

TOWN OF MANCOS COLORADO

Independent Accountants' Reports
and
Basic Financial Statements

December 31, 2018

TOWN OF MANCOS, COLORADO

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INDEPENDENT AUDITORS' REPORT

To the Board of Trustees
Town of Mancos, Colorado
Mancos, Colorado 81328

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund and the aggregate remaining fund information of the Town of Mancos, Colorado as of and for the year ended December 31, 2018, 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.

Auditors' 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 of 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 auditors' 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 auditors consider 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 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, each major fund and the aggregate remaining fund information of the Town of Mancos, Colorado, as of December 31, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Other matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information on pages 3 through 13 and pages 36 through 37 be presented to supplement the basic financial statements. Such information, although not a required 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 Mancos, Colorado's basic financial statements. The accompanying other supplementary information and Local Highway Finance Report are presented for purposes of additional analysis and are not a required part of the financial statements.

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



Majors and Haley, P.C.
May 8, 2019

TOWN OF MANCOS, COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) For the Year Ended December 31, 2018

FINANCIAL HIGHLIGHTS

Key financial highlights for the Town in 2018 are as follows:

- In total, net position increased by \$585,600. Net position of governmental activities increased \$515,418, which represents a 16.3 percent increase from 2017. Net position of business type activities increased \$70,182 or 1.4 percent from 2017.
- General revenues accounted for \$1,100,294 in revenue or 44 percent of all revenues. Program specific revenues in the form of charges for services, grants and contributions accounted for \$1,381,837 or 56 percent of total revenues of \$2,482,131.
- Governmental activities total assets increased by \$503,910. Liabilities and deferred inflows of resources decreased by \$11,508.
- The Town incurred \$1,246,483 in expenses related to government activities. \$488,596 of these expenses was offset by program specific charges for services, grants and contributions. General revenues (primarily property taxes, sales taxes, franchise taxes, and mineral leasing revenues) of \$1,273,305 were adequate to cover the balance of the costs of these programs.
- Among the major funds, the General Fund had \$1,753,428 in revenues and other financing sources and \$1,389,011 in expenditures. Its fund balance increased by \$364,417 from \$1,400,306 to \$1,764,723.
- Net position of the Enterprise Funds increased from \$4,869,691 to \$4,939,873.

TOWN OF MANCOS, COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) For the Year Ended December 31, 2018

OVERVIEW OF THE FINANCIAL STATEMENTS

This annual report consists of four parts: management's discussion and analysis, the basic financial statements, required supplementary information, and supplementary information. The basic financial statements include two kinds of statements that present different views of the Town.

- The first two statements are Town-wide financial statements that provide both short-term and long-term information about the Town's overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of the Town, reporting the Town's operations in more detail than the Town-wide statements.
- The governmental funds statements tell how basic services such as general government were financed in the short-term as well as what remains for future spending.
- Proprietary funds statements offer short-term and long-term financial information about the activities the Town operates like businesses, such as water and sanitation services.

The financial statements also include notes that explain some of the information in the statements and provide more detailed data. The statements are followed by a section of required supplemental information that further explains and supports the financial statements with a comparison of the Town's budget for the year.

Town-wide Statements

The Town-wide statements report information about the Town as a whole using accounting methods similar to those used by private companies. The statement of net position includes all of the Town's assets and liabilities. All of the current year's revenues and expenses are accounted for in the statement of activities regardless of when cash is received or paid.

TOWN OF MANCOS, COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)

For the Year Ended December 31, 2018

The two Town-wide statements report the Town's net position and how it has changed. Net position (the difference between the Town's assets and deferred outflows of resources less liabilities and deferred inflows of resources) is one way to measure the Town's financial position.

- Over time, increases or decreases in the Town's net position is an indicator of whether its financial position is improving or deteriorating.
- To assess the Town's overall health, you need to consider additional non-financial factors such as changes in the Town's property tax base and the condition of Town facilities.

In the Town-wide financial statements, the Town's activities are divided into two categories:

- **Governmental activities-** Most of the Town's basic services are included here, such as general government, public safety, public works and culture and recreation. These activities are financed mainly through property taxes and sales taxes.
- **Business-type activities-** The Town charges fees to help cover the costs of certain services it provides. The Town's water and sanitation facilities are included here.

Fund Financial Statements

The fund financial statements provide more detailed information about the Town's funds, focusing on its most significant or "major" funds, not the Town as a whole. Funds are accounting devices the Town uses to keep track of specific sources of funding and spending on particular programs. Some funds are required to be established by state law. However, the Town establishes other funds to help it manage and control its finances to achieve certain results.

The Town uses two types of funds:

- **Governmental funds-** Most of the Town's basic services are included in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using the modified accrual basis of accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide

TOWN OF MANCOS, COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED) For the Year Ended December 31, 2018

a detailed short-term view of the Town's general operations and the services it provides. Governmental fund information helps one determine whether there are more or fewer financial resources that can be spent in the near future to finance the Town's programs. Because this information does not encompass the additional long-term focus of the Town-wide statements, additional information at the bottom of the governmental funds statements explains the relationship (or difference) between them.

- **Proprietary funds-** Services for which the Town charges a fee are generally reported in proprietary funds. Proprietary funds are reported in the same way as the Town-wide financial statements. The Town's enterprise funds (one type of proprietary fund) are the same as its business-type activities but provide more detail and additional information such as cash flow analysis.

FINANCIAL ANALYSIS OF THE TOWN AS A WHOLE

Total assets increased by \$518,779. Current assets increased by \$614,859. Net capital assets decreased by \$96,080. Current liabilities increased by \$11,229. Deferred inflows of resources decreased by \$1,149. Non-current liabilities decreased by \$76,901.

The Town's combined net position was larger on December 31, 2018 than it was at December 31, 2017, increasing by \$585,600 to \$8,616,091. The Town's governmental type activities net position increased by \$515,418 to \$3,676,218. The net position of the Town's business-type activities increased by \$70,182 to \$4,939,873.

TOWN OF MANCOS, COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
For the Year Ended December 31, 2018

Table 1 provides a summary of the Town's net position for 2018 compared to 2017:

Table 1
Condensed Statement of Net Position
(In millions)

	Governmental Activities		Business-type Activities		Total Town	
	2018	2017	2018	2017	2018	2017
Assets						
Current assets	\$ 1.894	\$ 1.524	\$ 0.842	\$ 0.598	\$ 2.736	\$ 2.122
Capital assets	1.937	1.804	5.163	5.392	7.100	7.196
Total assets	<u>3.831</u>	<u>3.328</u>	<u>6.005</u>	<u>5.990</u>	<u>9.836</u>	<u>9.318</u>
Liabilities						
Current liabilities	0.031	0.024	0.071	0.067	0.102	0.091
Noncurrent liabilities	0.032	0.050	0.994	1.053	1.026	0.965
Deferred inflows of resources	0.092	0.093			0.092	0.093
Net Position						
Net investment in capital assets	1.883	1.734	4.110	4.279	5.993	6.013
Restricted	0.078	0.077	0.022	0.022	0.100	0.099
Unrestricted	1.715	1.350	0.808	0.569	2.523	1.919
Total net position	<u>\$ 3.676</u>	<u>\$ 3.161</u>	<u>\$ 4.940</u>	<u>\$ 4.870</u>	<u>\$ 8.616</u>	<u>\$ 8.031</u>

TOWN OF MANCOS, COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
For the Year Ended December 31, 2018

Table 2 shows the changes in net position for fiscal year 2018 as compared to 2017.

Table 2
Changes in Net Position

	Governmental Activities		Business-type Activities		Total Town	
	2018	2017	2018	2017	2018	2017
Revenues						
Program revenues						
Charges for services	\$ 290,623	\$ 284,958	\$ 845,703	\$ 797,909	\$ 1,136,326	\$ 1,082,867
Operating grants & contributions	76,362	51,862			76,362	51,862
Capital grants & contributions	121,611	137,748	47,538	377,245	169,149	514,993
General revenues						
Property taxes	93,017	98,124			93,017	98,124
Sales taxes	825,476	724,157			825,476	724,157
Other	354,812	408,558	(173,011)	(189,174)	181,801	219,384
Total revenues	<u>1,761,901</u>	<u>1,705,407</u>	<u>720,230</u>	<u>985,980</u>	<u>2,482,131</u>	<u>2,691,387</u>
Expenses						
General government	477,730	428,294			477,730	428,294
Public safety	370,608	377,172			370,608	377,172
Public works	212,680	228,806	650,048	636,056	862,728	864,862
Culture and recreation	185,465	146,653			185,465	146,653
Total expenses	<u>1,246,483</u>	<u>1,180,925</u>	<u>650,048</u>	<u>636,056</u>	<u>1,896,531</u>	<u>1,816,981</u>
Increase (decrease) in net position	<u>\$ 515,418</u>	<u>\$ 524,482</u>	<u>\$ 70,182</u>	<u>\$ 349,924</u>	<u>\$ 585,600</u>	<u>\$ 874,406</u>

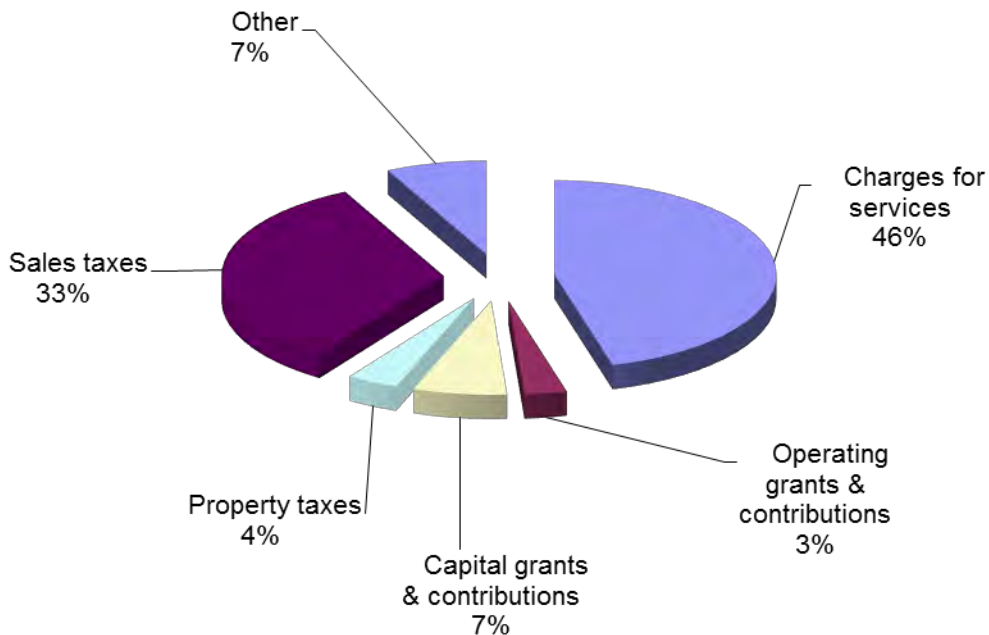
TOWN OF MANCOS, COLORADO

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
For the Year Ended December 31, 2018**

Charges for services and sales taxes accounted for most of the Town's total revenue, with each contributing 46 percent and 33 percent respectively (See Table 3). Another 4 percent came from property taxes and the remainder from operating grants, capital grants and other revenues.

The Town's expenses are predominately related to, public works (45.5 percent), general government (25.2 percent), and public safety (19.5 percent) (See Table 4). The Town's culture and recreation activities accounted for the balance of total costs.

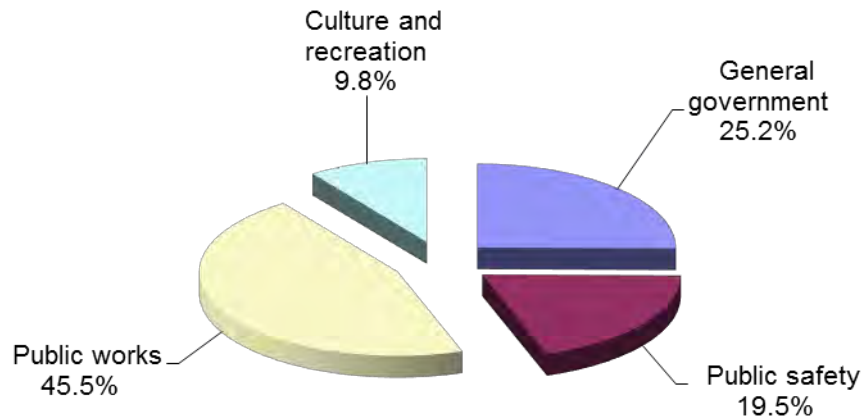
Table 3
Sources of Revenue for Fiscal Year 2018



TOWN OF MANCOS, COLORADO

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
For the Year Ended December 31, 2018**

**Table 4
Expenses for Fiscal Year 2018**



Governmental Activities

The primary sources of operating revenue for the Town come from charges for services, capital grants, general property taxes, and sales taxes. The Town receives approximately 90 percent of this funding from these sources while the remaining amounts come from operating grants and other revenue sources.

The statement of activities shows the cost of program services and the charges for services and grants offsetting those service costs. Table 5 shows, for governmental activities, the total cost of services and net cost of services. That is, it identifies the cost of these services supported by general revenues including general property taxes and sales taxes.

TOWN OF MANCOS, COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
For the Year Ended December 31, 2018

Table 5
Government Activities

	Total Cost of Services		Net Cost of Services	
	2018	2017	2018	2017
General government	\$ 477,730	\$ 428,294	\$ 194,739	\$ 164,797
Public safety	370,608	377,172	348,031	356,806
Public works	212,680	228,806	70,089	53,325
Culture and recreation	185,465	146,653	145,028	131,429
Total	\$ 1,246,483	\$ 1,180,925	\$ 757,887	\$ 706,357

- The cost of all governmental activities during the year was \$1,246,483.
- Some of the cost was financed by the users of the Town's programs (\$290,623)
- Federal and state government subsidized certain programs with grants and contributions (\$197,973).
- However, \$1,273,305 was financed by state and town taxpayers. This portion of governmental activities was financed with \$825,476 in sales taxes, \$109,196 in property and specific ownership taxes, \$72,040 in franchise taxes and \$266,593 in other general revenues.

Business-type Activities

Business-type activities are made up of the Water Fund and the Sewer Fund. These programs had revenues net of transfers of \$720,230 and expenses of \$650,048.

TOWN OF MANCOS, COLORADO

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
For the Year Ended December 31, 2018**

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

Information about the Town's major funds starts on page 16. These funds are accounted for using the modified accrual basis of accounting. All governmental funds have total revenues and other financing sources of \$1,767,898 and expenditures of \$1,400,902.

General Fund Budgetary Highlights

The Town's budget is prepared according to Colorado law and is based on accounting for certain transactions on a basis of cash receipts and disbursements. The most significant budgeted fund is the General Fund.

Over the course of the year, the Town made no revisions to the annual operating budget.

- Actual expenditures were \$1,308,431 less than budget, primarily because the Town budgeted for a street improvement grant that did not occur in 2018.

CAPITAL ASSET ADMINISTRATION

By the end of 2018 the Town has invested \$11.79 million in land, buildings, and equipment (including vehicles), of this total \$2.94 million was from governmental activities.

Table 6 shows capital assets for 2018 compared to 2017:

***Table 6
Capital Assets at December 31***

	Governmental Activities		Business-Type Activities		Total Town	
	2018	2017	2018	2017	2018	2017
Land	\$ 138,081	\$ 138,081	\$ 6,984	\$ 6,984	\$ 145,065	\$ 145,065
Buildings/Facilities	2,494,293	2,319,049	8,583,258	8,545,321	11,077,551	10,864,370
Equipment	309,389	249,390	259,060	208,884	568,449	458,274
Total	<u>\$ 2,941,763</u>	<u>\$ 2,706,520</u>	<u>\$ 8,849,302</u>	<u>\$ 8,761,189</u>	<u>\$ 11,791,065</u>	<u>\$ 11,467,709</u>

TOWN OF MANCOS, COLORADO

**MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
For the Year Ended December 31, 2018**

Additional information on the Town's capital assets can be found in the Notes to the Financial Statements on page 29 of this report.

FACTORS BEARING ON THE TOWN'S FUTURE

At the time these financial statements were prepared and audited, the Town is not aware of any existing circumstances that could significantly affect its financial health in the future.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide the Town's citizens, taxpayers, and creditors with a general overview of the Town's finances and to demonstrate the Town's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Town of Mancos Administration Office, PO Box 487 Mancos, Colorado 81328.

TOWN OF MANCOS, COLORADO
Statement of Net Position

December 31, 2018

	Governmental Activities	Business-type Activities	Total
Assets			
Cash	\$ 1,720,807	\$ 780,804	\$ 2,501,611
Cash with county treasurer	1,259		1,259
Property tax receivable	91,772		91,772
Accounts receivable	75,109	60,657	135,766
Grant receivable	5,288		5,288
Capital assets	2,941,763	8,849,302	11,791,065
Accumulated depreciation	(1,004,504)	(3,686,005)	(4,690,509)
Total capital assets, net of depreciation	<u>1,937,259</u>	<u>5,163,297</u>	<u>7,100,556</u>
Total Assets	<u>3,831,494</u>	<u>6,004,758</u>	<u>9,836,252</u>
Liabilities			
Accounts payable	8,766	9,809	18,575
Accrued interest		1,740	1,740
Long-term liabilities			
Due within one year	22,216	59,881	82,097
Due in more than one year	32,522	993,455	1,025,977
Total Liabilities	<u>63,504</u>	<u>1,064,885</u>	<u>1,128,389</u>
Deferred inflows of resources			
Unearned property tax revenue	<u>91,772</u>		<u>91,772</u>
Net Position			
Net investment in capital assets	1,882,521	4,109,961	5,992,482
Restricted			
TABOR	50,000		50,000
Debt service		22,022	22,022
Parks and recreation	28,974		28,974
Unrestricted	1,714,723	807,890	2,522,613
Total Net Position	<u>\$ 3,676,218</u>	<u>\$ 4,939,873</u>	<u>\$ 8,616,091</u>

The accompanying notes are an integral part of this statement.

TOWN OF MANCOS, COLORADO
Statement of Activities

For the Year Ended December 31, 2018

	Program Revenues				Net (Expenses) Revenue And Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business- type Activities	Total
Governmental Activities							
General government	\$ 477,730	\$ 262,425	\$ 20,566		\$ (194,739)		\$ (194,739)
Public safety	370,608	21,806	771		(348,031)		(348,031)
Public works	212,680	5,670	40,596	\$ 96,325	(70,089)		(70,089)
Culture and recreation	185,465	722	14,429	25,286	(145,028)		(145,028)
Total Governmental Activities	<u>1,246,483</u>	<u>290,623</u>	<u>76,362</u>	<u>121,611</u>	<u>(757,887)</u>		<u>(757,887)</u>
Business-Type Activities							
Water operations	277,176	503,731		47,538		\$ 274,093	274,093
Sewer operations	372,872	341,972				(30,900)	(30,900)
Total Business-Type Activities	<u>650,048</u>	<u>845,703</u>	<u>-</u>	<u>47,538</u>		<u>243,193</u>	<u>243,193</u>
Total Town	<u>\$ 1,896,531</u>	<u>\$ 1,136,326</u>	<u>\$ 76,362</u>	<u>\$ 169,149</u>	<u>(757,887)</u>	<u>243,193</u>	<u>(514,694)</u>

General Revenues

Property taxes	93,017		93,017
Specific ownership taxes	16,179		16,179
Sales tax	825,476		825,476
Road and bridge tax	10,126		10,126
Franchise tax	72,040		72,040
Severance tax	6,315		6,315
Intergovernmental			
Mineral leasing	57,819		57,819
Tobacco taxes	1,339		1,339
Earnings on investments	986	696	1,682
Miscellaneous	16,301		16,301
Transfers	173,707	(173,707)	-
Total General Revenues	<u>1,273,305</u>	<u>(173,011)</u>	<u>1,100,294</u>
Changes in Net Position	515,418	70,182	585,600
Net Position Beginning of the Year	3,160,800	4,869,691	8,030,491
Net Position End of the Year	<u>\$ 3,676,218</u>	<u>\$ 4,939,873</u>	<u>\$ 8,616,091</u>

The accompanying notes are an integral part of this statement.

TOWN OF MANCOS, COLORADO

Balance Sheet
Governmental Funds

December 31, 2018

	General Fund	Other Governmental Funds Conservation Trust Fund	Total Governmental Funds
Assets			
Cash	\$ 1,691,833	\$ 28,974	\$ 1,720,807
Cash with county treasurer	1,259		1,259
Property tax receivable	91,772		91,772
Accounts receivable	75,109		75,109
Grants receivable	5,288		5,288
Total assets	<u>\$ 1,865,261</u>	<u>\$ 28,974</u>	<u>\$ 1,894,235</u>
Liabilities			
Accounts payable	\$ 8,766		\$ 8,766
Total liabilities	<u>8,766</u>	<u>-</u>	<u>8,766</u>
Deferred inflows of resources			
Unearned property tax revenue	<u>91,772</u>	<u>-</u>	<u>91,772</u>
Fund balance			
Restricted			
TABOR	50,000		50,000
Parks and recreation		\$ 28,974	28,974
Unrestricted			
Assigned for subsequent year's expenditures	1,557,075		1,557,075
Unassigned	157,648		157,648
Total fund balance	<u>1,764,723</u>	<u>28,974</u>	<u>1,793,697</u>
Total liabilities, deferred inflows of resources and fund balance	<u>\$ 1,865,261</u>	<u>\$ 28,974</u>	<u>\$ 1,894,235</u>

Reconciliation of the Governmental Funds Balance Sheet with the Statement of Net Position

Total fund balance governmental funds \$ 1,793,697

Amounts reported for governmental activities in the Statement of Net Position are different because

Capital assets used in governmental activities are not financial resources and therefore are not reported as assets in governmental funds.

Capital assets	\$ 2,941,763	
Accumulated depreciation	<u>(1,004,504)</u>	1,937,259

Long term liabilities are not due and payable in the current period and therefore, they are not reported in the governmental funds balance sheet.

Due in one year	(22,216)	
Due in more than one year	<u>(32,522)</u>	(54,738)

Total net position governmental activities \$ 3,676,218

The accompanying notes are an integral part of this statement.

TOWN OF MANCOS, COLORADO
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds

For the Year Ended December 31, 2018

	General Fund	Other Governmental Funds <u>Conservation Trust Fund</u>	Total Governmental Funds
Revenues			
Taxes	\$ 1,023,153		\$ 1,023,153
Intergovernmental revenues	242,703	\$ 14,429	257,132
Licenses and permits	268,095		268,095
Fines and forfeitures	21,804		21,804
Earnings on investments	944	41	985
Other	23,022		23,022
Total revenues	<u>1,579,721</u>	<u>14,470</u>	<u>1,594,191</u>
Expenditures			
General government	469,616		469,616
Public safety	424,367		424,367
Public works	343,354		343,354
Culture and recreation	135,052	11,891	146,943
Total expenditures	<u>1,372,389</u>	<u>11,891</u>	<u>1,384,280</u>
Other financing sources (uses)			
Transfers in	173,707		173,707
Debt service principal	(15,387)		(15,387)
Debt service interest	(1,235)		(1,235)
Total other financing sources (uses)	<u>157,085</u>	<u>-</u>	<u>157,085</u>
Excess (deficit) of revenues and other sources over (under) expenditures and other uses	<u>364,417</u>	<u>2,579</u>	<u>366,996</u>
Fund Balances beginning of the year	1,400,306	26,395	1,426,701
Fund balances end of the year	<u>\$ 1,764,723</u>	<u>\$ 28,974</u>	<u>\$ 1,793,697</u>

The accompanying notes are an integral part of this statement.

TOWN OF MANCOS, COLORADO

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of
Governmental Funds to the Statement of Activities

For the Year Ended December 31, 2018

Net Change in Fund Balances Governmental Funds \$ 366,996

Amounts reported for governmental activities in the Statement of Activities are different because

Governmental funds report capital outlay as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period.

Capital outlay	\$ 265,232	
Depreciation expense	<u>(126,200)</u>	
		139,032

Repayment of debt principal is an expenditure in the governmental funds but the repayment reduced long term liabilities in the Statement of Net Position

Principal payments on capital leases		15,387
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Governmental funds report assets sale proceeds as revenue. However, in the Statement of Activities gain or loss on the disposal is computed

Proceeds from the sale of assets	(13,000)	
Gain on asset sales	<u>7,003</u>	
		(5,997)

Change in Net Position of Governmental Activities		<u><u>\$ 515,418</u></u>
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The accompanying notes are an integral part of this statement.

TOWN OF MANCOS, COLORADO

Statement of Net Position
Proprietary Fund Type-Enterprise Funds
December 31, 2018

	Business-type Activities		
	Water	Sewer	Total
Assets			
Current assets			
Cash	\$ 510,234	\$ 270,570	\$ 780,804
Accounts receivable	33,270	27,387	60,657
Total current assets	543,504	297,957	841,461
Noncurrent assets			
Capital assets	3,302,506	5,546,796	8,849,302
Accumulated depreciation	(1,333,020)	(2,352,985)	(3,686,005)
Total noncurrent assets	1,969,486	3,193,811	5,163,297
Total assets	2,512,990	3,491,768	6,004,758
Liabilities			
Current liabilities			
Accounts payable	3,076	6,733	9,809
Accrued interest	1,740		1,740
Current portion of long term debt	6,956	52,925	59,881
Total current liabilities	11,772	59,658	71,430
Noncurrent liabilities			
Notes and bonds payable	458,359	535,096	993,455
Total noncurrent liabilities	458,359	535,096	993,455
Total liabilities	470,131	594,754	1,064,885
Net position			
Net investment in capital assets	1,504,171	2,605,790	4,109,961
Restricted for debt service	22,022		22,022
Unrestricted	516,666	291,224	807,890
Total net position	\$ 2,042,859	\$ 2,897,014	\$ 4,939,873

The accompanying notes are an integral part of this statement

TOWN OF MANCOS, COLORADO

Statement of Revenues, Expenses and Changes in Net Position
Proprietary Fund Type-Enterprise Funds

For the Year Ended December 31, 2018

	Business-type Activities		
	Water	Sewer	Total
Operating revenues			
Charges for services	\$ 473,495	\$ 311,638	\$ 785,133
Total operating revenues	473,495	311,638	785,133
Operating expenses			
Water administration	97,926		97,926
Plant and storage	35,574		35,574
Disribution	18,936		18,936
Sewer administration		75,561	75,561
Plant operation		86,745	86,745
Collection		2,810	2,810
Depreciation	109,472	207,756	317,228
Total operating expenses	261,908	372,872	634,780
Operating income (loss)	211,587	(61,234)	150,353
Nonoperating revenues (expenses)			
Interest revenue	348	348	696
Grant revenue	47,538		47,538
Tap fees	30,236	30,334	60,570
Transfers out	(123,707)	(50,000)	(173,707)
Debt service			
Interest	(15,268)		(15,268)
Total nonoperating revenues (expenses)	(60,853)	(19,318)	(80,171)
Change in net position	150,734	(80,552)	70,182
Net Position - beginning of the year	1,892,125	2,977,566	4,869,691
Net Position - end of the year	\$ 2,042,859	\$ 2,897,014	\$ 4,939,873

The accompanying notes are an integral part of this statement.

TOWN OF MANCOS, COLORADO

Statement of Cash Flows
Proprietary Fund Type
Enterprise Funds

For the Year Ended December 31, 2018

	Business-type Activities		
	Water	Sewer	Total
Cash Flows From Operating Activities			
Cash received from customers	\$ 470,759	\$ 311,043	\$ 781,802
Cash payments to employees for services	(44,554)	(44,554)	(89,108)
Cash payments to suppliers for goods and services	(107,331)	(116,741)	(224,072)
Net Cash Flows provided (used) by Operating Activities	<u>318,874</u>	<u>149,748</u>	<u>468,622</u>
Cash Flows From Capital and Related Financing Activities			
Tap fees	30,236	30,334	60,570
Grants received	47,538		47,538
Principal paid on debt	(6,735)	(52,925)	(59,660)
Interest paid on debt	(15,293)		(15,293)
Net Cash Flows provided (used) by Capital and Financing Activities	<u>55,746</u>	<u>(22,591)</u>	<u>33,155</u>
Cash Flows from Noncapital Financing Activities			
Transfers out	(123,707)	(50,000)	(173,707)
Equipment and facilities purchased	(63,024)	(25,089)	(88,113)
Total Cash Flows provided (used) by Noncapital Financing Activities	<u>(186,731)</u>	<u>(75,089)</u>	<u>(261,820)</u>
Cash flows from Investing Activities			
Earnings on investments	348	348	696
Net Increase (Decrease) in Cash and Cash Equivalents	188,237	52,416	240,653
Cash and Cash Equivalents - Beginning	321,997	218,154	540,151
Cash and Cash Equivalents - Ending	<u>\$ 510,234</u>	<u>\$ 270,570</u>	<u>\$ 780,804</u>
Reconciliation of operating income (loss) to Net Cash provided (used) by Operating Activities			
Operating income (loss)	\$ 211,587	\$ (61,234)	\$ 150,353
Adjustments to reconcile operating income (loss) to net cash provided by operating activities			
Depreciation	109,472	207,756	317,228
Changes in assets and liabilities related to operations:			
(Increase) Decrease in			
Operating accounts receivable	(2,736)	(595)	(3,331)
Increase (Decrease) in			
Operating accounts payable	551	3,821	4,372
Net Cash provided (used) by Operating Activities	<u>\$ 318,874</u>	<u>\$ 149,748</u>	<u>\$ 468,622</u>

The accompanying notes are an integral part of this statement.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Summary of Significant Accounting Policies - The Town of Mancos, Colorado's (the Town) financial statements are prepared in accordance with U.S. generally accepted accounting principals (GAAP). The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statement of Interpretations).

The following significant accounting policies were applied to the preparation of the accompanying financial statements.

Reporting Entity – Town of Mancos, Colorado is a statutory (non-home-rule) Town and serves as an administrative unit of the State of Colorado.

The Town follows the Governmental Accounting Standards Board (GASB) accounting pronouncements that provide guidance for determining which governmental activities, organizations, and functions should be included within the financial reporting entity. GASB pronouncements set forth the financial accountability of a governmental organization's elected governing body as the criterion for including a possible component governmental organization in a primary government's legal entity. Financial accountability includes, but is not limited to, appointment of a voting majority of the organization's governing body, ability to impose its will on the organization, a potential for the organization to provide specific financial benefits or burdens and fiscal dependency.

The Town is not financially accountable for any other organization, nor is the Town a component unit of any other primary governmental entity.

Fund Accounting – The accounts of the Town are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and in the means by which spending activities are controlled. The various funds are grouped into two categories: governmental and proprietary. Each category, in turn, is divided into separate "fund types".

Governmental Funds – are used to account for all or most of a government's general activities, including the collection and disbursement of earmarked funds (special revenue funds). The following are the Town's major governmental funds.

General Fund – is the general operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund. Major revenue sources include local property taxes, sales taxes and franchise taxes.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Special Revenue Funds- accounts for revenue derived from specific taxes or other earmarked revenue sources that are legally restricted to expenditures for specific purposes.

Conservation Trust Fund- is used to account for revenues from sources that are restricted for parks and recreation.

Proprietary Funds–

Enterprise Funds – focus on the determination of the changes in net position, financial position and cash flows and are classified as either enterprise or internal service. The Town's enterprise funds are:

Water Fund- is used to account for the financial transactions related to the water treatment and distribution operations of the Town.

Sewer Fund- accounts for the sanitation services provided by the Town.

Basis of Presentation-

Town -wide Financial Statements- The statement of net position and the statement of activities display information about the Town as a whole. These statements include the financial activities of the primary government except for fiduciary funds. The statements distinguish between those activities of the Town that are governmental and those that are considered business-type activities.

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

The Town -wide statement of activities presents a comparison between direct expenses and program revenues for each segment of the business-type activities of the Town and for each function or program of the Town's governmental activities. Direct expenses are those that are specifically associated with a service, program or department and therefore clearly identifiable to a particular function. Program revenues include charges paid by the recipient of the goods or services offered by the program and grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues, which are not classified as program revenues, are presented as general revenues of the Town, with certain limited exceptions. The comparison of direct expenses with program revenues identifies the extent to which each business segment or governmental function is self-financing or draws from the general revenues of the Town.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

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

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

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

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

Revenues- Exchange and Non-exchange Transactions- Revenues resulting from exchange transactions, in which each party gives and receives essentially equal value are recorded on the accrual basis when the exchange takes place. On a modified accrual basis, revenues are recorded in the fiscal year in which the resources are measurable and become available. Available means that the resources will be collected within the current fiscal year or are expected to be collected soon enough thereafter to be used to pay liabilities of the current fiscal year. For the Town, available means expected to be received within sixty days of fiscal year-end.

Non-exchange transactions, in which the Town receives value without directly giving equal value in return, include property taxes, grants, entitlements and donations. On an accrual basis, revenues from property taxes are recognized in the fiscal year for which the taxes are levied. Revenues from grants, entitlements and donations are recognized in the fiscal year in which all eligibility requirements have been satisfied. Eligibility requirements include timing requirements, which specify the year when the resources are required to be used or the fiscal year when used is first permitted, matching requirements, in which the Town must provide local resources to be used for a specified purpose, and expenditure requirements, in which the

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

resources are provided to the Town on a reimbursement basis. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized.

Under the modified accrual basis, the following revenue sources are considered to be both measurable and available at fiscal year-end: property taxes collected within 60 days after year-end, interest, and certain grants.

Operating Income-Proprietary Funds- operating income reported in proprietary fund financial statements includes revenues and expenses related to the primary, continuing operations of the fund. Principal operating revenues for proprietary funds are charges to customers for sales or services. Principal operating expenses are the costs of providing goods or services and include administrative expenses and depreciation of capital assets. Other revenues and expenses are classified as non-operating in the financial statements.

Unearned Revenue- arises when potential revenue does not meet both the “measurable” and “available” criteria for recognition in the current period. In subsequent periods, when both revenue recognition criteria are met, or when the Town has a legal claim to the resources, the liability for deferred revenue is removed and revenue is recognized.

Expenses/Expenditures- On the accrual basis of accounting, expenses are recognized at the time they are incurred. The fair value of donated commodities used during the year is reported in the statement of revenues, expenses and changes in fund net position as an expense with a like amount reported as donated commodities revenue.

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

Budgets and Budgetary Accounting – The Town is required by Colorado Statutes to adopt annual budgets for all funds. Each budget is prepared on the same basis (U.S. GAAP basis) as that used for accounting purposes, except for the Proprietary Funds, which are prepared essentially on the modified accrual basis of accounting. This basis of accounting is at variance with U.S. GAAP.

The following procedures are followed in establishing the budgetary data reflected in the financial statements:

Prior to October 15, the Budget Officer submits to the Town Board a proposed operating budget for the fiscal year commencing the following January 1.

The operating budget includes proposed expenditures and the means of financing them.

Public hearings are conducted to obtain comments.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Prior to December 31, the budget is legally adopted through passage of adoption and appropriations resolutions.

Formal budgetary integration is employed as a management control device during the year.

Department directors are authorized to transfer budget amounts within the department. However, the Town Board must approve any revisions that alter the total expenditures of any department.

Appropriations are adopted by resolution for each fund in total and lapse at the end of each year. Over-expenditures are not deemed to exist unless the fund as a total has expenditures in excess of appropriations.

Cash and Cash Equivalents – for the purpose of the Statement of Cash Flows of the Enterprise Funds is considered to be all of the highly liquid investments with a maturity of six months or less.

Short-term Inter-fund Receivables/Payables- During the course of operations, certain transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as internal balances on the Town -wide statement of net position and, classified as due from other funds or due to other funds on the balance sheet.

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

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Donated general fixed assets are valued at their estimated fair value on the date donated. The Town maintains a capitalization threshold of five thousand dollars.

All reported capital assets are depreciated. Depreciation is computed using the straight-line method over the following useful lives:

Description	Governmental Activities Estimated Lives	Business-Type Activities Estimated Lives
Buildings and Facilities	15 to 40 Years	15 to 40 Years
Equipment	5 to 15 Years	5 to 15 Years

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Property Tax Revenue Recognition – Property taxes are billed and collected on behalf of the Town by the Montezuma County Treasurer. The property taxes are levied and certified in December of the year prior to the year the taxes are collected. Property taxes become an enforceable lien on January 1 of each year. Secured property taxes are due in two equal installments on February 28 and June 15, and are delinquent after February 28 and June 15 respectively. The entire balance can be paid by April 30 without penalty. Property taxes levied are recorded as deferred revenues in the year levied, as they are not due until the following year. An allowance for un-collectible taxes is not provided as the un-collectible amounts were determined to be negligible based upon an analysis of historical trends.

Compensated absences- Compensated absences arise from policies concerning vacation leave and compensatory days. Vacation pay is payable at termination after one year of employment up to 200 hours. Compensatory time is payable at termination. As of December 31, 2017, the amount of accrued vacation and compensatory time is not material. Therefore, no amount is reflected in the financial statements for accrual of compensated absences.

Accrued Liabilities and General Long-Term Obligations- All payables, accrued liabilities and long-term obligations are reported in the Town -wide financial statements, and all payables, accrued liabilities and long-term obligations payable from proprietary funds are reported on the proprietary fund financial statements.

In general, payables and accrued liabilities that will be paid from governmental funds are reported on the governmental fund financial statements regardless of whether they will be liquidated with current resources. However, claims and judgments, the non-current portion of capital leases, compensated absences, and special termination benefits that will be paid from governmental funds are reported as a liability in the fund financial statements only to the extent that they will be paid with current, expendable, available financial resources. In general, payment made within sixty days after year-end are considered to have been made with current available financial resources. Bonds and other long-term obligations that will be paid from governmental funds are not recognized as a liability in the fund financial statements.

Governmental Fund Balances- In the governmental fund financial statements, fund balances are classified as follows:

Nonspendable- Amounts that cannot be spent either because they are in a nonspendable form or because they are legally or contractually required to be maintained intact.

Restricted- Amounts that can be used only for specific purposes because of state or federal laws, or externally imposed conditions by grantors or creditors. This includes the Town's TABOR emergency reserve, debt service reserves required by creditors and restrictions for parks and recreation required by certain granting agencies.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Committed- Amounts that can be used only for specific purposes determined by a formal action by the Town Board.

Assigned- Amounts that are designated by the Town Board for a particular purpose but are not spendable until appropriated. This includes assignments for subsequent year's expenditures.

Unassigned- All amounts not included in the other spendable classifications

Use of Restricted Resources- When an expense is incurred that can be paid using either restricted or unrestricted resources (net position), the Town's policy is to first apply the expense toward restricted resources and then toward unrestricted resources. In governmental funds, the Town's policy is to first apply the expenditure toward restricted fund balance and then to other less restrictive classifications- committed and then assigned fund balances before using unassigned fund balances

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

Operating Revenues and Expenses- Operating revenues are those revenues that are generated directly from the primary activity of the proprietary funds. For the Town, these revenues are sales related to water and sanitation services. Operating expenses are necessary costs incurred to provide the goods or services that are the primary activities of the fund. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

Inter-fund Transactions- Quasi-external transactions are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other inter-fund transactions, except quasi-external transactions and reimbursements, are reported as transfers.

Estimates – The preparation of financial statements in conformity with generally accepted accounting principles requires the use of management's estimates.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Cash and Investments – The Town maintains its cash in the form of deposits in financial institutions.

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

At December 31, the carrying amount of the Town’s deposits was \$2,501,611 and the bank balance was \$2,536,188. The Town’s bank balances at December 31, 2018 and during the year then ended were entirely covered by FDIC insurance or pledged collateral held by the Town’s agent bank in the name of governmental accounts of which the Town is a part.

Capital Assets – Capital asset activity for the fiscal year ended December 31, 2018 follows:

	<u>Balance Jan 1, 2018</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance Dec 31, 2018</u>
Governmental Activities				
Capital assets, not being depreciated:				
Land	<u>\$ 138,081</u>			<u>\$ 138,081</u>
Capital assets, being depreciated:				
Buildings and improvements	2,280,571	\$ 175,244		2,455,815
Equipment	249,390	89,988	\$ (29,989)	309,389
Infrastructure	38,478			38,478
Total capital assets being depreciated	<u>2,568,439</u>	<u>265,232</u>	<u>(29,989)</u>	<u>2,803,682</u>
Less accumulated depreciation	<u>(902,296)</u>	<u>(126,200)</u>	<u>23,992</u>	<u>(1,004,504)</u>
Net capital assets being depreciated	1,666,143	139,032	(5,997)	1,799,178
Governmental Activities Capital Assets, net	<u><u>\$ 1,804,224</u></u>	<u><u>\$ 139,032</u></u>	<u><u>\$ (5,997)</u></u>	<u><u>\$ 1,937,259</u></u>

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

	Balance Jan 1, 2018	Additions	Deletions	Balance Dec 31, 2018
Business Type Activities				
Capital assets, not being depreciated:				
Land	\$ 6,984			\$ 6,984
Total capital assets, not depreciated	6,984			6,984
Capital assets being depreciated				
Improvements	8,545,321	\$ 37,937		8,583,258
Machinery and equipment	208,884	50,176		259,060
Total capital assets being depreciated	8,754,205	88,113	-	8,842,318
Less accumulated depreciation	(3,368,777)	(317,228)		(3,686,005)
Net capital assets being depreciated	5,385,428	(229,115)	-	5,156,313
Business Type Activities Capital Assets net	\$ 5,392,412	\$ (229,115)	\$ -	\$5,163,297

Depreciation expense was charged as a direct expense to the following governmental programs:

General government	\$ 8,114
Public works	36,652
Public safety	35,316
Culture and recreation	46,118
Total depreciation government activities	\$ 126,200

Retirement Plans- In 1999, the Town adopted a deferred compensation plan under Internal Revenue Code Section 457. The plan is a defined contribution plan and participation is voluntary. An eligible employee may make an election to have their pay reduced by a percentage each pay period. The Town pays a matching contribution to each employee's account, up to a limit of 4.5% of the employee's compensation for the calendar year. For the year ending December 31, 2018, the Town's matching contributions totaled \$14,030.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

General Long-Term Debt- The Town has incurred the following long-term debt.

Governmental Activities:

Capital Leases Payable-

In 2016 the Town entered into a lease agreement for two police vehicles. The lease is payable in 20 quarterly installments of \$4,241 beginning in July of 2016. The lease is serviced by the General Fund and the vehicles serve as collateral.

In 2016 the Town entered into a lease agreement for a truck. The lease is payable in 20 quarterly installments of \$1,300 beginning in September of 2016. The lease is serviced by the General Fund and the vehicle serves as collateral.

Business-type Activities:

Water Fund: The following items are obligations of and repaid through the Water Fund.

Revenue Bonds Payable- \$491,000, 2014 Series Revenue Bonds bearing interest at 3.25% with principal and interest payable semi-annually. These bonds were issued on November 19, 2014 to the USDA Rural Utilities Service to facilitate improvements to the Town's water system. The following are the annual requirements to service the bonds:

Year Ending December 31	Principal	Interest	Total
2019	\$ 6,956	\$ 15,072	\$ 22,028
2020	7,184	14,844	22,028
2021	7,419	14,609	22,028
2022	7,662	14,366	22,028
2023	7,913	14,115	22,028
2024-2028	43,628	66,512	110,140
2029-2033	51,259	58,881	110,140
2034-2038	60,225	49,915	110,140
2039-2043	70,760	39,380	110,140
2044-2048	83,136	27,004	110,140
2049-2053	97,677	12,463	110,140
2054	21,496	532	22,028
Total	<u>\$ 465,315</u>	<u>\$ 327,693</u>	<u>\$ 793,008</u>

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Sewer Fund: The following items are obligations and repaid through the Sewer Fund:

Note Payable- \$850,000 loan from the Colorado Water Resources and Power Development Association to construct a new wastewater treatment facility. Total authorized amount is \$1,000,000. Interest is computed at 0% with semi-annual principal installments of \$25,000, due May 1 and November 1 of each year through 2029. The following are the annual requirements to service this debt:

Year Ending December 31	Principal	Interest	Total
2019	\$ 50,000		\$ 50,000
2020	50,000		50,000
2021	50,000		50,000
2022	50,000		50,000
2023	50,000		50,000
2024-2028	250,000		250,000
2029	50,000		50,000
Total	<u>\$ 550,000</u>	<u>\$ -</u>	<u>\$ 550,000</u>

Note Payable- Loan from the Colorado Water Resources and Power Development Authority. Total amount authorized is \$500,000. The loan calls for \$441,507 of the debt to be forgiven by the lender. The remaining balance is to be repaid in semi-annual installments of \$1,462 with no interest due May 1 and November 1 of each year through 2031.

Year Ending December 31	Principal	Interest	Total
2019	\$ 2,925		\$ 2,925
2020	2,925		2,925
2021	2,925		2,925
2022	2,925		2,925
2023	2,925		2,925
2024-2028	14,625		14,625
2029-2031	8,771		8,771
Total	<u>\$ 38,021</u>	<u>\$ -</u>	<u>\$ 38,021</u>

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Changes in General Long-Term Debt- A summary of changes in general long-term debt follows:

	Balance January 1, 2018	Additions	Deletions	Balance December 31, 2018
<u>Governmental Activities</u>				
Capital Leases	\$ 70,125		\$ 15,387	\$ 54,738
<u>Business Type Activities</u>				
Water Revenue Bonds	472,050		6,735	465,315
Sewer CWRPDA	40,946		2,925	38,021
Sewer Loan CWRPDA	600,000		50,000	550,000
 Total	 \$ 1,183,121	 \$ -	 \$ 75,047	 \$ 1,108,074

Annual requirements to amortize the long-term debt is as follows:

<u>Year Ending December 31,</u>	<u>Governmental Activities</u>	<u>Business -type Activities</u>
2019	\$ 22,164	\$ 74,953
2020	22,164	74,953
2021	12,382	74,953
2022		74,953
2023		74,953
2024-2028		374,765
2029-2033		168,911
2034-2038		110,140
2039-2043		110,140
2044-2048		110,140
2049-2053		110,140
2054		22,028
 Total	 56,710	 1,381,029
Less Interest	(1,972)	(327,693)
 Outstanding principal	 \$ 54,738	 \$ 1,053,336

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

Fund Balance Restrictions and Assignments – Restricted indicates that a portion of the fund balance can only be spent for specific purposes because of state or federal laws, or externally imposed conditions by grantors or creditors. Assigned indicates amounts that are designated for a specific purpose by the Town Board but are not spendable until appropriated. The Town uses the following restrictions and assignments:

Restricted for TABOR- indicates that a portion of the fund balance has been segregated for expenditures for declared emergencies only. Fund balance restricted for TABOR consists of \$50,000 in the General Fund.

Restricted for Debt Service- indicates that a portion of the fund balance has been restricted for debt service by outside creditors. The USDA Rural Utilities Service requires a debt service reserve equal to \$22,022 in the Sewer Fund.

Restricted for Parks and Recreation- indicates that the fund balance of \$28,974 in the Conservation Trust Fund has been restricted for use on parks and recreation by Greater Outdoors Colorado which is the granting agency which supplies the revenue for this fund.

Assigned for subsequent year's expenditures- indicates anticipated fund balance available for appropriation in the next budget year. Fund balance assigned for subsequent year's expenditures consists of \$1,557,075 in the General Fund.

Commitments and Contingent Liabilities – There appear to be no commitments or contingencies that would pose a threat of significant liability to the Town.

Tax Spending, Revenue and Debt Limitations- Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments.

On the November 5, 1996 municipal election ballot, the voters authorized the Town to collect, retain and expend, without imposing any new taxes or increases in its present mill levy on general property or its sales and use tax rates, the full revenues generated by the Town's sales and use tax, non-federal grants, its existing mill levy and any other excess revenues, commencing January 1, 1995, and each subsequent year, notwithstanding any stat restriction on fiscal year spending, including without limitation the restrictions of Article X, Section 20 of the Colorado Constitution and spent as voter approved change and exception to the limits which would otherwise apply for: (a) street construction, repair, and maintenance; (b) capital improvements; (c) parks and recreation; (d) police protection; (e) storm drainage; (f) snow removal; (g) street sweeping; and (h) other municipal services.

The amendment also requires the Town to establish an Emergency Reserve, which must be equal to three percent of the current allowed revenue. Conditions under which these reserves may be spent are severally limited.

TOWN OF MANCOS, COLORADO

NOTES TO THE FINANCIAL STATEMENTS

December 31, 2018

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

Risk Management – The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees, and natural disasters. The Town has purchased commercial insurance for such risks including worker's compensation and employee health and accident insurance. Settled claims resulting from these risks have not exceeded commercial insurance in any of the past three years.

TOWN OF MANCOS, COLORADO
Required Supplementary Information

December 31, 2018

Required supplementary information includes financial information and disclosures that are required by the GASB but are not considered a part of the basic financial statements.

Such information includes:

Budgetary Comparison Schedule
General Fund

TOWN OF MANCOS, COLORADO

Schedule of Revenues, Expenditures and Changes in
Fund Balances- Budget and Actual
General Fund

For the Year Ended December 31, 2018

	Budgeted Amounts		Actual	Variance Favorable (Unfavorable)
	Original	Final		
Revenues				
Taxes				
General property taxes	\$ 92,921	\$ 92,921	\$ 93,017	\$ 96
Specific ownership taxes	12,500	12,500	16,179	3,679
Road and bridge taxes	14,000	14,000	10,126	(3,874)
Sales and use taxes	500,000	500,000	825,476	325,476
Severance taxes	5,000	5,000	6,315	1,315
Franchise taxes	88,500	88,500	72,040	(16,460)
Total taxes	712,921	712,921	1,023,153	310,232
Licenses, permits and fees				
Permits and fees	20,000	20,000	22,772	2,772
Liquor licenses	1,200	1,200	1,100	(100)
Other licenses	9,300	9,300	19,325	10,025
Marijuana transaction fees	155,000	155,000	224,898	69,898
Total licenses and permits	185,500	185,500	268,095	82,595
Intergovernmental revenues				
Mineral leasing	70,000	70,000	57,819	(12,181)
Highway users tax	29,000	29,000	40,596	11,596
Grants	1,129,765	1,129,765	142,949	(986,816)
Tobacco product taxes	1,000	1,000	1,339	339
Total intergovernmental revenues	1,229,765	1,229,765	242,703	(987,062)
Fines and forfeitures	22,000	22,000	21,804	(196)
Earnings on investments	500	500	944	444
Miscellaneous revenues	1,650	1,650	23,022	21,372
Total revenues	2,152,336	2,152,336	1,579,721	(572,615)
Expenditures				
General government				
Legislative	55,600	55,600	51,740	3,860
Planning and zoning	35,300	35,300	102,377	(67,077)
Administration	318,382	318,382	315,499	2,883
Total general government	409,282	409,282	469,616	(60,334)
Public safety				
Marshal's office	472,953	472,953	424,367	48,586
Total public safety	472,953	472,953	424,367	48,586
Public works				
Public works administration	171,101	171,101	165,788	5,313
Streets	1,532,367	1,532,367	177,566	1,354,801
Total public works	1,703,468	1,703,468	343,354	1,360,114
Culture and recreation				
Parks and recreation	95,117	95,117	135,052	(39,935)
Total culture and recreation	95,117	95,117	135,052	(39,935)
Total expenditures	2,680,820	2,680,820	1,372,389	1,308,431
Other financing sources (uses)				
Transfers in	173,707	173,707	173,707	-
Debt service principal			(15,387)	(15,387)
Debt service interest			(1,235)	(1,235)
Total other financing sources (uses)	173,707	173,707	157,085	(16,622)
Excess (deficit) of revenues and other sources over (under) expenditures and other uses	(354,777)	(354,777)	364,417	719,194
Fund balance, beginning of the year	1,270,460	1,270,460	1,400,306	129,846
Fund balance, end of the year	\$ 915,683	\$ 915,683	\$ 1,764,723	\$ 849,040

TOWN OF MANCOS, COLORADO

Other Supplementary Information

December 31, 2018

Other supplementary information includes financial statements and schedules not required by the GASB, or a part of the basic financial statements, but are presented for purposes of additional analysis.

These statements and schedules include:

Budgetary Comparison Schedules

Non major governmental funds

Conservation Trust Fund

Enterprise Funds

Water Fund

Sewer Fund

TOWN OF MANCOS, COLORADO

Non Major Governmental Funds

December 31, 2018

Special Revenue Funds- are used to account for revenues from specific taxes or other designated revenue sources which are legally restricted to expenditures for specific purposes.

Conservation Trust Fund-accounts for the revenues and expenditures related to the Town's parks and recreation activities

TOWN OF MANCOS, COLORADO

Schedule of Revenues, Expenditures and Changes in
Fund Balances- Budget and Actual
Conservation Trust Fund

For the Year Ended December 31, 2018

	Budgeted Amounts		Actual	Variance Favorable (Unfavorable)
	Original	Final		
Revenues				
Intergovernmental				
Lottery	\$ 13,200	\$ 13,200	\$ 14,429	\$ 1,229
Total intergovernmental revenues	<u>13,200</u>	<u>13,200</u>	<u>14,429</u>	<u>1,229</u>
Earnings on investments	<u>30</u>	<u>30</u>	<u>41</u>	<u>11</u>
Total revenues	<u>13,230</u>	<u>13,230</u>	<u>14,470</u>	<u>1,240</u>
Expenditures				
Culture and recreation				
Parks and improvements	15,765	15,765	11,891	3,874
Total expenditures	<u>15,765</u>	<u>15,765</u>	<u>11,891</u>	<u>3,874</u>
Excess of revenues over (under) expenditures	(2,535)	(2,535)	2,579	5,114
Fund balance, beginning	24,711	24,711	26,395	1,684
Fund balance, ending	<u>\$ 22,176</u>	<u>\$ 22,176</u>	<u>\$ 28,974</u>	<u>\$ 6,798</u>

TOWN OF MANCOS, COLORADO

Statement of Revenues, Expenditures, and Changes in Net Position - Budget and Actual

Proprietary Fund

Enterprise Fund

Water Fund

For the Year Ended December 31, 2018

	Budgeted Amounts		(Non GAAP Basis)	Variance
	Original	Final	Actual Amounts	Favorable (Unfavorable)
Operating Revenues				
General water fees	\$ 350,000	\$ 350,000	\$ 430,554	\$ 80,554
Water dock	20,000	20,000	31,856	11,856
Penalties	4,000	4,000	4,055	55
Other			7,030	7,030
Total operating revenues	374,000	374,000	473,495	99,495
Operating Expenses				
Water administration	151,221	151,221	97,926	53,295
Plant and storage	44,900	44,900	35,574	9,326
Distribution	15,845	15,845	18,936	(3,091)
Capital outlay	82,500	82,500	63,024	19,476
Total Operating Expenses	294,466	294,466	215,460	79,006
Operating income (loss)	79,534	79,534	258,035	178,501
Non-Operating Revenue (Expenses)				
Tap fees	10,810	10,810	30,236	19,426
Earnings on investments	300	300	348	48
Grants			47,538	47,538
Transfers out	(123,707)	(123,707)	(123,707)	-
Debt Service				
Principal	(23,716)	(23,716)	(6,735)	16,981
Interest			(15,268)	(15,268)
Total Non-Operating Revenue	(136,313)	(136,313)	(67,588)	68,725
Change in net position non GAAP basis	(56,779)	(56,779)	190,447	247,226
Add debt service-principal			6,735	6,735
Add capital outlay			63,024	63,024
Less depreciation expense			(109,472)	(109,472)
Change in net position	(56,779)	(56,779)	150,734	207,513
Net position beginning of the year	1,403,659	1,403,659	1,892,125	488,466
Net position end of the year	\$ 1,346,880	\$ 1,346,880	\$ 2,042,859	\$ 695,979

TOWN OF MANCOS, COLORADO

Statement of Revenues, Expenditures, and Changes in Net Position - Budget and Actual
 Proprietary Fund
 Enterprise Fund
 Sewer Fund

For the Year Ended December 31, 2018

	Budgeted Amounts		(Non GAAP Basis)	Variance
	Original	Final	Actual Amounts	Favorable (Unfavorable)
Operating Revenues				
General sewer fees	\$ 296,176	\$ 296,176	\$ 307,707	\$ 11,531
Penalties	3,000	3,000	2,174	(826)
Other			1,757	1,757
Total operating revenues	299,176	299,176	311,638	12,462
Operating Expenses				
Sewer administration	118,913	118,913	75,561	43,352
Plant operation	74,091	74,091	86,745	(12,654)
Collection	4,850	4,850	2,810	2,040
Capital outlay	32,500	32,500	25,089	7,411
Total Operating Expenses	230,354	230,354	190,205	40,149
Operating income (loss)	68,822	68,822	121,433	52,611
Non-Operating Revenue (Expenses)				
Tap fees	10,810	10,810	30,334	19,524
Earnings on investments	300	300	348	48
Transfers out	(50,000)	(50,000)	(50,000)	-
Debt Service				
Principal	(53,000)	(53,000)	(52,925)	75
Interest				-
Total Non-Operating Revenue	(91,890)	(91,890)	(72,243)	19,647
Change in net position non GAAP basis	(23,068)	(23,068)	49,190	72,258
Add capital outlay			25,089	25,089
Add debt service-principal			52,925	52,925
Less depreciation expense			(207,756)	(207,756)
Change in net position	(23,068)	(23,068)	(80,552)	(57,484)
Net position beginning of the year	3,097,192	3,097,192	2,977,566	(119,626)
Net position end of the year	\$ 3,074,124	\$ 3,074,124	\$ 2,897,014	\$ (177,110)

INFORMATION REQUIRED BY OVERSIGHT AUTHORITIES

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

LOCAL HIGHWAY FINANCE REPORT	City or County: Town
	YEAR ENDING : December 31, 2018

This Information From The Records Of (example - City of _ or County of _) Town of Mancos, Colorado	Prepared By: Majors and Haley P.C. Phone: 970-565-9521
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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)	134,010
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	187,146
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	
2. General fund appropriations	189,127	b. Snow and ice removal	
3. Other local imposts (from page 2)	16,179	c. Other	14,792
4. Miscellaneous local receipts (from page 2)	0	d. Total (a. through c.)	14,792
5. Transfers from toll facilities		4. General administration & miscellaneous	7,405
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	
a. Bonds - Original Issues		6. Total (1 through 5)	343,353
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)	205,306	b. Redemption	
B. Private Contributions		c. Total (a. + b.)	0
C. Receipts from State government (from page 2)	138,047	2. Notes:	
D. Receipts from Federal Government (from page 2)	0	a. Interest	
E. Total receipts (A.7 + B + C + D)	343,353	b. Redemption	
		c. Total (a. + b.)	0
		3. Total (1.c + 2.c)	0
		C. Payments to State for highways	
		D. Payments to toll facilities	
		E. Total disbursements (A.6 + B.3 + C + D)	343,353

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)				0
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
		343,353	343,353		0

Notes and Comments:

LOCAL HIGHWAY FINANCE REPORT		STATE: Colorado	
		YEAR ENDING (mm/yy): December 31, 2018	
II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL			
ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	16,179	g. Other Misc. Receipts	
6. Total (1. through 5.)	16,179	h. Other	
c. Total (a. + b.)	16,179	i. Total (a. through h.)	0
	(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	40,596	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	10,126	d. Federal Transit Admin	
d. Other (Specify) - CDOT Grant	87,325	e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal	
f. Total (a. through e.)	97,451	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	138,047	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			0
(2). Capacity Improvements			0
(3). System Preservation		74,283	74,283
(4). System Enhancement & Operation		59,727	59,727
(5). Total Construction (1) + (2) + (3) + (4)		0	134,010
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)		0	134,010
			(Carry forward to page 1)
Notes and Comments:			