,491	502,823	494,471	8,352	407,813
Culture and Recreation:					
Parks	237,650	256,598	248,887	7,711	186,823
Cemetery	9,191	3,631	3,424	207	7,265
Recreation Programs	173,478	197,175	181,381	15,794	170,251
Total Culture and Recreation	<u>420,319</u>	<u>457,404</u>	<u>433,692</u>	<u>23,712</u>	<u>364,339</u>
TOTAL EXPENDITURES	<u>3,284,444</u>	<u>3,534,686</u>	<u>3,401,171</u>	<u>133,515</u>	<u>3,279,589</u>
Other Financing Sources (Uses)					
Transfers In (Out)	(431,461)	(285,461)	(285,461)	-	(571,000)
Net Change in Fund Balance	(433,876)	(310,410)	83,246	126,626	(269,280)
Fund Balances - Beginning of Year	<u>1,600,741</u>	<u>1,600,741</u>	<u>1,600,741</u>	<u>-</u>	<u>1,870,021</u>
Fund Balances - End of Year	<u>\$ 1,166,865</u>	<u>\$ 1,290,331</u>	<u>\$ 1,683,987</u>	<u>\$ 126,626</u>	<u>\$ 1,600,741</u>

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE CONSERVATION TRUST FUND

For the Year Ended December 31, 2017

With Comparative Totals for the Year Ended December 31, 2016

	2017			VARIANCE POSITIVE (NEGATIVE)	2016 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
REVENUES					
Lottery proceeds	\$ 29,000	\$ 29,000	\$ 27,341	\$ (1,659)	\$ 30,382
Interest income	230	230	2,033	1,803	990
TOTAL REVENUES	<u>29,230</u>	<u>29,230</u>	<u>29,374</u>	<u>144</u>	<u>31,372</u>
EXPENDITURES					
Park maintenance	<u>13,677</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>13,595</u>
Excess (Deficiency) of Revenues Over (Under) Expenditures	15,553	29,230	29,374	144	17,777
Other Financing Sources (Uses)					
Transfers in (out)	<u>(85,000)</u>	<u>(60,000)</u>	<u>(60,000)</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balance	(69,447)	(30,770)	(30,626)	144	17,777
FUND BALANCE - Beginning of Year	<u>53,264</u>	<u>53,264</u>	<u>53,264</u>	<u>-</u>	<u>35,487</u>
FUND BALANCE - End of Year	<u>\$ (16,183)</u>	<u>\$ 22,494</u>	<u>\$ 22,638</u>	<u>\$ 144</u>	<u>\$ 53,264</u>

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

**SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF NET PENSION LIABILITY/(ASSET)
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO - STATEWIDE DEFINED BENEFIT PLAN
LAST TEN FISCAL YEARS***

<u>Measurement period ending December 31,</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Town's portion of the net pension asset	0.058169%	0.055701%	0.046123%	0.042529%
Town's proportionate share of the net pension liability (asset)	21,019	(982)	(52,053)	(38,029)
Town's covered-employee payroll	297,700	270,025	207,419	188,097
Town's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	7%	0%	-25%	-20%
Plan fiduciary net position as a percentage of the total pension asset	98.21%	100.10%	106.80%	105.80%

*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014.

Notes to the Schedule of the Town's Proportionate Share of the Net Pension Liability (Asset) for the year ended December 31, 2016:

Note 1. Changes of assumptions.

No changes during the years presented above.

Note 2. Changes of benefit terms.

No changes during the years presented above.

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

**SCHEDULE OF TOWN CONTRIBUTIONS
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO - STATEWIDE DEFINED BENEFIT PLAN
LAST TEN FISCAL YEARS***

<u>Measurement period ending December 31,</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Contractually required contribution	23,816	21,602	16,593	14,778
Contributions in relation to the contractually required contribution	(23,816)	(21,602)	(16,593)	(14,778)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered-employee payroll	297,700	270,025	207,419	188,097
Contributions as a percentage of covered-employee payroll	8.0%	8.0%	8.0%	8.0%

*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014.

Notes to the Schedule of Town Contributions for the Year Ended December 31, 2016

Note 1. Changes of assumptions.

No changes during the years presented above.

Note 2. Changes of benefit terms.

No changes during the years presented above.

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF NET PENSION LIABILITY/(ASSET)
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO - STATEWIDE HYBRID PLAN
LAST TEN FISCAL YEARS*

<u>Measurement period ending December 31,</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Town's portion of the net pension asset	0.882542%	0.864078%	0.850630%	0.752145%
Town's proportionate share of the net pension liability (asset)	(96,067)	(91,012)	(100,882)	(76,720)
Town's covered-employee payroll	142,663	142,238	131,618	121,632
Town's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	-67%	-64%	-77%	-63%
Plan fiduciary net position as a percentage of the total pension asset	127.5%	129.4%	140.6%	139.0%

*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014.

Notes to the Schedule of the Town's Proportionate Share of the Net Pension Liability (Asset) for the year ended December 31, 2016:

Note 1. Changes of assumptions.

No changes during the years presented above.

Note 2. Changes of benefit terms.

No changes during the years presented above.

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

SCHEDULE OF TOWN CONTRIBUTIONS
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO - STATEWIDE HYBRID PLAN
LAST TEN FISCAL YEARS*

<u>Measurement period ending December 31,</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>	<u>2013</u>
Contractually required contribution	11,413	11,379	10,529	9,730
Contributions in relation to the contractually required contribution	(11,413)	(11,379)	(10,529)	(9,730)
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town's covered-employee payroll	142,663	142,238	131,618 #	121,632
Contributions as a percentage of covered-employee payroll	8.0%	8.0%	8.0%	8.0%

*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014.

Notes to the Schedule of Town Contributions for the Year Ended December 31, 2016

Note 1. Changes of assumptions.

No changes during the years presented above.

Note 2. Changes of benefit terms.

No changes during the years presented above.

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

SCHEDULE OF CHANGES IN NET PENSION LIABILITY/(ASSET) AND RELATED RATIOS
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO - BUENA VISTA VOLUNTEER
FIRE DEPARTMENT PENSION FUND
LAST TEN FISCAL YEARS*

<u>Measurement period ending December 31,</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Total Pension Liability			
Service Cost	\$ 4,754	\$ 4,754	\$ 4,453
Interest on the Total Pension Liability	37,598	36,877	35,425
Benefit Changes	-	-	-
Difference between Expected and Actual Experience	(35,430)	-	12,571
Assumption Changes	11,921	-	-
Benefit Payments	(32,185)	(31,850)	(34,589)
Net Change in Total Pension Liability	<u>(13,342)</u>	<u>9,781</u>	<u>17,860</u>
Total Pension Liability - Beginning	514,773	504,992	487,132
Total Pension Liability - Ending (a)	<u>\$ 501,431</u>	<u>\$ 514,773</u>	<u>\$ 504,992</u>
Plan Fiduciary Net Position			
Employer Contributions	\$ 12,000	\$ 12,000	\$ 24,000
Pension Plan Net Investment Income	22,059	7,660	27,215
Benefit Payments	(32,185)	(31,850)	(34,589)
Pension Plan Administrative Expense	(934)	(1,747)	(1,011)
State of Colorado supplemental discretionary payment	10,800	10,800	21,600
Net Change in Plan Fiduciary Net Position	<u>11,740</u>	<u>(3,137)</u>	<u>37,215</u>
Plan Fiduciary Net Position - Beginning	425,424	428,561	391,346
Plan Fiduciary Net Position - Ending (b)	<u>\$ 437,164</u>	<u>\$ 425,424</u>	<u>\$ 428,561</u>
Net Pension Liability/(Asset) - Ending (a)-(b)	\$ 64,267	\$ 89,349	\$ 76,431
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	87.18%	82.64%	84.86%
Covered Employee Payroll	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Employee Payroll	N/A	N/A	N/A

*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014.

Notes to the Schedule of Changes in Net Pension Liability (Asset) and Related Ratios for the year ended December 31, 2016:

Note 1. Changes of assumptions.
 No changes during the years presented above.

Note 2. Changes of benefit terms.
 No changes during the years presented above.

See the accompanying Independent Auditor's Report.

TOWN OF BUENA VISTA, COLORADO

SCHEDULE OF CHANGES IN NET PENSION LIABILITY/(ASSET) AND RELATED RATIOS
FIRE AND POLICE PENSION ASSOCIATION OF COLORADO - BUENA VISTA VOLUNTEER
FIRE DEPARTMENT PENSION FUND
LAST TEN FISCAL YEARS*

FY Ending December 31,	Actuarially Determined Contribution	Actual Contribution**	Contribution Deficiency (Excess)	Covered Payroll	Actual Contribution as a % of Covered Payroll
2014	\$ 35,901	\$ 45,600	\$ (9,699)	N/A	N/A
2015	13,043	22,800	(9,757)	N/A	N/A
2016	11,734	22,800	(11,066)	N/A	N/A

**Notes to the Schedule of Contributions
for the year ended December 31, 2017:**

Valuation Date:

Notes Actuarially determined contribution rates are calculated as of January 1 of odd numbered years. The contribution rates have a one-year lag, so the actuarial valuation as of January 1, 2015 determines the contribution amounts for 2016 and 2017.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age Normal
Amortization Method	Level Dollar, Open***
Remaining Amortization Period	20 years***
Asset Valuation Method	5-Year smoothed market
Inflation	3.00%
Salary Increases	N/A
Investment Rate of Return	7.50%
Retirement Age	50% per year of eligibility until 100% at age 65.
Mortality	Pre-retirement: RP-2000 Combined Mortality Table with Blue Collar Adjustment, 40% multiplier for off-duty mortality. Post-retirement: RP-2000 Combined Mortality Table, with Blue Collar Adjustment Disabled: RP-2000 Disabled Mortality Table All tables projected with Scale AA.

*The amounts presented for each fiscal year were determined as of the calendar year-end that occurred one year prior. Information is only available beginning in fiscal year 2014.

** Includes both employer and State of Colorado Supplemental Discretionary Payment.

***Plans that are heavily weighted with retiree liabilities use an amortization period based on the expected remaining lifetime of the participants.

See the accompanying Independent Auditor's Report.

OTHER SUPPLEMENTARY INFORMATION

TOWN OF BUENA VISTA, COLORADO

BUDGETARY COMPARISON SCHEDULE
FOR THE CAPITAL IMPROVEMENTS FUND

For the Year Ended December 31, 2017

With Comparative Totals for the Year Ended December 31, 2016

	2017			VARIANCE POSITIVE (NEGATIVE)	2016 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
REVENUES					
Sales taxes	\$ 355,886	\$ 388,420	\$ 421,176	\$ 32,756	\$ 413,152
Contributions	33,000	28,000	6,879	(21,121)	5,498
Grants	1,091,097	117,956	22,498	(95,458)	67,520
Interest income	2,000	2,000	8,460	6,460	4,857
TOTAL REVENUES	<u>1,481,983</u>	<u>536,376</u>	<u>459,013</u>	<u>(77,363)</u>	<u>491,027</u>
EXPENDITURES					
General Government					
Office equipment/furniture	<u>80,000</u>	<u>77,215</u>	<u>72,642</u>	<u>4,573</u>	<u>67,292</u>
Public Safety					
Police vehicles	40,000	40,000	39,656	344	25,554
Fire fighting equipment	104,575	123,075	110,810	12,265	8,275
Office equipment/furniture	<u>27,500</u>	<u>7,500</u>	<u>6,297</u>	<u>1,203</u>	<u>27,665</u>
Total Public Safety	<u>144,575</u>	<u>170,575</u>	<u>156,763</u>	<u>13,812</u>	<u>61,494</u>
Community Services					
Capital outlay	<u>45,000</u>	<u>38,500</u>	<u>38,028</u>	<u>472</u>	<u>17,337</u>
Public Works					
General	-	16,000	15,724	276	45,101
Street improvements	<u>914,262</u>	<u>627,445</u>	<u>622,427</u>	<u>5,018</u>	<u>555,729</u>
Total Public Works	<u>914,262</u>	<u>643,445</u>	<u>638,151</u>	<u>5,294</u>	<u>600,830</u>
Culture and Recreation					
Park improvements	<u>1,418,871</u>	<u>601,956</u>	<u>603,179</u>	<u>(1,223)</u>	<u>76,186</u>
TOTAL EXPENDITURES	<u>2,602,708</u>	<u>1,531,691</u>	<u>1,508,763</u>	<u>22,928</u>	<u>823,139</u>
Excess (Deficiency) of Revenues Over Expenditures	(1,120,725)	(995,315)	(1,049,750)	(100,291)	(332,112)
Other Financing Sources					
Transfers in	<u>370,461</u>	<u>345,461</u>	<u>345,461</u>	<u>-</u>	<u>250,000</u>
Net Change in Fund Balance	(750,264)	(649,854)	(704,289)	54,435	(82,112)
FUND BALANCE - Beginning of Year	<u>719,556</u>	<u>719,556</u>	<u>719,556</u>	<u>-</u>	<u>801,668</u>
FUND BALANCE - End of Year	<u>\$ (30,708)</u>	<u>\$ 69,702</u>	<u>\$ 15,267</u>	<u>\$ 54,435</u>	<u>\$ 719,556</u>

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

WATER FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND NET POSITION -
BUDGET AND ACTUAL

For the Year Ended December 31, 2017
With Comparative Totals for the Year Ended December 31, 2016

	2017			VARIANCE POSITIVE (NEGATIVE)	2016 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
REVENUES					
Water sales	\$ 794,330	\$ 794,330	\$ 914,631	\$ 120,301	\$ 836,073
Water meter sales	10,000	10,000	10,048	48	13,753
Finance charges	11,490	11,490	9,370	(2,120)	8,945
Investment income	2,100	2,100	1,487	(613)	2,528
System development fees	103,300	103,300	252,340	149,040	117,208
Other fees	700	700	2,800	2,100	400
Other revenues	1,500,000	219,000	68,035	(150,965)	232
TOTAL REVENUES	2,421,920	1,140,920	1,258,711	117,791	979,139
EXPENDITURES					
Salaries and benefits	349,011	391,067	424,782	(33,715)	283,067
Professional services	80,600	80,600	78,531	2,069	93,135
Meters, materials and freight	10,000	10,000	-	10,000	43,908
Insurance	5,733	5,733	4,979	754	9,274
Other general and administrative	47,750	73,200	30,210	42,990	38,284
Utilities	16,075	16,075	18,116	(2,041)	16,445
Repairs and maintenance	42,500	42,500	11,157	31,343	24,582
Plant and building operations	85,500	55,500	54,375	1,125	45,835
Capital outlay	1,595,500	205,095	113,057	92,038	373,165
Debt principal payments	82,757	82,757	82,757	-	74,947
Debt interest and fiscal charges	11,306	11,306	7,119	4,187	12,222
TOTAL EXPENDITURES	2,326,732	973,833	825,083	148,750	1,014,864
CHANGE IN NET POSITION- BUDGET BASIS	95,188	167,087	433,628	266,541	(35,725)
RECONCILIATION TO GAAP BASIS:					
Depreciation			(193,653)		(186,534)
Capitalized assets			99,742		344,608
Debt principal payments			82,757		74,947
Total GAAP basis adjustments			(11,154)		233,021
CHANGE IN NET POSITION- GAAP BASIS			\$ 422,474		\$ 197,296

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

AIRPORT ENTERPRISE FUND
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND NET POSITION -
BUDGET AND ACTUAL

For the Year Ended December 31, 2017
With Comparative Totals for the Year Ended December 31, 2016

	2017			VARIANCE POSITIVE (NEGATIVE)	2016 ACTUAL
	ORIGINAL BUDGET	FINAL BUDGET	ACTUAL		
REVENUES					
Charges for services:					
Fuel sales	\$ 350,000	\$ 350,000	\$ 340,898	\$ (9,102)	\$ 445,797
Rental revenue	25,802	350,000	43,479	(306,521)	38,809
Other fees and sales	32,100	25,802	17,242	(8,560)	41,599
Grant revenue	531,315	32,100	602,830	570,730	108,898
Transfers	146,000	-	-	-	321,000
Other taxes	2,900	2,900	5,651	2,751	2,110
Interest income	400	400	4	(396)	360
TOTAL REVENUES	<u>1,088,517</u>	<u>761,202</u>	<u>1,010,104</u>	<u>248,902</u>	<u>958,573</u>
EXPENDITURES					
Fuel cost	255,488	255,488	161,184	94,304	139,353
Salaries and benefits	158,314	161,388	156,428	4,960	169,133
Professional services	6,700	6,700	16,863	(10,163)	10,415
Insurance	19,550	27,368	18,351	9,017	17,121
Other general and administrative	190,680	72,130	72,534	(404)	52,310
Utilities	26,771	26,771	26,918	(147)	24,761
Repairs and maintenance	14,965	14,965	6,463	8,502	24,061
Airport and weather station operations	5,000	5,000	9,459	(4,459)	10,111
Capital outlay	655,000	655,000	674,244	(19,244)	47,443
TOTAL EXPENDITURES	<u>1,332,468</u>	<u>1,224,810</u>	<u>1,142,444</u>	<u>82,366</u>	<u>494,708</u>
CHANGE IN NET POSITION - BUDGET BASIS	<u>\$ (243,951)</u>	<u>\$ (463,608)</u>	(132,340)	<u>\$ (595,948)</u>	463,865
RECONCILIATION TO GAAP BASIS:					
Depreciation			(204,430)		(197,755)
Capitalized assets			674,154		21,017
Total GAAP basis adjustments			<u>469,724</u>		<u>(176,738)</u>
CHANGE IN NET POSITION - GAAP BASIS			<u>\$ 337,384</u>		<u>\$ 287,127</u>

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

ALTERNATIVE ENERGY AND ELECTRIC VEHICLE CHARGING STATION ENTERPRISE
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND NET POSITION -
BUDGET AND ACTUAL
For the Year Ended December 31, 2017

	2017		
	ORIGINAL & FINAL BUDGET	ACTUAL	VARIANCE POSITIVE (NEGATIVE)
REVENUES			
Charges for services:			
EV charging	\$ 5,000	\$ 280	\$ (4,720)
TOTAL REVENUES	5,000	280	(4,720)
EXPENDITURES			
Electricity	5,000	415	4,585
Legal	-	594	(594)
Billing fee	-	28	(28)
TOTAL EXPENDITURES	5,000	1,037	3,963
Other financing sources			
System transfer	-	25,457	25,457
CHANGE IN NET POSITION - BUDGET BASIS	\$ -	24,700	\$ 24,700
RECONCILIATION TO GAAP BASIS:			
Depreciation		(2,680)	
CHANGE IN NET POSITION - GAAP BASIS		\$ 22,020	

See the accompanying Independent Auditors' Report.

TOWN OF BUENA VISTA, COLORADO

STORM WATER ENTERPRISE
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND NET POSITION -
BUDGET AND ACTUAL

For the Year Ended December 31, 2017

	2017		
	<u>ORIGINAL & FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE POSITIVE (NEGATIVE)</u>
REVENUES			
Charges for services:			
Storm water fees	<u>\$ 69,000</u>	<u>\$ 54,521</u>	<u>\$ (14,479)</u>
EXPENDITURES			
Other general and administrative	<u>-</u>	<u>824</u>	<u>(824)</u>
CHANGE IN NET POSITION- BUDGET BASIS	<u>\$ 69,000</u>	<u>53,697</u>	<u>\$ (15,303)</u>
CHANGE IN NET POSITION - GAAP BASIS		<u>\$ 53,697</u>	

See the accompanying Independent Auditors' Report.

STATE REQUIRED REPORT SECTION

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

LOCAL HIGHWAY FINANCE REPORT

City or County:
Town of Buena Vista
YEAR ENDING :
December 2017

This Information From The Records Of (example - City of _ or County of) Prepared By:
Phone:

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
A. Receipts from local sources:		A. Local highway disbursements:	
1. Local highway-user taxes		1. Capital outlay (from page 2)	436,803
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	14,770
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	6,008
2. General fund appropriations	285,461	b. Snow and ice removal	12,925
3. Other local imposts (from page 2)	473,373	c. Other	66,657
4. Miscellaneous local receipts (from page 2)	22,103	d. Total (a. through c.)	85,589
5. Transfers from toll facilities		4. General administration & miscellaneous	25,880
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	60,078
a. Bonds - Original Issues		6. Total (1 through 5)	623,121
b. Bonds - Refunding Issues		B. Debt service on local obligations:	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	0	a. Interest	
7. Total (1 through 6)	780,937	b. Redemption	
B. Private Contributions		c. Total (a. + b.)	0
C. Receipts from State government (from page 2)		2. Notes:	
	141,293	a. Interest	
D. Receipts from Federal Government (from page 2)		b. Redemption	
	0	c. Total (a. + b.)	0
E. Total receipts (A.7 + B + C + D)		3. Total (1.c + 2.c)	0
	922,230	C. Payments to State for highways	
		D. Payments to toll facilities	
		E. Total disbursements (A.6 + B.3 + C + D)	
			623,121

IV. LOCAL HIGHWAY DEBT STATUS
(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	2,731,397		95,000	2,636,397
1. Bonds (Refunding Portion)				
B. Notes (Total)				0

V. LOCAL ROAD AND STREET FUND BALANCE

A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
2,721,783	922,230	623,121	3,020,893	(0)

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT		STATE: Colorado	
		YEAR ENDING (mm/yy): December 2017	
II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	21,833
1. Sales Taxes	421,176	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	52,197	g. Other Misc. Receipts	
6. Total (1. through 5.)	473,373	h. Other Street Opening Fees	270
c. Total (a. + b.)	473,373	i. Total (a. through h.)	22,103
	(Carry forward to page 1)		(Carry forward to page 1)
III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		D. Receipts from Federal Government	
1. Highway-user taxes	122,067	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	14,998	d. Federal Transit Admin	
d. Other (Specify) - Cnty road & brdg	4,229	e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal	
f. Total (a. through e.)	19,227	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	141,293	3. Total (1. + 2.g)	
			(Carry forward to page 1)
		ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)
		TOTAL (c)	
A.1. Capital outlay:			
a. Right-Of-Way Costs			0
b. Engineering Costs			0
c. Construction:			
(1). New Facilities		14,600	14,600
(2). Capacity Improvements		8,841	8,841
(3). System Preservation			0
(4). System Enhancement & Operation		413,362	413,362
(5). Total Construction (1) + (2) + (3) + (4)		0	436,803
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)		0	436,803
			(Carry forward to page 1)
Notes and Comments:			

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