TOWN BOARD WORK SESSION

November 14, 2022 - 5:30 PM
1st Floor Conference Room, 301 Walnut Street, Windsor, CO 80550

To view Town Board meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.

Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board

WORK SESSION AGENDA ITEMS

1. Board/Manager/Attorney Monthly Meeting
2. NFRMPO LinkNoCo Transit Study Recommendations - E. Bracke, Transportation Engineer
3. Addition of New Requirements Related to the Regulation of Wells Used for Geologic Sequestration of Carbon Dioxide to the Municipal Code - S. Ballstadt, Director of Planning; I. McCargar, Town Attorney
4. 2021 Audit Report Presentation - D. Moyer, Finance Director; Randy Watkins, BDO USA , LLP Cerified Public Accountants
5. Future Meetings Agenda

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

MEMORANDUM

Date: November 14, 2022
To: Mayor and Town Board
From: Eric Bracke, Transportation Planner
Re: NFRMPO LinkNoCo Transit Study Recommendations - E. Bracke, Transportation Engineer
Item #: 2.

Background / Discussion:
Presentation by Alex Gordon with the North Front Range Metropolitian Planning Organization (NFRMPO) on the recommended transit routes through Windsor as developed through the LinkNoCo Premium Transit Study.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:
1. LINKNoCo_Windsor_Presentation

LINKNoCo

UNITING THE NORTH FRONT RANGE

Windsor Town Board Meeting

November 14, 2022

North Front Range Metropolitan Planning Organization

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North Front Range Metropolitan Planning Organization

Process

Context + Process + Transit Corridor Options + Analysis + Prioritization + Recommendations + Next Steps

Initial Screening | Final Evaluation

Funding and Governance Analysis

Ongoing Public Engagement, Information Distribution, and Communications

Jun 2021

Nov/Dec 2021 – Questionnaire

May 2022 – Online Open House

Jul/Aug 2022 – Recommendations

Oct 2022

LINKNoCo 2

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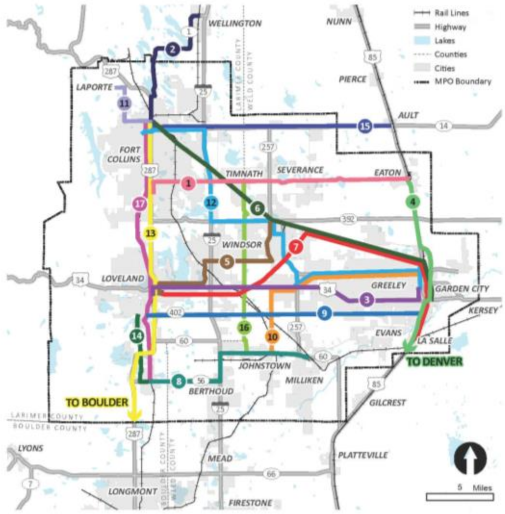
North Front Range Metropolitan Planning Organization

Initial Screening Corridors

- 17 total corridors evaluated
- Initial screening: narrow to priority alignments



LINKNoCo

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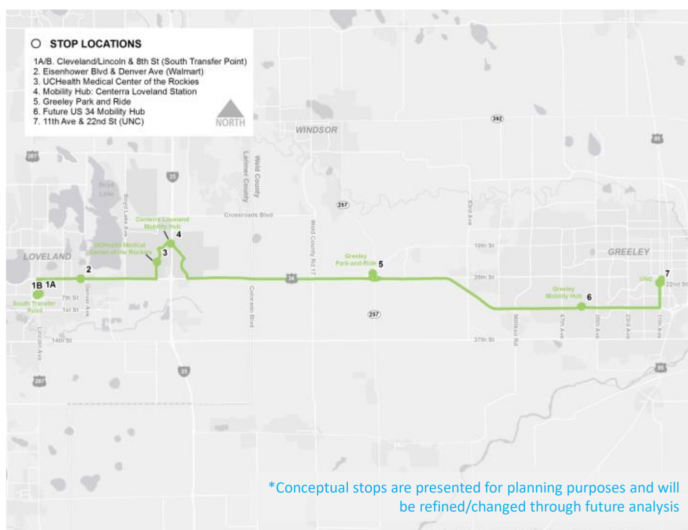
North Front Range Metropolitan Planning Organization

Loveland to Greeley (US 34)

Foundational Project Assumptions

- Details: Enhanced express bus service between Greeley (UNC) and Loveland (Civic Center)
  - On NFRMPO 10-year plan
  - Anticipates improvement to US 34
  - Builds on knowledge from 34-Xpress
  - Assumes Kendall Parkway connection
- 30-min conceptual service plan
- Operating cost estimate ~$3.9m to $4.7m (annually) + fleet



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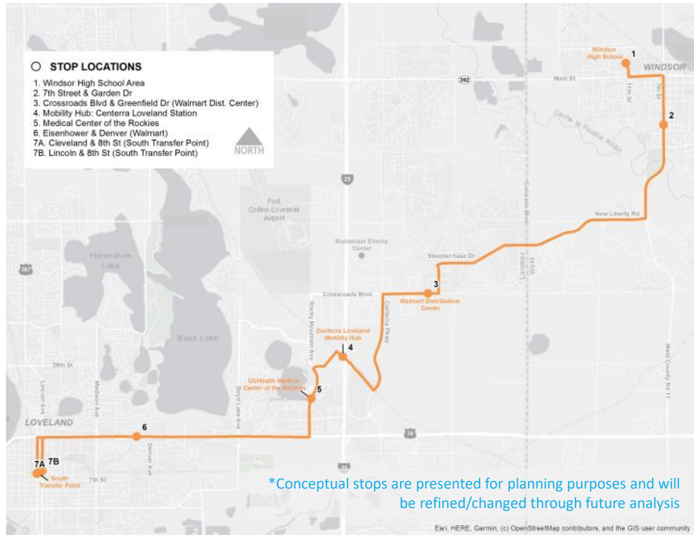
North Front Range Metropolitan Planning Organization

Windsor to Loveland (WCR 17/US 34)

Foundational Project Assumptions

- Enhanced express bus service rapidly developing Windsor communities and Loveland
  - Connection major existing/future employment and residential
  - Assumes Kendall Parkway connection
  - Expansion opportunity to Severance
- 30-min service conceptual service plan
- Operating cost estimate ~$2.7m - $3.9m (annually) + fleet



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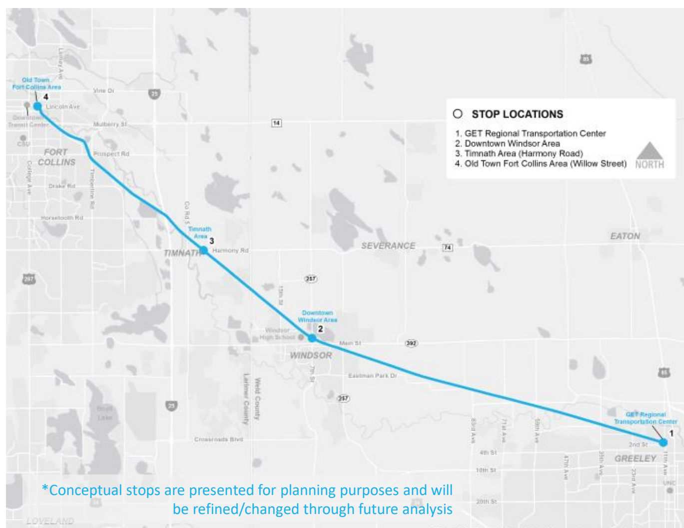
North Front Range Metropolitan Planning Organization

Greeley to Fort Collins (Great Western)

Foundational Project Assumptions

- Build market through improvements to Poudre Express while advancing commuter rail corridor
  - Coordination with OMNITrax
  - Likely higher cost and longer schedule
- Conceptual Service Plan: Peak direction 2-5 trains (varies) peak periods
- Enhance Poudre Express
  - Initial enhancements operating cost estimate ~$857K (annually) + fleet



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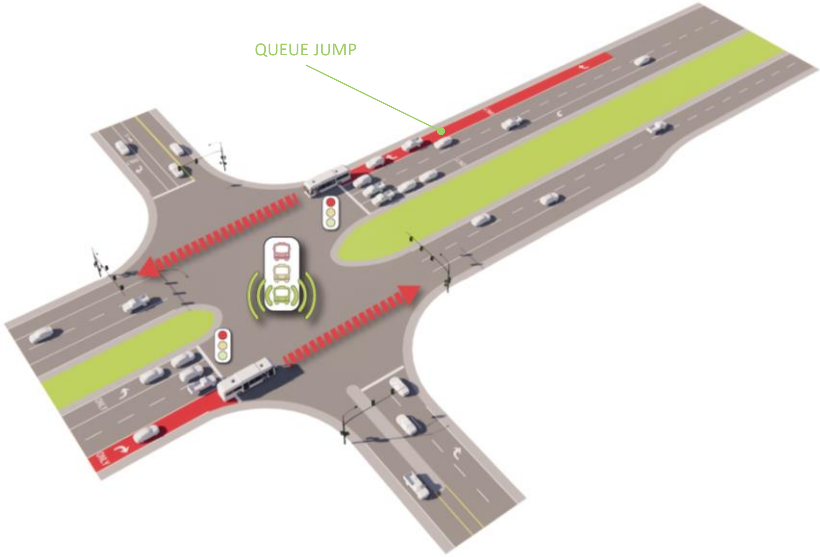
North Front Range Metropolitan Planning Organization

Infrastructure Options – Queue Jump

- Increases bus reliability
- Uses existing turn lanes and priority signals to advance buses
- Organizes bus/vehicle interactions



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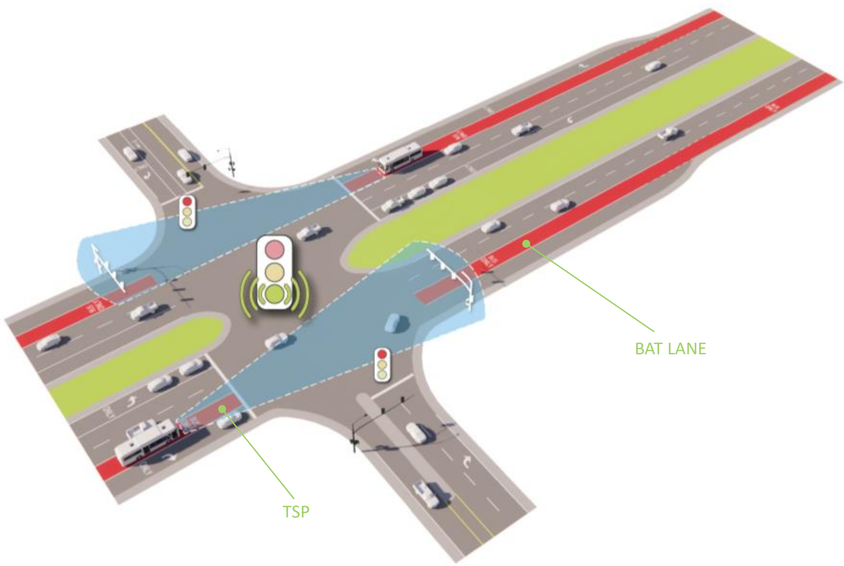
North Front Range Metropolitan Planning Organization

Infrastructure Options – BAT Lanes

- Increases bus reliability
- Outside business access and transit lanes
- Can be retrofitted to existing streets
- Incorporates transit signal priority system
- Improves overall operations



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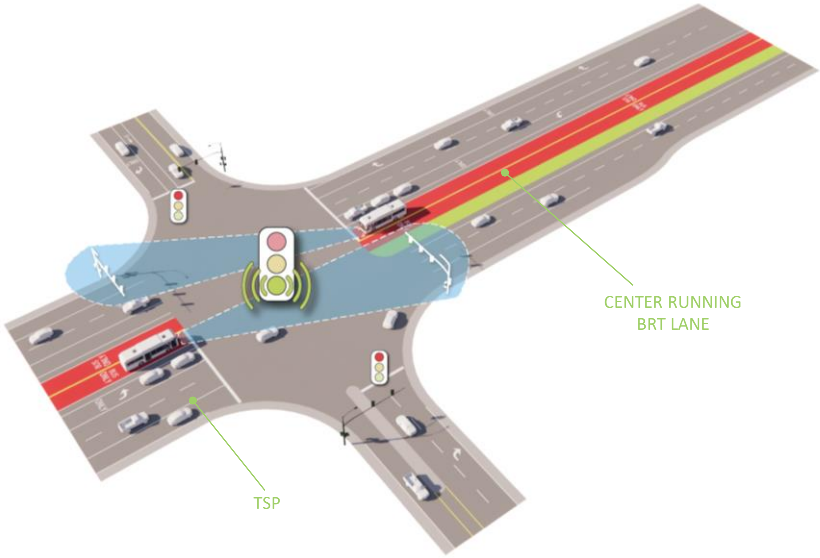
North Front Range Metropolitan Planning Organization

Infrastructure Options – BRT Lanes

- Increases bus reliability
- Uses existing turn lanes and priority signals to advance buses
- Organizes bus/vehicle interactions



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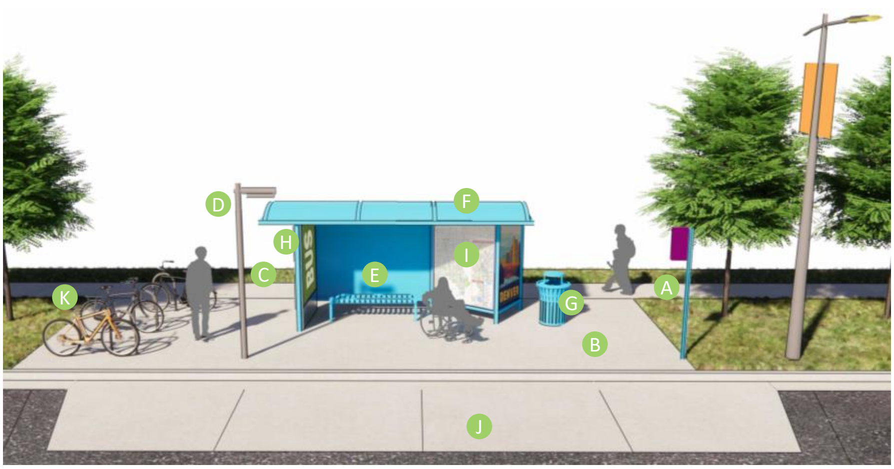
North Front Range Metropolitan Planning Organization

Infrastructure Options – Stop Enhancements



ELEMENT

- A Sign
- B Pedestrian Pad
- C Accessible Sidewalk
- D Lighting (as needed)
- E Bench
- F Shelter
- G Trash Bin
- H Real Time Information
- I System Map
- J Bus Pad
- K Bike Rack

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North Front Range Metropolitan Planning Organization

Infrastructure Options – Commuter Rail

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North Front Range Metropolitan Planning Organization

Governance Options – IGA Focus

Option Simple IGA

Option Complex IGA

Option Independent Entity Created by IGA

IGA varies based on level of complexity, funding sources, and partners involved

GFPAC Goals:

- Keep the approach simple
- Avoid creating more government entities
- The local entities (not the state legislature) should determine what is best for the region
- Take advantage of existing resources, prior investments, and build on current services
- Preserve options for future project delivery
- Provide flexibility
- Continue to work with the Colorado Department of Transportation (CDOT)

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North Front Range Metropolitan Planning Organization

Funding and Finance Opportunities

	FEDERAL	STATE	LOCAL
Option Simple IGA; Option Complex IGA	• FTA – Capital Investments Grants (CIG) Small Starts • USDOT – Local and Regional Project Assistance (RAISE) • USDOT – National Infrastructure Project Assistance (MEGA) • USDOT – Strengthening Mobility and Revolutionizing Transportation (SMART) Grants Program • USDOT – Advanced Transportation Technology and Innovation (ATTAIN)	• Multimodal Transportation and Mitigation Options Fund (MMOF) • FASTER Transit Grants Program (S.B. 09-108) • Front Range Passenger Rail District Opportunities	• Local Funding (Potential) • Developer improvements
Option Independent Entity Created by IGA	• FRA – Consolidated Rail Infrastructure and Safety Improvements (CRISI) • FRA – Railroad Crossing Elimination Grant Program • FTA – CIG New Starts • USDOT – Grants/Nationally Significant Multimodal Freight and Highway Projects (INFRA) • USDOT – RAISE and MEGA • Other IIJA Grant Opportunities	• Front Range Passenger Rail District Opportunities	• Local Funding (Potential) • Developer improvements

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North Front Range Metropolitan Planning Organization

Key Recommendations

RECOMMENDATIONS

- Advance three priority corridors for final planning and funding requests - startup and build transit market
- Integrate transit infrastructure and considerations into planned improvements (capitalize on other improvements)
- Advance infrastructure improvements (intersections, alignment/right-of-way, queue jumps, etc.)
- Further evaluate significant priority and reliability investments including TSP, traffic, BAT, exclusive BRT, etc.

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North Front Range Metropolitan Planning Organization

Next Steps

Planning + Project Development

- Final planning and community engagement
- Final definition of projects, confirming operations and infrastructure

Partnerships for Governance + Funding

- Build on the work of the GFPAC to create a coalition of partners
- Finalize commitments for IGA governance structure and continue planning

Advancing New Service, Design, + Construction

- Continue to build the transit markets and demand
- Advance new bus services as soon as funding is available
- Design and build major infrastructure (rail)

Operations + New Opportunities

- Operate and refine the service based on the data
- Adjust services as necessary to best meet the users needs
- Prioritize and advance new corridors/alignments

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LINKNoCo
UNITING THE NORTH FRONT RANGE

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MEMORANDUM

Date: November 14, 2022
To: Mayor and Town Board
From: Scott Ballstadt, Planning Director
Ian McCargar, Town Attorney
Re: Addition of New Requirements Related to the Regulation of Wells Used for Geologic Sequestration of Carbon Dioxide to the Municipal Code - S. Ballstadt, Director of Planning; I. McCargar, Town Attorney
Item #: 3.

Background / Discussion:
Town Board previously discussed carbon sequestration wells and the draft ordinance at the February 28, 2022 work session in conjunction with a proposal from Front Range Energy described as follows:

"Front Range Energy (FRE) is a local Windsor, Colorado owned manufacturer of fuel ethanol and other high value co-products. FRE is proud to produce a renewable fuel, which displaces foreign sources of energy while enhancing our national security, cleans up tailpipe emissions, creates American and Colorado jobs, and supports our local, regional, and national economies. To meet decarbonization targets and to continue to produce clean burning biofuels, Front Range Energy created Carbon Storage Solutions, LLC (CSS) --a wholly owned subsidiary of FRE-- to manage carbon dioxide emissions from the facility. To that end, CSS seeks to develop a project that will capture the CO2 emissions derived from the ethanol fermentation process and sequester the CO2 proximal to the FRE facility, creating a net-negative transportation fuel. This will be the first Class VI well to capture carbon emissions in Colorado. As part of the Project feasibility, CSS will need to drill and test a single stratigraphic test well to examine the feasibility of the subsurface formations for the geologic storage of carbon dioxide."

Since the February work session, FRE has submitted an application to Colorado Oil and Gas Conservation Commission (COGCC) for the aforementioned test well and is currently awaiting COGCC permit approval. FRE anticipates drilling the test well in November or early December and then begin permitting the Class VI well with EPA in the first quarter of 2023 if they move forward.

The Town Attorney and staff have prepared the attached ordinance in anticipation of the FRE application to EPA for Class VI well permit approval. While EPA regulations will address subsurface activities, the attached ordinance will require a Town-approved site plan to address all surface activities such as traffic, parking, placement and appearance of any structures, etc.

Financial Impact:

Relationship to Strategic Plan:
Area of Focus: Sustainable Infrastructure
Windsor places considerable value on its delivery of energy resources, quality modes of transportation, accurate communication systems, efficient water and waste management, along with our Public Works facilities that maintain these services supporting and enabling the high quality of activities enjoyed by our community.

Recommendation:

Town Board to provide staff direction regarding draft ordinance.

CC:
Dan Sanders, Front Range Energy

Attachments:
1. Draft Ordinance - Wells Used For Geologic Sequestration Of CO_2

TOWN OF WINDSOR

ORDINANCE NO. 2022-[##]

AN ORDINANCE AMENDING CHAPTER 16 OF THE *WINDSOR MUNICIPAL CODE* BY THE ADDITION OF NEW REQUIREMENTS RELATED TO THE REGULATION OF WELLS USED FOR GEOLOGIC SEQUESTRATION OF CARBON DIOXIDE

WHEREAS, the Town of Windsor is a home rule municipality with all powers conferred under Colorado law; and

WHEREAS, the demand for alternative capture and storage of carbon dioxide emissions from industrial activity is increasing in response to the effects of atmospheric carbon emissions;

WHEREAS, the United States Environmental Protection Agency ("EPA") is primarily responsible for the regulation of underground carbon dioxide storage facilities known as "Class VI" wells; and

WHEREAS, the EPA's regulatory reach does not extend to surface impacts of underground carbon dioxide storage, such that the Town is not pre-empted from the regulation of surface effects; and

WHEREAS, recent experience in Windsor suggests that the storage of carbon dioxide underground may be an activity requiring land use regulation at the local level; and

WHEREAS, the Town Board finds that the within Ordinance promotes the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. Chapter 16, Article V of the *Windsor Municipal Code* is hereby amended by the addition of a new sub-section 16-5-60, which shall read as follows:

Sec. 16-5-60. – Wells Used For Geologic Sequestration of Carbon Dioxide.

(a) For purposes of this Section, "Class VI Well" shall mean any underground facility and all related above-ground facilities used for the purpose of sequestering carbon dioxide captured from an industrial or energy-related source, and injected into deep subsurface rock formations for long-term storage.

(b) Any person proposing to establish a Class VI Well shall file a written site plan application with the Town's Community Development

Department on forms approved by the Director of Community Development (or designee). At a minimum, the application shall provide the specific location of the Class VI Well head, a depiction of all surface facilities (including roads) serving the Class VI Well head, the name and address of the Class VI Well operator, and affirmation that all required federal and state regulatory permits have either been obtained or have been applied for.

(c) As a condition of site plan approval under this Section, the Class VI Well operator shall provide copies of all required federal and state regulatory permits issued for the Class VI Well and related facilities.

(d) Upon the Director of Community Development (or designee)'s determination that the foregoing information has been satisfactorily provided, the Director of Community Development (or designee) shall approve a site plan or an amendment to an existing site plan, as the case may be. The Class VI Permit shall remain valid for so long as all required federal and state regulatory permits remain in good standing.

(e) No Class VI Well shall be established without site plan approval or an amendment to an existing site plan, if any, in accordance with this Code.

(f) The Director of Community Development (or designee) shall have the authority to seek injunctive relief to prevent the establishment and operation of any Class VI Well not approved in accordance with this Code.

Section 2. Section 16-1-140 (c) (2) of the *Windsor Municipal Code* is hereby amended by the addition of a new sub-section, which shall read as follows:

m. Class VI wells, as defined in Section 16-5-60 (a) of this Code.

Section 3. Nothing herein shall be construed to give the Town regulatory authority outside of its powers as a Colorado home rule municipality in relation to Class VI Wells, as defined in Section 16-5-60 (a) adopted herein, nor shall this Ordinance be construed to limit the Town's authority as a Colorado home rule municipality as to matters of local concern.

Introduced and passed on first reading and ordered published this 24th day of October, 2022.

TOWN OF WINDSOR, COLORADO

____
Paul Rennemeyer, Mayor

ATTEST:

____
Karen Frawley, Town Clerk

[Seal]

Passed on second reading, and ordered published this 14th day of November, 2022.

TOWN OF WINDSOR, COLORADO

____
Paul Rennemeyer, Mayor

ATTEST:

____
Karen Frawley, Town Clerk

[Seal]

MEMORANDUM

Date: November 14, 2022
To: Mayor and Town Board
From: Dean Moyer
Director of Finance
Re: 2021 Audit Report Presentation - D. Moyer, Finance Director; Randy Watkins, BDO USA , LLP Cerified Public Accountants
Item #: 4.

Background / Discussion:
Randy Watkins of bBDO USA, LLP will be presenting the 2021 Audit wrap up and Draft audit report. The adopting Resolution appears on the Regular Town Board Agenda for tonight's meeting.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:
1. 5.06.02 Town of Windsor 2021 Audit Wrap Up
2. Town of Windsor Draft 11.10.2022

Report to the Town Board

TOWN OF WINDSOR, COLORADO

Audit Wrap Up:
Year Ended December 31, 2021

Contents

QUICK ACCESS TO THE FULL REPORT

The following communication was prepared as part of our audit, has consequential limitations, and is intended solely for the information and use of those charged with governance (e.g., Board of Directors and Audit Committee) and, if appropriate, management of the Town and is not intended and should not be used by anyone other than these specified parties.

Welcome

November 14, 2022

To the Honorable Mayor and Members of the Town Board

Town of Windsor, Colorado

Professional standards require us to communicate with you regarding matters related to the audit, that are, in our professional judgment, significant and relevant to your responsibilities in overseeing the financial reporting process. We presented an overview of our plan for the audit of the financial statements of Town of Windsor, Colorado (the Town) as of and for the year ended December 31, 2021, including a summary of our overall objectives for the audit, and the nature, scope, and timing of the planned audit work.

This communication is intended to elaborate on the significant findings from our audit, including our views on the qualitative aspects of the Town’s accounting practices and policies, management’s judgments and estimates, financial statement disclosures, and other required matters.

We are pleased to be of service to the Town and look forward to meeting with you to discuss our audit findings, as well as other matters that may be of interest to you, and to answer any questions you might have.

Respectfully,

BDO USA, LLP

Executive Summary

Status of Our Audit

We have substantially completed our audit of the financial statements as of and for the year ended December 31, 2021. Our audit was conducted in accordance with auditing standards generally accepted in the United States of America. This audit of the financial statements does not relieve management or those charged with governance of their responsibilities.

- The objective of our audit was to obtain reasonable - not absolute - assurance about whether the financial statements are free from material misstatements.
- The scope of the work performed was substantially the same as that described to you in our earlier Audit Planning communications.
- We expect to issue unmodified opinions on the financial statements.
- Our responsibility for other information in documents containing the Town's audited financial statements does not extend beyond the financial information identified in the audit report, and we are not required to perform procedures to corroborate such other information. However, in accordance with professional standards, we have read the information included by the Town and considered whether such information, or the manner of its presentation, was materially inconsistent with its presentation in the financial statements. Our responsibility also includes calling to management's attention any information that we believe is a material misstatement of fact. We have not identified any material inconsistencies or concluded there are any material misstatements of facts in the other information that management has chosen not to correct.
- All records and information requested by BDO were freely available for our inspection.
- Management's cooperation was excellent. We received full access to all information that we requested while performing our audit, and we acknowledge the full cooperation extended to us by all levels of Town personnel throughout the course of our work.

Results of the Audit

ACCOUNTING PRACTICES, POLICIES, ESTIMATES

The following summarizes the more significant required communications related to our audit concerning the Town's accounting practices, policies, estimates:

The Town's significant accounting practices and policies are those included in Note 1 to the financial statements. These accounting practices and policies are appropriate, comply with generally accepted accounting principles and industry practice, were consistently applied, and are adequately described within Note 1 to the financial statements.

- There were no changes in significant accounting policies and practices during 2021.

Significant estimates are those that require management's most difficult, subjective, or complex judgments, often as a result of the need to make estimates about the effects of matters that are inherently uncertain. The Town's significant accounting estimates, including a description of management's processes and significant assumptions used in development of the estimates, are disclosed in Note 1 of the financial statements.

- Management did not make any significant changes to the processes or significant assumptions used to develop the significant accounting estimates in 2021.

Results of the Audit

QUALITATIVE ASPECTS OF THE TOWN'S FINANCIAL REPORTING

A discussion was held regarding the quality of the Company's financial reporting, which included:

- QUALITATIVE ASPECTS OF SIGNIFICANT ACCOUNTING POLICIES AND PRACTICES
- OUR CONCLUSIONS REGARDING SIGNIFICANT ACCOUNTING ESTIMATES
- SIGNIFICANT UNUSUAL TRANSACTIONS
- FINANCIAL STATEMENT PRESENTATION AND DISCLOSURES
- NEW ACCOUNTING PRONOUNCEMENTS
- ALTERNATIVE ACCOUNTING TREATMENTS

Results of the Audit

CORRECTED AND UNCORRECTED MISSTATEMENTS

There were no corrected misstatements, other than those that were clearly trivial, related to accounts and/or disclosures that we brought to the attention of management.

There were no uncorrected misstatements, other than those that were clearly trivial, related to accounts and/or disclosures that we presented to management.

Internal Control Over Financial Reporting

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

Our consideration of internal control was for the limited purpose described above and was not designed to identify all deficiencies in internal control that might be significant deficiencies or material weaknesses.

We are required to communicate, in writing, to those charged with governance all material weaknesses and significant deficiencies that have been identified in the Town's internal control over financial reporting. The definitions of control deficiency, significant deficiency and material weakness follow:

Category	Definition
Control Deficiency	A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis.
Significant Deficiency	A deficiency or combination of deficiencies in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.
Material Weakness	A deficiency or combination of deficiencies in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented or detected and corrected on a timely basis.

In conjunction with our audit of the financial statements, we noted no material weaknesses.

Additional Required Communications

Other Required Communications

Following is a summary of other required items, along with specific discussion points as they pertain to the Town:

Requirement	Discussion Point
Significant changes to planned audit strategy or significant risks initially identified	There were no significant changes to the planned audit strategy or significant risks initially identified and previously communicated to those charged with governance as part of our Audit Planning communications.
Obtain information from those charged with governance relevant to the audit	There were no matters noted relevant to the audit, including, but not limited to: violations or possible violations of laws or regulations; risk of material misstatements, including fraud risks; or tips or complaints regarding the Town's financial reporting that we were made aware of as a result of our inquiry of those charged with governance.
If applicable, nature and extent of specialized skills or knowledge needed related to significant risks	There were no specialized skills or knowledge needed, outside of the core engagement team, to perform the planned audit procedures or evaluate audit results related to significant risks.

Other Required Communications

Following is a summary of other required items, along with specific discussion points as they pertain to the Town:

Requirement	Discussion Point
Consultations with other accountants	We are not aware of any consultations about accounting or auditing matters between management and other independent public accountants. Nor are we aware of opinions obtained by management from other independent public accountants on the application of generally accepted accounting principles.
Significant findings and issues arising during the audit in connection with the Town's related parties	We have evaluated whether the identified related party relationships and transactions have been appropriately identified, accounted for, and disclosed and whether the effects of the related party relationships and transactions, based on the audit evidence obtained, prevent the financial statements from achieving fair presentation.
Significant findings or issues arising during the audit that were discussed, or were the subject of correspondence, with management	There were no significant findings or issues arising during the audit that were discussed, or were the subject of correspondence, with management.

Other Required Communications

Following is a summary of other required items, along with specific discussion points as they pertain to the Town:

Requirement	Discussion Point
Disagreements with management	There were no disagreements with management about matters, whether or not satisfactorily resolved, that individually or in aggregate could be significant to the Town's financial statements or to our auditor's report.
Significant difficulties encountered during the audit	There were no significant difficulties encountered during the audit.
Matters that are difficult or contentious for which the auditor consulted outside the engagement team	There were no difficult or contentious matters that we consulted with others outside the engagement team that we reasonably determined to be relevant to those charged with governance regarding their oversight of the financial reporting process.

Other Required Communications

Following is a summary of other required items, along with specific discussion points as they pertain to the Town:

Requirement	Discussion Point
If applicable, other matters significant to the oversight of the Town's financial reporting process, including complaints or concerns regarding accounting or auditing matters	There are no other matters that we consider significant to the oversight of the Town's financial reporting process that have not been previously communicated.
Representations requested from management	Please refer to the management representation letter.

Independence

Our engagement letter to you dated November 3, 2021, describes our responsibilities in accordance with professional standards and certain regulatory authorities with regard to independence and the performance of our services. This letter also stipulates the responsibilities of the Town with respect to independence as agreed to by the Town. Please refer to that letter for further information.

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BASIC FINANCIAL STATEMENTS

TOWN OF WINDSOR COLORADO

TOWN OF WINDSOR, COLORADO

STATEMENT OF NET POSITION

December 31, 2021

	Primary Government			Component Unit
	Governmental Activities	Business-Type Activities	Total	Downtown Development Authority
Assets				
Cash and cash equivalents	$ 12,426,878	$ 5,466,640	$ 17,893,518	$ 242,023
Investments	52,167,448	81,142,050	133,309,498	-
Receivables	13,471,748	701,705	14,173,453	-
Prepaid items	-	-	-	-
Internal balances	26,140,082	(26,140,082)	-	5,000
Restricted assets:				
Investments	146,499	-	146,499	-
Capital assets, not being depreciated	13,573,496	61,706,778	75,280,274	1,281,912
Capital assets, being depreciated, net	129,770,522	108,411,270	238,181,792	328,312
Net pension Asset	402,744	-	402,744	-
Total assets	248,099,417	231,288,361	479,387,778	1,857,247
Deferred outflows of resources				
Deferred loss on refunding	-	-	-	-
Deferred outflows of resources - pensions	654,242	-	654,242	-
Total deferred outflows of resources	654,242	-	654,242	-
Liabilities				
Accounts payable and other liabilities	2,654,803	856,134	3,510,937	1,796
Accrued payroll	475,431	26,645	502,076	-
Accrued interest payable	40,312	6,069	46,381	-
Noncurrent liabilities:				
Due within one year				
Bonds and loans payable	1,511,231	726,447	2,237,678	-
Accrued compensated absences	571,833	51,309	623,142	-
Due in more than one year				
Bonds and loans payable	13,093,478	6,390,197	19,483,675	-
Accrued compensated absences	246,389	36,680	283,069	-
Total liabilities	18,593,477	8,093,481	26,686,958	1,796
Deferred inflows of resources				
Deferred revenue - property taxes	9,077,238	-	9,077,238	-
Deferred gain on refunding	175,062	-	175,062	-
Deferred inflows of resources - pensions	479,947	-	479,947	-
Total deferred inflows of resources	9,732,247	-	9,732,247	-
Net position				
Net investment in capital assets	128,564,247	163,001,404	291,565,651	1,610,224
Restricted for:				
Capital projects	42,420,276	-	42,420,276	-
TABOR emergency reserve	1,811,638	-	1,811,638	-
Parks and recreation	851,132	-	851,132	-
Operations and maintenance	-	1,250,000	1,250,000	-
Pensions	402,744	-	402,744	
Unrestricted	46,377,899	58,943,476	105,321,375	245,227
Total net position	$ 220,427,936	$ 223,194,880	$ 443,622,816	$ 1,855,451

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

TOWN OF WINDSOR, COLORADO

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2021

Functions/programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions
Governmental activities:				
General government	$ 6,583,926	$ 5,890,110	$ -	$ -
Public safety	7,935,270	203,333	-	-
Public works	12,361,033	2,212,929	1,626,511	1,585,471
Parks, recreation and culture	8,867,147	6,681,783	1,722,028	-
Community development	960,519	-	4,285,348	-
Safety and loss control	20,287	-	-	-
Small equipment and maintenance	3,413,918	-	155,628	-
Interest on long-term debt	414,301	-	-	-
Total governmental activities	40,556,401	14,988,155	7,789,515	1,585,471
Business-type activities:				
Water	6,192,194	7,432,178	-	9,660,911
Sewer	2,732,420	3,029,528	-	5,753,440
Storm drainage	946,116	477,864	-	2,604,837
Total business-type activities	9,870,730	10,939,570	-	18,019,188
Total primary government	$ 50,427,131	$ 25,927,725	$ 7,789,515	$ 19,604,659
Component unit				
Downtown Development Authority	$ 380,247	$ -	$ 54,431	$ -
General revenues				
Taxes:				
Property taxes				
Sales and use taxes				
Franchise taxes				
Other taxes				
Earnings on investments				
Gain on disposal of capital assets				
Other revenues				
Subtotal general revenues				
Transfers in (out)				
Total general revenues and transfers				
Changes in net position				
Net position at beginning of year				
Net position at end of year				

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

TOWN OF **WINDSOR,** COLORADO

STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2021

Net (Expense) Revenue and Changes in Net Position			
Primary Government			Component Unit
Governmental Activities	Business-Type Activities	Total	Downtown Development Authority
$ (693,816)	$ -	$ (693,816)	$ -
(7,731,937)	-	(7,731,937)	-
(6,936,122)	-	(6,936,122)	-
(463,336)	-	(463,336)	-
3,324,829	-	3,324,829	-
(20,287)	-	(20,287)	-
(3,258,290)	-	(3,258,290)	-
(414,301)	-	(414,301)	-
(16,193,260)	-	(16,193,260)	-
-	10,900,895	10,900,895	-
-	6,050,548	6,050,548	-
-	2,136,585	2,136,585	-
-	19,088,028	19,088,028	-
(16,193,260)	19,088,028	2,894,768	-
-	-	-	(325,816)
9,627,986	-	9,627,986	135,072
30,727,506	-	30,727,506	-
1,981,486	-	1,981,486	-
698,503	-	698,503	-
991,385	550,400	1,541,785	115
51,130	-	51,130	-
830,708	130,692	961,400	474,936
44,908,704	681,092	45,589,796	610,123
1,048,870	(1,135,304)	(86,434)	-
45,957,574	(454,212)	45,503,362	610,123
29,764,314	18,633,816	48,398,130	284,307
190,663,622	204,561,064	395,224,686	1,571,144
$ 220,427,936	$ 223,194,880	$ 443,622,816	$ 1,855,451

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

TOWN OF **WINDSOR,** COLORADO
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2021

	General	Capital Improvement	Community Recreation Center Expansion	Other Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	$ -	$ -	$ -	$ 10,216,627	$ 10,216,627
Investments	8,955,099	42,705,823	360,934	145,592	52,167,448
Receivables	11,476,645	1,121,172	632,802	222,963	13,453,582
Interfund receivable	20,102,773	-	13,727,752	9,893,197	43,723,722
Total assets	$ 40,534,517	$ 43,826,995	$ 14,721,488	$ 20,478,379	$ 119,561,379
Liabilities, deferred inflows of resources and fund balances					
Liabilities					
Accounts and retainage payable	$ 691,516	$ 629,342	$ 139,039	$ 450,558	$ 1,910,455
Accrued payroll	423,210	-	40,232	11,989	475,431
Other liabilties	675,444	-	-	-	675,444
Interfund payable	-	14,471,536	-	-	14,471,536
Total liabilities	1,790,170	15,100,878	179,271	462,547	17,532,866
Deferred inflows of resources					
Deferred revenue - property taxes	9,077,238	-	-	-	9,077,238
Fund balances					
Restricted for emergencies	831,423	633,011	215,047	132,157	1,811,638
Restricted for capital improvements	-	28,093,106	14,327,170	-	42,420,276
Restricted for parks and recreation	-	-	-	851,132	851,132
Assigned for parks and recreation	-	-	-	19,032,543	19,032,543
Unassigned	28,835,686	-	-	-	28,835,686
Total fund balances	29,667,109	28,726,117	14,542,217	20,015,832	92,951,275
Total liabilities, deferred inflows of resources and fund balances	$ 40,534,517	$ 43,826,995	$ 14,721,488	$ 20,478,379	$ 119,561,379

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

TOWN OF WINDSOR, COLORADO

RECONCILIATION OF THE GOVERNMENTAL FUNDS
BALANCE SHEET WITH THE GOVERNMENT-WIDE STATEMENT OF NET POSITION

December 31, 2021

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

Total fund balances - governmental funds		$ 92,951,275
Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in the governmental funds.		
The cost of capital assets, net of accumulated depreciation		136,586,798
The deferred loss on refunding is not a current financial resource and the deferred gain on refunding is not a current obligation. Therefore, these are not reported in the governmental funds.		
Deferred loss on refunding	$ -	
Deferred gain on refunding	(175,062)	(175,062)
Pension asset and related deferred inflows and deferred outflows of resources are not current financial resources and, therefore, are not reported in the fund financial statements.		
Net pension asset	$ 402,744	
Deferred outflows of resources relating to pensions	654,242	
Deferred inflows of resources relating to pensions	(479,947)	577,039
Long-term liabilities, including bonds payable, are not due and payable from the current financial resources and, therefore, are not reported as liabilities in the funds. Long-term liabilities at year-end consist of:		
Long-term debt	$ (12,168,800)	
Premium on bonds	(6,477)	
Accrued interest payable	(40,312)	
Accrued compensated absences	(764,614)	(12,980,203)
Internal service funds are used by management to charge the cost of services to individual funds. The assets and liabilities of the internal service funds are included in governmental activities in the Statement of Net Position.		3,468,088
Total net position of governmental activities		$ 220,427,935

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

TOWN OF WINDSOR, COLORADO

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

For the Year Ended December 31, 2021

	General	Capital Improvement	Community Recreation Center Expansion	Other Governmental Funds	Total Governmental Funds
Revenues					
Taxes	$ 22,209,563	$ 13,345,508	$ 5,898,347	$ 1,582,063	$ 43,035,481
Licenses and permits	1,991,075	-	-	-	1,991,075
Intergovernmental	1,626,511	155,628	-	681,887	2,464,026
Grants and contributions	4,285,348	1,579,231	11,270	1,028,871	6,904,720
Charges for services	1,453,695	5,890,110	1,257,100	4,190,689	12,791,594
Fines and forfeitures	205,486	-	-	-	205,486
Earnings on investments	131,173	859,124	328	731	991,356
Miscellaneous	96,582	849,995	1,195	-	947,772
Total revenues	31,999,433	22,679,596	7,168,240	7,484,241	69,331,510
Expenditures					
Current:					
General government	5,610,338	-	-	-	5,610,338
Public safety	7,491,542	-	-	-	7,491,542
Public works	5,889,610	-	-	-	5,889,610
Parks, recreation and culture	4,097,735	-	2,100,005	1,184,934	7,382,674
Community development	462,148	-	-	-	462,148
Safety and loss control	20,232	-	-	-	20,232
Small equipment and maintenance	-	4,353,582	-	-	4,353,582
Debt service					
Principal	-	-	1,002,000	360,000	1,362,000
Interest	-	-	326,570	27,237	353,807
Capital outlay	1,200,000	9,905,662	245,124	2,183,968	13,534,754
Total expenditures	24,771,605	14,259,244	3,673,699	3,756,139	46,460,687
Revenues over expenditures	7,227,828	8,420,352	3,494,541	3,728,102	22,870,823
Other financing sources (uses)					
Transfers in	2,389,327	-	-	-	2,389,327
Transfers out	(286,434)	(658,094)	(271,521)	(269,488)	(1,485,537)
Total other financing sources (uses)	2,102,893	(658,094)	(271,521)	(269,488)	903,790
Net changes in fund balances	9,330,721	7,762,258	3,223,020	3,458,614	23,774,613
Fund balance at beginning of year	20,336,388	20,963,859	11,319,197	16,557,218	69,176,662
Fund balance at end of year	$ 29,667,109	$ 28,726,117	$ 14,542,217	$ 20,015,832	$ 92,951,275

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

TOWN OF WINDSOR, COLORADO

RECONCILIATION OF THE GOVERNMENTAL FUNDS STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES WITH THE GOVERNMENT-WIDE STATEMENT OF ACTIVITIES

For the Year Ended December 31, 2021

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

Total net change in fund balance - governmental funds.		$ 23,774,613
Capital outlays to purchase or build capital assets are reported in governmental funds as expenditures. However, for governmental activities those costs are shown in the Statement of Net Position and allocated over their estimated useful lives as annual depreciation expense in the Statement of Activities. This is the amount by which depreciation expense exceeded capital outlay during the period:		
Capital outlay	$ 12,931,394	
Contributed assets	1,519,638	
Depreciation expense	(9,978,207)	4,472,825
The repayment of bond principal is an expenditure in the Statement of Revenues, Expenditures and Changes in Fund Balances. However, these are reflected as reductions of liabilities in the Statement of Net Position and do not affect the Statement of Activities.		1,362,000
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. This includes the accretion of bond premium and the amortization of the deferred loss on refunding and the deferred gain on refunding.		37,050
Increase in accrued interest payable reflected as an expense on the Statement of Activities and not reflected as an expense on the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances.		(2,322)
Increase in accrued compensated absences reflected as a reduction of expense on the Statement of Activities and not reflected in the governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances.		(73,364)
Pension expense resulting from changes in the Town's defined benefit retirement plan account balances is recognized on the Statement of Activities and not included in the fund financial statements.		29,480
Internal service funds are used by management to charge the cost of services to individuals funds. The net revenue of certain activities of internal service funds is reported with governmental activities.		164,031
Change in net position of governmental activities		$ 29,764,313

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

TOWN OF **WINDSOR,** COLORADO

STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2021

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water	Sewer	Storm Drainage	Total	Internal Service Funds
Assets					
Current assets					
Cash and cash equivalents	$ -	$ 269,229	$ 5,197,411	$ 5,466,640	$ 2,210,251
Investments	77,321,654	3,369,212	451,184	81,142,050	-
Interfund receivable	577,953	16,732,814	535,041	17,845,808	-
Intergovernmental receivable	82,241	$ -	-	82,241	-
Accounts receivable	347,805	225,613	46,046	619,464	18,166
Total current assets	78,329,653	20,596,868	6,229,682	105,156,203	2,228,417
Noncurrent assets					
Restricted investments	-	-	-	-	146,499
Capital assets:					
Land	6,529,300	84,083	666,106	7,279,489	157,853
Water rights	40,653,335	-	-	40,653,335	-
Utility system	53,327,507	52,250,101	30,171,231	135,748,839	-
Buildings and improvements	3,627,714	5,694,826	-	9,322,540	4,994,533
Machinery and equipment	912,725	2,981,305	46,382	3,940,412	12,669,577
Construction in progress	8,356,637	2,246,335	2,459,700	13,062,672	-
Less: accumulated depreciation	(14,636,548)	(18,711,399)	(6,541,292)	(39,889,239)	(11,064,743)
Total capital assets, net	98,770,670	44,545,251	26,802,127	170,118,048	6,757,220
Total noncurrent assets	98,770,670	44,545,251	26,802,127	170,118,048	6,903,719
Total assets	177,100,323	65,142,119	33,031,809	275,274,251	9,132,136
Liabilities					
Current liabilities					
Interfund payable	44,555,026	-	-	44,555,026	2,542,968
Accounts payable	76,454	169,041	24,459	269,954	25,877
Accrued liabilities	117,857	26,220	474,817	618,894	43,027
Accrued compensated absences - current	8,960	34,477	7,872	51,309	-
Loans payable - current	498,277	196,268	-	694,545	111,231
Total current liabilities	45,256,574	426,006	507,148	46,189,728	2,723,103
Noncurrent liabilities					
Accrued compensated absences	10,820	25,860	-	36,680	53,608
Loans payable	5,387,235	1,034,865	-	6,422,100	2,318,201
Total noncurrent liabilities	5,398,055	1,060,725	-	6,458,780	2,371,809
Total liabilities	50,654,629	1,486,731	507,148	52,648,508	5,094,912
Net position					
Net investment in capital assets	92,885,158	43,314,118	26,802,127	163,001,403	4,388,981
Restricted for operations and maintenance	-	1,250,000	-	1,250,000	-
Unrestricted	33,560,536	19,091,270	5,722,534	58,374,340	(351,757)
Total net position	$ 126,445,694	$ 63,655,388	$ 32,524,661	222,625,743	$ 4,037,224
Amounts reported for business-type activities in the Statement of Net Position are different because of the cumulative portion of internal service funds net operating income attributed to business-type activities				569,136	
				$ 223,194,879	

TOWN OF WINDSOR, COLORADO

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2021

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water	Sewer	Storm Drainage	Total	Internal Service Funds
Operating revenues					
Charges for services	$ 6,047,997	$ 3,029,528	$ 477,864	$ 9,555,389	$ 5,047,690
Insurance recoveries	-	-	-	-	9,916
Miscellaneous	1,384,181	-	-	1,384,181	3,712
Total operating revenues	7,432,178	3,029,528	477,864	10,939,570	5,061,318
Operating expenses					
Wages and benefits	376,929	509,485	104,705	991,119	1,421,640
Operating costs	4,490,107	1,015,649	251,442	5,757,198	2,034,848
Depreciation	1,150,614	1,183,389	591,484	2,925,487	1,408,051
Total operating expenses	6,017,650	2,708,523	947,631	9,673,804	4,864,539
Operating income (loss)	1,414,528	321,005	(469,767)	1,265,766	196,779
Nonoperating revenues (expenses)					
Earnings on investments	546,545	3,363	492	550,400	29
Gain on disposal of capital assets	-	-	-	-	51,130
Grant revenue	-	-	-	-	6,240
Interest expense	(178,317)	(27,923)	-	(206,240)	(95,222)
Total nonoperating revenues (expenses)	368,228	(24,560)	492	344,160	(37,823)
Income (loss) before contributions and transfers	1,782,756	296,445	(469,275)	1,609,926	158,956
Capital contributions	9,660,911	5,753,440	2,604,837	18,019,188	-
Transfers in	265,702	-	-	265,702	145,080
Transfers out	(904,091)	(496,915)	-	(1,401,006)	-
Change in net position	10,805,278	5,552,970	2,135,562	18,493,810	304,036
Net position at beginning of year	115,640,416	58,102,418	30,389,099	204,131,933	3,733,188
Net position at end of year	$ 126,445,694	$ 63,655,388	$ 32,524,661	222,625,743	$ 4,037,224

Amounts reported for business-type activities in the Statement of Activities are different because

Internal service funds increase to expenses for costs in excess of charges to the business-type activities	140,006
	$ 18,633,816

Draft

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

TOWN OF WINDSOR, COLORADO

STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2021

	Business-Type Activities - Enterprise Funds				Governmental Activities
	Water	Sewer	Storm Drainage	Total	Internal Service Funds
Cash flows from operating activities					
Cash received from customers	$ 6,060,291	$ 3,045,640	$ 489,501	$ 9,595,432	$ 5,165,289
Other receipts	1,384,181	-	-	1,384,181	13,628
Cash payments to suppliers	(4,613,967)	(1,804,823)	(65,122)	(6,483,912)	(2,121,634)
Cash payments to employees	(370,857)	(502,341)	(96,833)	(970,031)	(1,409,554)
Net cash flows from operating activities	2,459,648	738,476	327,546	3,525,670	1,647,729
Cash flows from non-capital financing activities					
Grant revenue	-	-	-	-	6,240
Change in interfund payable	62,630	-	-	62,630	5
Change in interfund receivable	17,771,482	(6,584,784)	-	11,186,698	-
Transfers from other funds	265,702	-	-	265,702	145,080
Transfers to other funds	(904,091)	(496,915)	-	(1,401,006)	-
Net cash flows from non-capital financing activities	17,195,723	(7,081,699)	-	10,114,024	151,325
Cash flows from capital and related financing activities					
Capital contributions	9,161,113	3,613,905	1,821,760	14,596,778	-
Principal paid on debt	(514,102)	(196,268)	-	(710,370)	(118,731)
Interest paid on debt	(178,317)	(27,924)	-	(206,241)	(95,292)
Proceeds from sale of capital assets	-	-	-	-	-
Acquisition of capital assets	(4,733,463)	(2,285,845)	(212,839)	(7,232,147)	(910,732)
Net cash flows from capital and related financing activities	3,735,231	1,103,868	1,608,921	6,448,020	(1,124,755)
Cash flows from investing activities					
Proceeds from sales of investments	12,503,124	-	-	12,503,124	-
Purchases of investments	(40,133,187)	(2,720)	(353)	(40,136,260)	-
Net change in restricted cash	-	-	-	-	(29)
Earnings on investments	546,545	3,363	492	550,400	30
Net cash flows from investing activities	(27,083,518)	643	139	(27,082,736)	1
Net change in cash and cash equivalents	(3,692,916)	(5,238,712)	1,936,606	(6,995,022)	674,300
Cash and cash equivalents at beginning of year	3,692,916	5,507,941	3,260,805	12,461,662	1,535,951
Cash and cash equivalents at end of year	$ -	$ 269,229	$ 5,197,411	$ 5,466,640	$ 2,210,251
Reconciliation of operating income (loss) to net cash flows from operating activities					
Operating income (loss)	$ 1,414,528	$ 321,005	$ (469,767)	$ 1,265,766	$ 196,779
Adjustments to reconcile operating income (loss) to net cash flows from operating activities:					
Depreciation expense	1,150,614	1,183,389	591,484	2,925,487	1,408,051
Changes in operating assets and liabilities:					
Accounts receivable	12,294	16,112	11,560	39,966	117,599
Accounts payable and accrued expenses	(117,788)	(782,030)	194,269	(705,549)	(74,700)
Net cash flows from operating activities	$ 2,459,648	$ 738,476	$ 327,546	$ 3,525,670	$ 1,647,729
Non-cash investing, capital and financing activities					
Contributed capital assets	$ 499,798	$ 2,139,535	$ 783,077	$ 3,422,410	$ -
Capital assets acquired with capital lease	$ -	$ -	$ -	$ -	$ -

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

Note 1 - Summary of Significant Accounting Policies

The financial statements of the Town of Windsor (the "Town") have been prepared in conformity with accounting principles generally accepted in the United States of America ("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.

Reporting Entity

The Town was incorporated in 1890 and adopted its Home Rule Charter during 2003 (the "Charter"). The Charter provides that the Mayor shall be the chief executive officer of the Town, the Town Board shall be the policy making authority, and a Town Manager, to be appointed by the Town Board, shall be the chief administrative official of the Town. The following services are authorized by its charter: general administrative services, public safety (police protection), public works, culture, parks and recreation, community development and water and sewer services.

As defined by GAAP established by the GASB, the financial reporting entity consists of the primary government, as well as component units, which are legally separate organizations for which elected officials of the primary government are financially accountable. Financial accountability is defined as:

1) Appointment of a voting majority of the component unit's governing board, and either, a) the ability to impose its will by the primary government, or b) there is a potential for the component unit to provide specific financial benefits to, or impose specific financial burdens on, the primary government; or

2) Fiscal dependency on the primary government and there is a potential for the organization to provide specific benefits to, or impose specific financial burdens on the primary government regardless of whether the organization has (1) a separately elected governing board, (2) a governing board appointed by a higher level of government or (3) a jointly appointed board.

Based on the application of these criteria, the following component units are included in the Town's reporting entity.

Discretely Presented Component Unit
The Windsor Downtown Development Authority ("DDA") was formed in January 2011 by a vote of the downtown business and property owners, and officially approved and adopted as an organization by the Town Board on February 28, 2011. Comprised of a seven member board of directors plus a representative from the Town Board, the DDA is dedicated to revitalizing downtown Windsor while preserving the history and heritage of this thriving community. In November 2011, the Town entered into an intergovernmental agreement with the DDA to provide funding through 2016 from sales tax revenue generated within the DDA boundaries. In March 2016, the Town amended its agreement with the DDA to provide funding through 2021 from sales tax generated within the DDA boundaries. The revenue received from the DDA is from the sales tax revenue and other revenues received from the Town; therefore, the DDA is considered a discretely presented component unit of the Town. Separate financial statements are not issued for the DDA.

Blended Component Unit
The Windsor Building Authority (the "Authority") was created as a nonprofit corporation under Colorado law on February 21, 2009. The Authority was created for the purpose of assisting with projects that are beneficial to the Town, such as borrowing or lending funds to assist in the building of Town facilities. Members of the Board of Directors of the Authority are appointed by the Town Board and provide services entirely to the Town. The Town has the ability to modify or approve the Authority's annual operating budget. The Town also has the ability to appoint, hire, reassign, or dismiss those individuals responsible for the day-to-day operations of the Authority. Separate financial statements are not issued for the Authority.

Basic Financial Statements

The basic financial statements include both government-wide financial statements (based on the Town as a whole) and fund financial statements. Both the government-wide and fund financial statements categorize activities as either governmental activities or business-type activities. In the government-wide Statement of Net Position, both the governmental and business-type activities columns (a) are presented on a consolidated basis by column, and (b) are reported on a full accrual economic resource basis, which incorporates long-term assets and receivables as well as long-term debt and obligations.

The government-wide Statement of Activities demonstrates the degree to which the direct expenses of a given function or activity are offset by program revenues. Direct expenses are those that are clearly identifiable within a specific function or activity. 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 activity, and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or activity. Taxes and other items not properly included among program revenues are reported instead as general revenues.

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

Measurement focus refers to what is being measured and basis of accounting refers to when revenues and expenses or expenditures are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurement made, regardless of the measurement focus applied. The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recognized when earned and expenses are recognized when a liability is incurred, regardless of the time of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Available means 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 current fiscal period. Cost reimbursement grant revenues are considered to be available at the point the expenditure is incurred. Expenditures are recorded when a liability is incurred, as under accrual accounting. Debt service expenditures and expenditures related to compensated absences and claims and judgments are recorded only when payment is due.

Property, franchise, and sales taxes and investment income (including unrealized gains and losses) are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when the government receives cash.

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), and the capital projects fund. The following are the Town's major and nonmajor governmental funds:

General Fund - The General Fund (a major fund) is the Town's general operating fund and is used to account for all financial transactions except those required to be accounted for in another fund. Major revenue sources include local property, sales, and franchise taxes and other intergovernmental revenues. Expenditures include all costs associated with the daily operation of general government, public safety, public works, parks and recreation and community development.

Capital Improvement Fund – This major fund is a capital projects fund type which is established to account for financial resources segregated for the acquisition or construction of capital facilities other than those financed by enterprise operations.

Community Recreation Center Expansion Fund – This major fund is a special revenue fund type which is funded by a voter-approved increase in sales and use taxes. The expenditures represent the construction of and equipping the Windsor Community Recreation Center expansion. In addition, funds will be used to repay the debt obligations and operating and maintaining the Recreation Center. Management has elected to report this fund as a major fund due to the significant revenue being derived from the voter-approved sales and use taxes.

Park Improvement Fund – This nonmajor fund is a special revenue fund type which is established to account for revenues derived from specific taxes or other earmarked revenue sources which finance specific activities as required by law or administrative action, primarily park improvement fees.

Community Recreation Center Fund – This nonmajor fund is a special revenue fund type which is funded by sales tax, construction use tax, grants, and facility user fees. The expenditures represent operating expenses and cost of construction.

Conservation Trust Fund – This nonmajor special revenue fund was established to account for revenues derived from earmarked revenue sources which finance specific activities as required by law or administrative action.

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

The Town's major enterprise funds are the Water, Sewer and Storm Drainage Funds. These funds account for the financial transactions related to the water, sewer and storm drainage service operations of the Town.

Internal service funds account for operations that provide services to other departments or agencies of the Town, or to other governments, on a cost-reimbursement basis. The Town has four internal service funds: the Fleet Management Fund, Information Technology Fund, Facility Service Fund, and the Windsor Building Authority.

There are no fiduciary funds included in this report.

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

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Water, Sewer, and Storm Drainage funds and the government's internal service funds are charges to customers for sales and services. Operating expenses include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

Budgets and Budgetary Accounting

An annual budget and appropriation resolution is adopted by the Town Board in accordance with Colorado state statutes. Budgets are adopted on a basis consistent with GAAP, except for the following: proceeds from long-term debt are budgeted as revenue in the proprietary funds; note, lease and bond principal payments are budgeted as expenses in the proprietary funds; and purchases of capital assets are budgeted as capital outlay expenses in the proprietary funds.

On or about October 15, the Town staff 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. Also, public hearings are conducted at a special meeting and at regular Town Board meetings to obtain taxpayer comments. Prior to December 15, the budget is legally adopted by the Town Board.

Colorado law requires that all funds have legally adopted budgets and total expenditures for each fund cannot exceed the amount appropriated. The fund level of classification is the level of classification at which expenditures may not legally exceed appropriations.

All appropriations lapse at the end of each fiscal year. Appropriations for a fund may be increased provided they are offset by unanticipated resources.

Budgeted amounts reported in the accompanying financial statements are as originally adopted and as amended by the Town Board throughout the year. Following is a summary of the original budget, total revisions and revised budget for the year ended December 31, 2021:

	Original Budget	Total Revisions	Revised Budget
Governmental funds:			
General fund	$ 24,875,288	$ 1,255,361	$ 26,130,649
Special revenue funds:			
Community recreation center expansion fund	1,683,724	-	1,683,724
Community recreation center fund	1,683,724	-	1,683,724
Park improvement fund	5,222,021	-	5,222,021
Conservation trust fund	520,000	-	520,000
Capital projects funds:			
Capital improvements fund	19,711,638	1,519,638	21,231,276
Business-type funds:			
Water fund	13,162,405	499,798	13,662,203
Sewer fund	11,580,648	-	11,580,648
Storm drainage fund	1,905,618	783,077	2,688,695
Internal service funds:			
Fleet management fund	1,361,488	228,857	1,590,345
Information technology fund	2,716,366	-	2,716,366
Windsor building authority	145,080	15	145,095
Facility service fund	752,956	-	752,956
Total funds	$ 85,320,956	$ 4,286,746	$ 89,607,702

Cash, Cash Equivalents and Temporary Investments

To improve cash management, cash received by the Town is pooled and invested. Monies for all funds are maintained in this pool. Individual fund integrity is maintained through the Town's records. Investments of the Town's cash management pool and investments with an original maturity of three months or less at the time they are purchased by the Town are presented on the financial statements as cash equivalents. Investments with an initial maturity of more than three months that were not purchased from the pool are reported as investments.

Investments

Investments are stated at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*, based on quoted market values, with the exception of certain external investment pools. These are stated at net asset value or amortized cost.

Short-Term Interfund Receivables/Payables

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables, if any, are classified as internal balances on the government-wide Statement of Net Position and, classified as interfund receivables or interfund payables on the Balance Sheet (see Note 4).

Bond Premiums, Discounts and Issuance Costs

In the governmental fund statements, bond premiums, discounts, and issuance costs are recognized as current period revenues and/or expenditures. Bond premiums and discounts in the government-wide and proprietary fund statements are deferred and amortized over the life of the bonds using the straight-line method, which approximates the effective-interest method. Issuance costs are expensed as incurred, while bond premiums and discounts are netted against the related debt.

Capital Assets

Capital assets, which include land, buildings, equipment, vehicles, and furniture and fixtures, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the Town as assets with an initial, individual cost of more than $5,000 and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets, donated works of arts or similar items, and capital assets received in a service concession arrangement are reported at acquisition value at the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Property and equipment of the Town is depreciated using the straight-line method over the following estimated useful lives:

Description	Governmental Activities	Business-Type Activities
Site improvements	20 years	N/A
Buildings and improvements	20 years	N/A
Streets and improvements	20 years	N/A
Parks and improvements	20 years	N/A
Machinery and equipment	10 years	5 years
Furniture and fixtures	10 years	N/A
Utility systems	N/A	5 - 50 years

Impairment of Capital Assets

GASB Statement No. 42, *Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries,* establishes accounting and financial reporting standards for impairment of capital assets. A capital asset is considered impaired when its service utility has declined significantly and unexpectedly. The Town is required to evaluate prominent events or changes in circumstances affecting capital assets to determine whether impairment of a capital asset has occurred. Management of the Town has determined that there are no indications of impairment of capital assets as of December 31, 2021.

Accrued Compensated Absences Payable

In accordance with the provisions of the GASB Statement No. 16, *Accounting for Compensated Absences*, vested or accumulated vacation pay that is expected to be liquidated with expendable available financial resources is reported as an expenditure and a fund liability of the governmental fund that will pay it. Amounts of vested or accumulated vacation pay that are not expected to be liquidated with expendable available financial resources are reported on the government-wide financial statements. Compensated absences are reported in governmental funds only if they have matured.

Accrued Liabilities and Long-Term Obligations

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

In general, except for accrued compensated absences, 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 financial resources. In general, payments made within sixty days after year-end are considered to have been made with current available financial resources. Bonds payable, accrued compensated absences, and other long-term obligations that will be paid from governmental funds are not recognized as a liability in the fund financial statements until they become due.

Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Net Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. The Town reports deferred outflows of resources for the deferred loss on refunding and pension-related amounts. See Note 7 for additional information on the pension-related amounts.

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. The Town reports a deferred inflow of resource relating to property taxes. In addition, the Town reports a deferred gain on refunding. Finally, the Town reports deferred inflows of resources for pension-related amounts. See Note 7 for additional information on the pension-related amounts.

Fund Balance

In the fund financial statements, fund balances of governmental funds are as follows:

Nonspendable – amounts that cannot be spent either because they are not in spendable form or because they are legally or contractually required to be maintained intact.

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

Committed – amounts that can be used only for specific purposes determined by a formal action of the Town Board (the "Board"). The Board is the highest level of decision making authority for the Town. Commitments may be established, modified, or rescinded only through resolutions approved by the Board.

Assigned – amounts that do not meet the criteria to be classified as restricted or committed but that are intended to be used for specific purposes. The Board has authority to assign amounts for specific purposes. Assignments may be established, modified, or rescinded only through resolutions approved by the Board.

Unassigned – amounts that are available for any purpose. Only the General Fund reports a positive unassigned fund balance. In governmental funds other than the General Fund, if expenditures incurred for specific purposes exceed the amounts that are restricted, committed, or assigned to other purposes, the funds would report a negative unassigned fund balance; however, any amount reported as assigned fund balance would have to be eliminated before a negative unassigned fund balance could be reported.

The unassigned fund balance includes the amount established as a reserve in the General Fund. In accordance with Resolution No. 2017-50, the Town has established a reserve in the General Fund equivalent to two months of general fund expenditures; at December 31, 2021, this balance was approximately $4.13 million.

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

Net Position

In the government-wide and proprietary fund financial statements, net position is classified in the following categories:

Net Investment in Capital Assets – This category groups all capital assets, including infrastructure, into one component of net position. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduce this category.

Restricted Net Position – This category presents external restrictions imposed by creditors, grantors, contributors or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation.

Unrestricted Net Position – This category represents the net position of the Town, which is not restricted for any project or other purpose. A deficit will require future funding.

If applicable, the Town applies restricted resources when an expense is incurred for purposes for which both restricted and unrestricted resources are available.

Contribution of Capital

Contributions of capital in proprietary funds financial statements arise from outside contributions of capital assets, or from grants or outside contributions of resources to capital acquisition and construction.

Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers (See Note 4).

Extraordinary and Special Items

Extraordinary items are transactions or events that are both unusual in nature and infrequent in occurrence. Special items are transactions or events that are within the control of the Town Board and that are either unusual in nature or infrequent in occurrence. There were no extraordinary or special items during 2021.

Pensions

The Town contributes to the Statewide Defined Benefit Plan ("SWDB"), a cost-sharing multiple-employer defined benefit pension plan administered by the Fire and Police Pension Association of Colorado ("FPPA"). For purposes of measuring the net pension asset or liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the SWDB plan and additions to/deductions from the SWDB plan fiduciary net position have been determined on the same basis as they are reported by the FPPA. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments at FPPA are reported at fair value.

Accounting Estimates

The preparation of financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Note 2 - Cash, Cash Equivalents and Investments

The composition of the Town and discretely presented component unit's cash, cash equivalents and investments, including restricted cash and investments, on December 31, 2021, is as follows:

Cash, Cash Equivalents and Investments	Fair Value	Weighted Average Maturity Date (in days)	Concentration of Credit Risk
Cash on hand	$ 5,660	-	N/A
Cash held by County Treasurer	48,908	-	N/A
Cash in financial institution	17,525,993	-	N/A
Cash in financial insitution - discretely presented component unit	554,980	-	N/A
Certificates of deposit	13,563,461	123	10.16%
U.S. Treasury notes	2,656,448	5	1.99%
FHLMC	32,634,182	341	24.45%
FNMA	13,093,077	95	9.81%
Other U.S. instrumentalities	35,839,726	161	26.86%
Municipal bonds	6,169,488	8	4.62%
Corporate securities	8,809,653	193	6.60%
COLOTRUST	2,659,105	N/A	1.99%
CSAFE	18,030,856	N/A	13.51%
Total cash, cash equivalents and investments	$ 151,591,537		

Cash, Cash Equivalents and Investments	S&P Rating	Moody Rating
FHLMC	NR to AA+	NR to Aaa
FNMA	NR to AA+	NR to Aaa
Other U.S. instrumentalities	NR to AA+	NR to Aaa
Municipal bonds	AA- to AAA	Aa1 to Aa3
U.S. Treasury notes	AA- to AA	Aa2
Corporate securities	AA+ to AAA	Aaa
COLOTRUST	AAAm	N/A
CSAFE	AAAm	N/A

Cash, cash equivalent and investments per the government-wide Statement of Net Position are as follows:

Cash and cash equivalents	$ 17,893,517
Investments	133,309,498
Restricted investments	146,499
Cash and cash equivalents - discretely presented component unit	242,023
Total cash, cash equivalents and investments	$ 151,591,537

Custodial Credit Risk – Deposits

For deposits, custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned to it. The Town's bank accounts and certificates of deposit as of December 31, 2021 were entirely covered by federal depository insurance or by collateral held by the Town's custodial banks under provisions of the Colorado Public Deposit Protection Act (the "PDPA"). The PDPA requires financial institutions to pledge collateral having a market value of at least 102% of the aggregate public deposits not insured by federal depository insurance. Eligible collateral includes municipal bonds, U.S. government securities, mortgages, and deeds of trust.

Custodial Credit Risk - Investments

For investments, custodial credit risk is the risk that in the event of a failure of a counter party, the Town would not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town does not have a specific policy for custodial credit risk. As of December 31, 2021, the Town had no investments exposed to custodial credit risk outside of its investments in the Colorado Secure Assets Fund and COLOTRUST discussed below.

Credit Risk - Investments

State statutes and the Town's investment policies authorize the Town to invest in obligations of the U.S. Treasury and U.S. agencies, obligations of the State of Colorado or of any county, school, authority, and certain towns and cities therein, notes or bonds secured by insured mortgages or trust deeds, obligations of national mortgage associations, and certain repurchase agreements.

Fair Value – Investments

The Town categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

The Town's investment balances at fair value hierarchy are as follows:

Investments	Level 1	Level 2	Level 3	Total
Certificates of deposit	$ -	$ 13,563,461	$ -	$ 13,563,461
U.S. Treasury notes	-	2,656,448	-	2,656,448
FHLMC	-	32,634,182	-	32,634,182
FNMA	-	13,093,077	-	13,093,077
Other U.S. instrumentalities	-	35,839,726	-	35,839,726
Municipal bonds	-	6,169,488	-	6,169,488
Corporate securities	8,809,653	-	-	8,809,653
Total	$ 8,809,653	$ 103,956,382	$ -	112,766,035
Investments at net asset value - ColoTrust				2,659,105
Investments at amortized cost - CSAFE				18,030,856
Total investments				$ 133,455,996

Debt securities classified in Level 1 and 2 are valued using the following approaches:

- U. S. Treasury notes, FHLMC, FNMA, other U.S. instrumentalities: quoted prices for identical securities in markets that are not active;
- Corporate securities: quoted prices for identical securities in active markets;
- Municipal bond: quoted prices for similar securities in active markets;
- Negotiable Certificates of Deposits: matrix pricing based on securities' relationship to benchmark quoted prices.

Local Government Investment Pools

At December 31, 2021, the Town had invested $2,659,105 in the Colorado Local Government Liquid Asset Trust (the "Trust"), an investment vehicle established for local government entities in Colorado to pool surplus funds. The State Securities Commission administers and enforces all State statutes governing the Trust. The Trust operates similarly to a money market fund and each share is equal in value to $1. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. COLOTRUST PRIME invests only in U.S. Treasury and government agencies. COLOTRUST PLUS+ can invest in U.S. Treasury, government agencies, and in the highest-rate commercial paper. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as a safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. The custodian's internal records segregate investments owned by the Trust. The Trust is rated AAAm by Standard and Poor's and is measured at net asset value. There are no unfunded commitments, the redemption frequency is daily and there is no redemption notice period.

In addition, at December 31, 2021, the Town had invested $18,030,856 in CSAFE, an investment vehicle established for local government entities in Colorado to pool surplus funds for investment purposes. CSAFE is a highly liquid fund operating similarly to a money market-like fund and each share is equal in value to $1.00. CSAFE measures all of its investment at amortized cost in accordance with GASB Statement No. 79, *Certain External Investment Pools and Pool Participants*. CSAFE invests primarily in United States Treasuries, United States Agencies, Primary Dealer Repurchase Agreements, highly rated commercial paper, AAAm rated money market funds, highly rated corporate bonds and Colorado Depositories. The weighted average maturity of the portfolio shall not exceed 60 days and the weighted average life of the portfolio shall not exceed 120 days. CSAFE is rated AAAm by Standard & Poor's.

Interest Rate Risk

Colorado Revised Statutes and the Town's investment policies limit investment maturities to five years or less from the date of purchase. This limit on investment maturities is a means of limiting exposure to fair value losses arising from increasing interest rates.

Note 3 - Receivables

Receivables at December 31, 2021 consist of the following:

Receivables	General	Capital Improvement	Community Center Expansion	Other Governmental	Enterprise	Total
Taxes	$ 9,077,238	$ -	$ -	$ -	$ -	$ 9,077,238
Trade accounts	2,255,960	1,091,558	632,804	168,594	547,282	4,696,198
Intergovernmental	143,447	29,614	-	54,369	82,241	309,671
Other	-	-	-	18,166	72,182	90,348
Total	$ 11,476,645	$ 1,121,172	$ 632,804	$ 241,129	$ 701,705	$ 14,173,455

Note 4 - Interfund Transfers and Balances Receivable/Payable

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service funds as debt service payments become due, and (3) use unrestricted revenues collected in the General Fund to finance various programs accounted for in other funds in accordance with budgetary authorizations. Contributed capital between the governmental funds and proprietary funds is shown within the transfer line for financial statement presentation.

The following table summarizes interfund transfers for the year ended December 31, 2021:

	Transfers Out						
	Community Recreation Center Expansion Fund	Capital Improvement Fund	Other Governmental Funds	Water Fund	Sewer Fund	Storm Drainage	Total
Transfers in:							
Governmental funds:							
General	$ 271,521	$ 447,181	$ 269,488	$ 704,222	$ 496,915	$ -	$ 2,189,327
Capital Improvement	-	-	-	-	-	-	-
Total governmental funds:	271,521	447,181	269,488	704,222	496,915	-	2,189,327
Proprietary funds:							
Enterprise funds:							
Water	-	65,833	-	-	-	-	65,833
Internal service funds	-	145,080	-	-	-	-	145,080
Total proprietary funds	-	210,913	-	-	-	-	210,913
Total transfers	$ 271,521	$ 658,094	$ 269,488	$ 704,222	$ 496,915	$ -	$ 2,400,240

The Town's interfund receivables and payables at December 31, 2021 (at the fund level) are shown below. These amounts represent short-term receivables and payables. The balances result from (1) the need to cover the temporary negative cash positions in individual funds and (2) to record a loan from the Water Fund to the Capital Improvement Fund for the interchange improvement project at I-25 and State Highway 392. The loan is to be repaid over 20 years at .467% interest and has a balance at December 31, 2021 of $577,953.

Receivable Fund	Payable Fund	Amount
General	Capital Improvement	$ 5,596,002
General	Water	3,966,455
Community Recreation Center Expansion	Water	2,240,821
Community Recreation Center Expansion	Info Tech	19,173
Community Recreation Center Expansion	Windsor Building Authority	2,378,705
Park Improvement Fund	Water	9,893,197
Water	Capital Improvement	577,953
Sewer	Water	10,148,030
Storm Drainage	Water	535,041
		$ 35,355,377

Note 5 - Capital Assets

Capital asset activity for the year ended December 31, 2021 for governmental activities was as follows:

	Beginning Balance	Increases	(Decreases) Transfers	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land and water rights	$ 4,984,957	$ 1,512,950	$ -	$ 6,497,907
Construction in progress	4,929,399	6,408,484	(4,262,294)	7,075,589
Total capital assets, not being depreciated	9,914,356	7,921,434	(4,262,294)	13,573,496
Capital assets, being depreciated:				
Site improvements	11,780,849	637,457	-	12,418,306
Buildings and improvements	51,280,550	-	-	51,280,550
Streets and improvements	135,894,920	4,296,134	4,227,386	144,418,440
Parks and improvements	17,661,947	866,834	-	18,528,781
Machinery and equipment	17,274,496	1,445,911	(122,278)	18,598,129
Furniture and fixtures	1,046,507	245,124	-	1,291,631
Total capital assets, being depreciated	234,939,269	7,491,460	4,105,108	246,535,837
Less accumulated depreciation for:				
Site improvements	(7,846,387)	(486,157)	-	(8,332,544)
Buildings and improvements	(16,361,952)	(2,313,125)	-	(18,675,077)
Streets and improvements	(59,464,568)	(6,304,105)	-	(65,768,673)
Parks and improvements	(9,238,667)	(776,299)	-	(10,014,966)
Machinery and equipment	(11,971,524)	(1,434,933)	157,186	(13,249,271)
Furniture and fixtures	(653,145)	(71,639)	-	(724,784)
Total accumulated depreciation	(105,536,243)	(11,386,258)	157,186	(116,765,315)
Total capital assets, being depreciated, net	129,403,026	(3,894,798)	4,262,294	129,770,522
Governmental activities capital assets, net	$ 139,317,382	$ 4,026,636	$ -	$ 143,344,018

Depreciation expense was charged to function/programs of the Town's governmental activities as follows:

Governmental Activities:	
General government	$ 997,821
Public safety	498,910
Public works	6,485,835
Parks and recreation	1,496,731
Community development	498,910
Capital assets held by internal service funds are charged to the various functions based on usage	1,408,051
Total depreciation expense - governmental activities	$ 11,386,258

Capital asset activity for the year ended December 31, 2021 for business-type activities was as follows:

	Beginning Balance	Increases	(Decreases) Transfers	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Construction in progress	$ 8,964,643	$ 3,395,105	$ (465,368)	$ 11,894,380
Land and water rights	46,844,671	2,968,319	-	49,812,990
Total capital assets, not being depreciated	55,809,314	6,363,424	(465,368)	61,707,370
Capital assets, being depreciated:				
Utility systems and equipment	143,541,119	4,291,727	465,369	148,298,215
Total capital assets, being depreciated	143,541,119	4,291,727	465,369	148,298,215
Less accumulated depreciation for:				
Utility systems and equipment	(36,961,459)	(2,925,487)	-	(39,886,946)
Total accumulated depreciation	(36,961,459)	(2,925,487)	-	(39,886,946)
Total capital assets, being depreciated, net	106,579,660	1,366,240	465,369	108,411,269
Business-type activities capital assets, net	$ 162,388,974	$ 7,729,664	$ 1.00	$ 170,118,639

Depreciation expense was charged to function/programs of the Town's business-type activities as follows:

Business-type activities:	
Water	$ 1,150,614
Sewer	1,183,389
Storm drainage	591,484
Total depreciation expense - business-type activities	$ 2,925,487

Capital asset activity for the Downtown Development Authority, the discretely presented component unit, as of December 31, 2020, is as follows:

	Beginning Balance	Increases	(Decreases)	Ending Balance
Capital assets, not being depreciated:				
Land	$ 1,105,107	$ 176,805	$ -	$ 1,281,912
Total capital assets, not being depreciated	1,105,107	176,805	-	1,281,912
Capital assets, being depreciated:				
Site improvements	31,625	318,080	-	349,705
Less accumulated depreciation for:				
Site improvements	(11,860)	(9,533)	-	(21,393)
Total capital assets, being depreciated, net	19,765	308,547	-	328,312
Discretely presented component unit capital assets, net	$ 1,124,872	$ 485,352	$ -	$ 1,610,224

The Downtown Development Authority charged depreciation expense of $9,533 during the year ended December 31, 2021.

Note 6 - Long-Term Debt

Governmental Activities

Revenue Bonds

On January 24, 2012, the Town issued $3,705,000 in sales and use tax refunding revenue bonds and defeased the 2002 revenue bonds by placing the proceeds of the new bonds totaling $3,787,760 (after payment of $107,184 in underwriting fees, insurance and other issuance costs), in an irrevocable trust to provide for all future debt payments of the old bonds. Accordingly, the trust assets and the liability for the defeased debt are not included in the Town's financial statements. The 2012 sales and use tax refunding revenue bonds are due serially on December 1, with interest from 2.0% to 3.0% payable semiannually; these bonds mature on December 1, 2023. The outstanding principal on the bonds is $570,000 as of December 31, 2021.

On December 7, 2017, the Town issued $15,480,000 in a sales and use tax refunding revenue loan and defeased the 2015 revenue bonds by placing the proceeds of the new loan totaling $16,246,210 (after payment of $117,360 in issuance costs), in an irrevocable trust to provide for all future debt payments of the old bonds. Accordingly, the trust assets and the liability for the defeased debt are not included in the Town's financial statements. The outstanding principal of the bonds is $11,598,800 as of December 31, 2021.

The deferred gain on refunding of approximately $215,000 is the difference between the reacquisition price (funds required to refund the old debt) and the net carrying amount of the old debt net of accumulated amortization. This difference, reported in the accompanying financial statements as a deferred inflow of resources, will be charged to operations through 2031 using the effective-interest method.

The 2017 sales and use tax refunding revenue loan is due serially on December 1, with interest of 2.610% payable semiannually; these bonds mature on December 1, 2031.

USDA Community Facilities Fund

In 2010, the Authority entered into a Letter of Conditions with the United States Department of Agriculture ("USDA"), whereby the Construction Loan entered into in previous years was fully repaid and converted to a term note payable (the "Term Loan"). The Term Loan is payable in monthly principal and interest payments over a 40 year term, accruing interest at an interest rate of 3.75%. The Term Loan matures on December 17, 2050.

A summary of changes in governmental activities long-term debt obligations is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Amounts Due in One Year
2012 Refunding sales and use tax bonds	$ 930,000	$ -	$ (360,000)	$ 570,000	$ 370,000
USDA Community Facilities Loan	2,298,232	-	(59,922)	2,238,310	50,038
2017 Refunding sales and use tax loan	12,600,800	-	(1,002,000)	11,598,800	1,030,000
Bond premium	11,439	-	(4,962)	6,477	-
Capital lease	249,931	-	(58,809)	191,122	61,193
Compensated absences	742,298	834,618	(758,694)	818,222	571,833
Total long-term debt	$ 16,832,700	$ 834,618	$ (2,244,387)	$ 15,422,931	$ 2,083,064

Compensated absences for governmental activities have typically been liquidated in the General Fund.

The annual requirements to amortize governmental activities debt outstanding as of December 31, 2021, are as follows:

Year Ending December 31		Principal		Interest		Total
2022	$	1,511,231	$	422,625	$	1,933,856
2023		1,372,621		380,252		1,752,873
2024		1,206,184		342,101		1,548,285
2025		1,166,986		309,013		1,475,999
2026		1,200,122		277,879		1,478,001
2027-2031		6,498,611		891,461		7,390,072
2032-2036		378,218		332,753		710,971
2037-2041		456,084		251,915		707,999
2042-2046		549,982		154,435		704,417
2047-2050		258,193		40,020		298,213
Total	$	14,598,232	$	3,402,454	$	18,000,686

Business-type Activities

Colorado Water Conservation Board ("CWCB") Loan

In January 2014, the Town entered into a loan agreement with the CWCB for the Kyger Reservoir Project for a principal amount of $4,545,000. The loan accrues interest at 2.75% and includes a service fee of 1% of the project amount. Principal and interest shall be payable in equal loan payments, with the first payment due and payable one year from the date in which the CWCB determines the Project is substantially complete and annual thereafter. In February 2017, CWCB determined that the Project was substantially completed; therefore, annual payments of $298,472 will begin in February 2018 through maturity of February 2037. The outstanding loan balance as of December 31, 2021 was $3,825,556.

Water Pollution Control Revolving Loan

In November 2011, the Town entered into a loan agreement (the "Agreement") with the Colorado Water Resource and Power Development Authority ("CWR&PDA") for a principal amount of $2,615,000, plus a premium of $495,543 for total proceeds of $3,110,543. The loan accrues interest at 1.94% and is payable in semi-annual principal and interest payments, beginning on February 1, 2014 with a maturity date of August 1, 2027. The loan is secured by the net revenues of the ownership and operation of the sanitary sewer collection and treatment system, as defined within the Agreement. The outstanding loan balance as of December 31, 2021 was $1,231,132.

Bank of Colorado Loan

On August 2, 2017, the Town entered into a loan agreement with the Bank of Colorado for a principal amount of $3,401,550. The proceeds of the loan were used to pay off the 2009 CWCB loans. The Bank of Colorado loan is due monthly, with interest of 3.25%; this note matures on August 1, 2027. The outstanding principal on the loan was $2,059,956 as of December 31, 2021.

A summary of changes in business-type activities long-term debt obligations is as follows:

		Beginning Balance		Additions		Reductions		Ending Balance		Amounts Due in One Year
CWCB Loans	$	4,013,757	$	-	$	(188,201)	$	3,825,556	$	193,376
CWR&PDA Loan		1,427,400		-		(196,268)		1,231,132		196,268
Bank of Colorado Loan		2,385,857		-		(325,901)		2,059,956		336,803
Compensated absences		66,899		50,468		(49,158)		68,209		47,669
Total long-term debt	$	7,893,913	$	50,468	$	(759,528)	$	7,184,853	$	774,116

The annual requirements to amortize all business-type activities debt outstanding as of December 31, 2021, are as follows:

Year Ending December 31	Principal	Interest	Total
2022	$ 726,447	$ 176,867	$ 903,314
2023	748,979	158,787	907,766
2024	765,966	140,454	906,420
2025	783,732	121,518	905,250
2026	807,883	102,304	910,187
2027-2031	1,653,239	328,383	1,981,622
2032-2036	1,339,906	152,484	1,492,390
2037-2041	290,492	7,988	298,480
Total	$ 7,116,644	$ 1,188,785	$ 8,305,429

Note 7 - Employees' Retirement Plans

Defined Contribution Plan **-** The Town contributes to a single-employer defined contribution money purchase pension plan (the "Employees' Retirement Plan") on behalf of its employees. The contribution requirements of the Plan participants and the Town are established and may be amended by the Town Board. The Employee's Retirement Plan is administered by the ICMA Retirement Corporation ("ICMA-RC") and is a qualified Section 401(a) plan.

A defined contribution pension plan has terms that specify how contributions to an individual's account are to be determined rather than the amount of pension benefits the individual is to receive. In a defined contribution plan, the pension benefits a participant will receive depend only on the amount contributed to the plan plus earnings on investments of those contributions.

All full-time employees who have been employed at least one year are eligible to participate in the Employees' Retirement Plan. The Town contributes 4% of the employee's annual salary to the Employee's Retirement Plan. In addition, if the employee chooses to contribute 2% of their annual salary to the Town's 457 Deferred Compensation Retirement Plan (the "457 Plan"), the Town contributes an additional 2% to the Employees' account for a total Town contribution of 6%.

As of December 31, 2021, there were 151 plan members. The following table shows payroll and contribution related data for the years ending December 31:

Year	Total Payroll	Total Covered Payroll	Town Contribution
2022	$ 13,655,326	$ 12,036,222	$ 710,890
2020	12,555,569	11,199,451	620,426
2019	12,081,924	9,078,071	489,497
2018	10,420,147	7,594,292	426,224
2017	9,356,637	7,157,295	390,656
2016	8,248,289	6,303,747	356,081
2015	7,169,699	5,599,763	259,378

Defined Benefit Police Pension Plan **-** The Town contributes to the Supplemental Social Security Employers portion of the Statewide Defined Benefit Plan, cost-sharing multiple-employer defined benefit pension plan covering substantially all full-time employees of participating fire or police departments in Colorado hired on or after April 8, 1978 (New Hires), provided that they are not already covered by a statutorily exempt plan. As of August 5, 2003, the Plan may include clerical and other personnel from fire districts whose services are auxiliary to fire protection. The Plan became effective January 1, 1980.

The Plan assets are included in the Fire & Police Members' Benefit Investment Fund and the Fire & Police Members' SelfDirected Investment Fund (for Deferred Retirement Option Plan ("DROP") assets and Separate Retirement Account assets from eligible retired members). 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.

Benefits provided. 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. Effective January 1, 2021, a member may also qualify for a normal retirement pension if the member's combined years of service and age equals at least 80, with a minimum age of 50 (Rule of 80).

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' pensionable earnings 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 covered under Statewide Defined Benefit Social Security Component will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefit adjustments paid to retired members are evaluated annually 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 for Urban Wage Earners and Clerical Workers (CPI-W).

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited 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' pensionable earnings for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter.

Contributions. Through December 31, 2020, 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. Effective January 1, 2021, contribution rates for employers and members may be increased equally by the FPPA Board of Directors upon approval through an election by both the employers and members.

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 pensionable earnings. Employer contributions are 8 percent in 2019 and 2020. Employer contributions will increase 0.5 percent annually beginning in 2021 through 2030 to a total of 13 percent of pensionable earnings. In 2020, members of the SWDB plan and their employers are contributing at the rate of 11.0 percent and 8.0 percent, respectively, of pensionable earnings for a total contribution rate of 19.0 percent.

Contributions from members and employers of departments reentering the system are established by resolution and approved by the FPPA Board of Directors. The reentry group has a combined contribution rate of 23.0 percent and 23.5 percent of pensionable earnings in 2020 and 2021, respectively. It is a local decision as to whether the member or employer pays the additional 4 percent contribution. The member and employer contribution rates will increase through 2030 as described above for the non-reentering departments. Effective January 1, 2021, reentry departments may submit a resolution to the FPPA Board of Directors to reduce the additional 4 percent contribution, to reflect the actual cost of reentry by department, to the plan for reentry contributions. Each reentry department is responsible to remit contributions to the plan in accordance with their most recent FPPA Board of Directors approved resolution.

The contribution rate for members and employers of affiliated social security employers is 5.5 percent and 4 percent, respectively, of pensionable earnings for a total contribution rate of 9.5 percent in 2020 and 9.75 percent in 2021. Per the 2014 member election, members of the affiliate social security group had their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6 percent of pensionable earnings. Employer contributions are 4.0 percent and 4.25 percent in 2020 and 2021, respectively. Employer contributions will increase 0.25 percent annually beginning in 2021 through 2030 to a total of 6.5 percent of pensionable earnings.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions. At December 31, 2021, the Town reported a net pension asset of $402,744 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2020, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2021. The Town's proportion of the net pension asset was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participating departments, actuarially determined. At December 31, 2020, the Town's proportion was 0.1855 percent, which was a decrease of .0087 from its proportion measured as of December 31, 2019.

For the year ended December 31, 2021, the Town recognized pension expense of $47,233. At December 31, 2021, 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	$ 341,567	$ 1,602
Changes of assumptions or other inputs	171,293	-
Net difference between projected and actual earnings on pension plan investments	-	413,676
Changes in proportion and differences between contributions recognized and proportionate share of contributions	-	64,669
Town contributions subsequent to the measurement date	141,382	-
	$ 654,242	$ 479,947

The $141,382 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2022. 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 Ended December 31,	Amortization
2022	$ (54,287)
2023	(631)
2024	(70,227)
2025	263
2026	65,356
Thereafter	92,439
	$ 32,913

Actuarial assumptions. The actuarial valuations for the plan were used to determine the total pension liability and actuarially determined contributions for the fiscal year ending December 31, 2019. The valuations used the following actuarial assumption and other inputs:

	Total Pension Liability	**Actuarial Determined Contributions**
Actuarial Valuation Date	January 1, 2021	January 1, 2020
Actuarial Method	Entry Age Normal	Entry Age Normal
Amortization Method	N/A	Level % of Payroll, Open
Amortization Period	N/A	30 Years
Long-term investment rate of return	7.0 %	7.0 %
Projected salary increases	4.25 – 11.25 %	4.25 – 11.25 %
Cost of Living Adjustment	0.0 %	0.0 %
Inflation	2.5 %	2.5 %

For determining the total pension liability and actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from the RP-2014 Annuitant Mortality Tables projected to 2018 using the MP-2017 projection scales, and the projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2018 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA'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, 2019. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

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 (assumed at 2.5 percent). 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, 2020 are summarized in the following table:

Asset Class	Target Allocation	Long Term Expected Rate of Return
Global Equity	39%	8.23%
Equity Long/Short	8%	6.87%
Private Markets	26%	10.63%
Fixed Income – Rates	10%	4.01%
Fixed Income – Credit	5%	5.25%
Absolute Return	10%	5.60%
Cash	2%	2.32%
Total	100%	

Discount rate. The discount rate used to measure the total pension liability was 7.00 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 SWDBP 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.

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 7.00 percent; the municipal bond rate is 2.75 percent (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 7.00 percent.

Sensitivity of the Town's proportionate share of the net pension liability/(asset) to changes in the discount rate. The following presents the Town's proportionate share of the net pension liability/(asset) calculated using the discount rate of 7.00 percent, as well as what the Town's proportionate share of the net pension liability/(asset) would be if it were calculated using a discount rate that is 1-percentage point lower (6.00 percent) or 1-percentage-point higher (8.00 percent) than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Town's proportionate share of the net pension liability (asset)	$ 405,299	$ (402,744)	$ 1,071,905

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued Fire & Police Pension Association of Colorado financial report.

Note 8 - Contingency

The Town is self-insured for property and liability insurance. In order to mitigate risk, the Town is a member of the Colorado Intergovernmental Risk Sharing Agency ("CIRSA") and Colorado Intergovernmental Risk Sharing Agency Workmen's Compensation ("CIRSA/WC"). CIRSA and CIRSA/WC have a legal obligation for claims against their members to the extent that funds are available in their annually established loss fund and amounts are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA and CIRSA/WC have indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although they are not legally required to do so. Additionally, the Town may receive credit on future contributions in the event of a surplus.

The ultimate liability to the Town resulting from claims not covered by CIRSA and CIRSA/WC is not presently determinable. Management is of the opinion that the final outcome of such claims, if any, will not have a material adverse effect on the Town's financial statements.

Note 9 - Risk Management

CIRSA has entered into various excess insurance contracts to limit large losses and minimize exposure on large risks. Excess of loss contracts in effect during 2008 limit CIRSA's per occurrence exposure to $1,000,000 for property coverage, $1,000,000 for excess property coverage and provide coverage to specified upper limits. The excess of loss contract for workers' compensation coverage limits CIRSA's per occurrence exposure to $500,000 for 2009 and provides coverage in statutory limits for the State of Colorado. The Town's 2021 contributions were $378,461.88 and $228,438 and share of equity at December 31, 2021, amounted to approximately $251,950 and $424,567 for the property and casualty pool and the workers' compensation pool, respectively.

Note 10 - Taxes, Spending, and Debt Limitations

In November 1992, Colorado voters passed an amendment (the "Amendment" or "TABOR") to the State Constitution (Article X, Section 20) which limits the revenue raising and spending abilities of state and local governments. The limits on property taxes, revenue, and "fiscal year spending" include allowable annual increases tied to inflation and local growth in construction valuation. Fiscal year spending, as defined by the Amendment, excludes spending from certain revenue and financing sources such as federal funds, gifts, property sales, fund transfers, damage awards, and fund reserve (balances). The Amendment requires voter approval for any increase in mill levy or tax rates, new taxes, or creation of multi-year debt. Revenue earned in excess of the "spending limit" must be refunded or approved to be retained by the Town under specified voting requirements by the entire electorate.

The Amendment also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by the amendment, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increase. These reserves are required to be 3% or more of fiscal year spending (excluding bonded debt service). The Town has restricted $1,811,638 for this purpose.

On April 6, 2004, the voting citizens of the Town of Windsor authorized the Town "to retain and expend all revenues generated in 2003 and each year thereafter for the purposes of police protection; parks and recreation capital projects and maintenance thereof; construction, reconstruction and maintenance of streets; capital equipment purchases; capital improvements; and debt service payments, notwithstanding any restriction on fiscal year spending, including, without limitation, the restrictions of Article X, Section 20, of the Colorado Constitution, or other laws of the State of Colorado." This effectively removed all revenue and spending limits imposed by TABOR.

The Town believes it is in compliance with the provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of its provisions will require Judicial interpretation.

Note 11 - Commitments

The Town has contractual commitments and estimated costs to complete construction projects in progress totaling approximately $14.2 million for various projects, including street oversizing projects along LCR5, sewer plant modifications, drainage improvements and long-term water sustainability needs.

Note 12 – Incentive Agreements

In December 2016, The Town and DDA entered into an economic incentive agreement with a limited liability company in Windsor. The DDA committed to contributing approximately $2.3 million for the purchase of façade easements and public capital improvements for the project undertaken by the limited liability company. In addition, the Town has agreed to biannually reimburse the limited liability company 50 percent of the project sales tax increment revenues collected by the Town until the tax incentive reimbursement amount is paid in full. The remaining 50 percent of the project sales tax increment revenues will be retained by the Town. Beginning in 2018, the DDA will submit payments to the limited liability company annually the project property tax increment revenues received by the Town on behalf of the DDA. In addition, the Town agreed to waive the payment of the construction use tax, impact fees, plant investment fees, building fees, electrical fees, plan review fees, administrative fees, initial raw water dedications and storm water drainage fees which would normally be collected by the Town as part of the building permit process. This agreement was amended in June 2018; under the revised agreement, payments began during 2020.

In September 2018, The Town donated 100 acres of land to the Colorado National Sports Park ("CNSP") an LLC, for the purpose of building a sports park to benefit the Town. Along with this donation the Town has agreed to pay a maintenance fee of $24,000 annually starting January of 2020. Starting in 2020, CNSP will assume full responsibility for all maintenance and operation of the sports complex including insurance, utilities, irrigation, maintenance and security. The value of the donation of land is estimated to be $3,500,000.

In addition, the Town has entered into two additional economic development incentives in an effort to attract and retain high quality development, to provide employment opportunities, and community service delivery. During the year ended December 31, 2020, the Town either waived fees or paid approximately $43,243 under these agreements.

Note 13 - Subsequent Events

Management of the Town has evaluated subsequent events through XX, the date that the financial statements were available to be issued. No transactions or events that would require adjustment to, or disclosure in the financial statements were identified.

<u>REQUIRED SUPPLEMENTARY INFORMATION</u>

GENERAL FUND BUDGETARY COMPARISON SCHEDULE

COMMUNITY RECREATION CENTER EXPANSION FUND BUDGETARY COMPARISON SCHEDULE

SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF NET PENSION LIABILITY/(ASSET)

SCHEDULE OF THE TOWN'S CONTRIBUTIONS

aThese financial statements present budget and actual comparisons for the Town's General Fund and Community Recreation Center Expansion Fund. In addition, it presents schedules for the Town's proportionate share of the net pension liability/(asset) and Town contributions for the Town's defined benefit pension plan.

TOWN OF WINDSOR, COLORADO
GENERAL FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

Draft

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Revenues				
Taxes	$ 18,654,225	$ 18,654,225	$ 22,209,563	$ 3,555,338
Licenses and permits	610,018	610,018	1,991,075	1,381,057
Intergovernmental	1,486,984	1,486,984	1,626,511	139,527
Grants and contributions	100,000	100,000	4,285,348	4,185,348
Charges for services	1,154,883	1,154,883	1,453,695	298,812
Fines and forfeitures	-	-	205,486	205,486
Earnings on investments	185,371	185,371	131,173	(54,198)
Miscellaneous	868,014	868,014	96,582	(771,432)
Total revenues	23,059,495	23,059,495	31,999,433	8,939,938
Expenditures				
General government				
Legislative	648,337	648,337	671,737	(23,400)
Judicial	23,490	23,490	20,256	3,234
Administrative and finance	3,979,286	3,979,286	3,959,150	20,136
Town clerk	936,742	936,742	959,195	(22,453)
Public safety	7,752,173	9,007,534	7,491,542	1,515,992
Public works				
Streets and alleys	2,819,628	2,819,628	2,587,866	231,762
Administration	1,948,376	1,948,376	2,178,970	(230,594)
Cemetery	138,433	138,433	114,603	23,830
Engineering	1,027,312	1,027,312	1,008,171	19,141
Parks, recreation and culture	4,875,662	4,875,662	4,097,735	777,927
Community development	588,519	588,519	462,148	126,371
Safety and loss control	137,330	137,330	20,232	117,098
Capital outlay	-	-	1,200,000	(1,200,000)
Total expenditures	24,875,288	26,130,649	24,771,605	1,359,044
Revenues over expenditures	(1,815,793)	(3,071,154)	7,227,828	10,298,982
Other financing sources (uses)				
Transfers in	2,189,327	2,189,327	2,389,327	200,000
Transfers out	-	-	(286,434)	(286,434)
Total other financing sources	2,189,327	2,189,327	2,102,893	(86,434)
Net change in fund balances	$ 373,534	$ (881,827)	9,330,721	$ 10,212,548
Fund balance at beginning of year			20,336,388	
Fund balance at end of year			$ 29,667,109	

See accompanying independent auditor's report.

TOWN OF **WINDSOR,** COLORADO

COMMUNITY RECREATION CENTER EXPANSION FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Taxes and assessments	$ 3,885,744	$ 3,885,744	$ 5,898,347	$ 2,012,603
Grants and contributions	-	-	11,270	11,270
Charges for services	1,833,352	1,833,352	1,257,100	(576,252)
Earnings on investments	4,946	4,946	328	(4,618)
Miscellaneous	1,288	1,288	1,195	(93)
Total revenues	5,725,330	5,725,330	7,168,240	1,442,910
Expenditures				
Personal services	1,390,764	1,390,764	1,208,895	181,869
Operating and maintenance	690,837	690,837	891,110	(200,273)
Capital outlay	286,000	286,000	245,124	40,876
Debt service				
Principal	1,002,000	1,002,000	1,002,000	-
Interest	328,886	328,886	326,570	2,316
Total expenditures	3,698,487	3,698,487	3,673,699	24,788
Excess of revenue over expenditures	2,026,843	2,026,843	3,494,541	1,467,698
Other financing sources (uses)				
Transfer out	(271,521)	(271,521)	(271,521)	-
Total other financing sources (uses)	(271,521)	(271,521)	(271,521)	-
Net change in fund balance	$ 1,755,322	$ 1,755,322	3,223,020	$ 1,467,698
Fund balance at beginning of year			11,319,197	
Fund balance at end of year			$ 14,542,217	

See accompanying independent auditor's report.

GENERAL FUND AND COMMUNITY RECREATION CENTER EXPANSION FUND
NOTE TO BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

Note 1 – Budgetary Information

Colorado law requires that all funds have legally adopted budgets and total expenditures for each fund cannot exceed the amount appropriated. The fund level of classification is the level of classification at which expenditures may not legally exceed appropriations. Note 1 to the financial statements describes the budget process.

An annual budget and appropriation ordinance is adopted by the Town Board in accordance with Colorado state statutes. Budgets are adopted on a basis consistent with GAAP, except for the following: proceeds from long-term debt are budgeted as revenue in the proprietary funds; note, lease and bond principal payments are budgeted as expenses in the proprietary funds; and purchases of capital assets are budgeted as capital outlay expenses in the proprietary funds.

TOWN OF WINDSOR, COLORADO
SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY/(ASSET)
Last Ten Years

	2021	2020	2019	2018	2017	2016	2015	2014
FPPA - Defined Benefit Plan								
Town's proportion of the net pension liability/(asset)	$ (402,744)	$ (109,844)	$ 207,574	$ (220,987)	$ 55,159	$ (2,830)	$ (174,070)	$ (190,834)
Town's proportionate share of the net pension liability/(asset)	0.1855%	0.1942%	0.1642%	0.1536%	0.1527%	0.1605%	0.1542%	0.1514%
Town's covered payroll	$ 2,980,085	$ 2,862,983	$ 2,199,592	$ 1,796,963	$ 1,624,716	$ 1,563,810	$ 1,392,646	$ 1,313,192
Town's proportionate share of the net pension liability/(asset) as a percentage of its covered payroll	14.07%	4.99%	11.55%	13.60%	3.53%	0.20%	13.26%	14.53%
Plan fiduciary net position as a percentage of the total pension	106.70%	101.90%	95.20%	106.30%	98.21%	100.10%	106.80%	105.80%

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

Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
SCHEDULE OF THE TOWN'S CONTRIBUTIONS
Last Ten Years

	2021	2020	2019	2018	2017	2016	2015	2014	2013
FPPA - Defined Benefit Plan									
Statutorily Required Contribution	$ 141,382	$ 119,203	$ 114,518	$ 87,984	$ 71,879	$ 64,988	$ 62,552	$ 55,706	$ 52,528
Contributions in Relation to the Statutorily Required Contribution	141,382	119,203	114,518	87,984	71,879	64,988	62,552	55,706	52,528
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered Payroll	$ 3,326,635	$ 2,980,085	$ 2,862,983	$ 2,199,592	$ 1,796,963	$ 1,624,716	$ 1,563,810	$ 1,392,646	$ 1,313,192
Contributions as a Percentage of Covered Payroll	4.25%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%

Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

See accompanying independent auditor's report.

OTHER SUPPLEMENTARY INFORMATION
COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

These financial statements present more detailed information, such as combining statements for the nonmajor governmental funds, budget and actual comparisons for remaining funds, and individual nonmajor funds in a format that segregates information by fund type.

TOWN OF **WINDSOR,** COLORADO

COMBINING BALANCE SHEET

NONMAJOR GOVERNMENTAL FUNDS

December 31, 2021

	Park Improvement Fund	Community Recreation Center Fund	Conservation Trust Fund	Total
Assets				
Cash and cash equivalents	$ 8,312,164	$ 740,367	$ 1,164,096	$ 10,216,627
Investments	51,773	4,886	88,933	145,592
Receivables	54,369	168,594	0	222,963
Interfund receivable	9,893,197	-	-	9,893,197
Total assets	$ 18,311,503	$ 913,847	$ 1,253,029	$ 20,478,379
Liabilities				
Accounts and retainage payable	$ 32,231	$ 16,430	$ 401,897	$ 450,558
Accrued payroll	-	11,989	-	11,989
Total liabilities	32,231	28,419	401,897	462,547
Fund balances				
Restricted for emergencies	132,157	-	-	132,157
Restricted for parks and recreation	-	-	851,132	851,132
Assigned for parks and recreation	18,147,115	885,428	-	19,032,543
Total fund balances	18,279,272	885,428	851,132	20,015,832
Total liabilities and fund balances	$ 18,311,503	$ 913,847	$ 1,253,029	$ 20,478,379

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
NONMAJOR GOVERNMENTAL FUNDS
For the Year Ended December 31, 2021

	Park Improvement Fund	Community Recreation Center Fund	Conservation Trust Fund	Total
Revenues				
Taxes	$ -	$ 1,582,063	$ -	$ 1,582,063
Intergovernmental	295,478	-	386,409	681,887
Grants and contributions	408,017	-	620,854	1,028,871
Charges for services	3,996,659	194,030	-	4,190,689
Earnings on investments	563	78	90	731
Miscellaneous	-	-	-	-
Total revenues	4,700,717	1,776,171	1,007,353	7,484,241
Expenditures				
Current:				
Parks, recreation and culture	-	815,181	369,753	1,184,934
Debt service				
Principal	-	360,000	-	360,000
Interest	-	27,237	-	27,237
Capital outlay	2,176,636	-	7,332	2,183,968
Total expenditures	2,176,636	1,202,418	377,085	3,756,139
Revenues over (under) expenditures	2,524,081	573,753	630,268	3,728,102
Other financing sources (uses)				
Transfers out	(30,583)	(238,905)	-	(269,488)
Total other financing sources (uses)	(30,583)	(238,905)	-	(269,488)
Net changes in fund balances	2,493,498	334,848	630,268	3,458,614
Fund balance at beginning of year	15,785,774	550,580	220,864	16,557,218
Fund balance at end of year	$ 18,279,272	$ 885,428	$ 851,132	$ 20,015,832

See accompanying independent auditor’s report.

TOWN OF WINDSOR, COLORADO
CAPITAL IMPROVEMENT FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Taxes	$ 8,359,962	$ 8,359,962	$ 13,345,508	$ 4,985,546
Charges for Services	2,939,109	2,939,109	5,890,110	2,951,001
Intergovernmental	-	-	155,628	155,628
Grants and contributions	1,741,170	3,260,808	59,593	(3,201,215)
Earnings on investments	898,808	898,808	859,124	(39,684)
Miscellaneous	599,947	599,947	849,995	250,048
Total revenues	14,538,996	16,058,634	21,159,958	5,101,324
Expenditures				
Small equipment and maintenance	4,119,664	4,119,664	4,353,582	(233,918)
Capital outlay	14,933,880	16,453,518	9,905,662	6,547,856
Total expenditures	19,053,544	20,573,182	14,259,244	6,313,938
Revenues under expenditures	(4,514,548)	(4,514,548)	6,900,714	11,415,262
Other financing sources (uses)				
Capital contributions	(471,000)	(644,496)	1,519,638	2,164,134.0
Transfers out	(658,094)	(658,094)	(658,094)	-
Total other financing sources (uses)	(658,094)	(1,302,590)	861,544	-
Net change in fund balance	$ (5,172,642)	$ (5,817,138)	7,762,258	$ 11,415,262
Fund balance at beginning of year			20,963,859	
Fund balance at end of year			$ 28,726,117	

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See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
PARK IMPROVEMENT FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	$ 1,555,248	$ 1,555,248	$ 3,996,659	$ 2,441,411
Intergovernmental	192,088	192,088	295,478	103,390
Grants and contributions	1,300,000	1,300,000	408,017	(891,983)
Earnings on investments	1,331	1,331	563	(768)
Total revenues	3,048,667	3,048,667	4,700,717	1,652,050
Expenditures				
Parks, recreation and culture	-	-	-	-
Capital outlay	5,191,438	5,191,438	2,176,636	3,014,802
Total expenditures	5,191,438	5,191,438	2,176,636	3,014,802
Revenues over expenditures	(2,142,771)	(2,142,771)	2,524,081	4,666,852
Transfers out	(30,583)	(30,583)	(30,583)	-
Net change in fund balance	$ (2,173,354)	$ (2,173,354)	2,493,498	$ 4,666,852
Fund balance at beginning of year			15,785,774	
Fund balance at end of year			$ 18,279,272	

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
COMMUNITY RECREATION CENTER FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Revenues				
Taxes	$ 1,035,502	$ 1,035,502	$ 1,582,063	$ 546,561
Charges for services	319,123	319,123	194,030	(125,093)
Earnings on investments	-	-	78	78
Total revenues	1,354,625	1,354,625	1,776,171	421,546
Expenditures				
Personal services	631,536	631,536	476,525	155,011
Operating and maintenance	309,001	309,001	338,656	(29,655)
Debt service	387,900	387,900	387,237	663
Total expenditures	1,328,437	1,328,437	1,202,418	126,019
Revenues over (under) expenditures	26,188	26,188	573,753	547,565
Other financing sources				
Transfers out	(355,287)	(355,287)	(238,905)	116,382
Total other financing sources	(355,287)	(355,287)	(238,905)	116,382
Net change in fund balance	$ (329,099)	$ (329,099)	334,848	$ 663,947
Fund balance at beginning of year			550,580	
Fund balance at end of year			$ 885,428	

See accompanying independent auditor’s report.

TOWN OF **WINDSOR,** COLORADO

CONSERVATION TRUST FUND

BUDGETARY COMPARISON SCHEDULE

For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Intergovernmental	$ 286,366	$ 286,366	$ 386,409	$ 100,043
Grants and contributions	100,000	100,000	620,854	520,854
Earnings on investments	1,228	1,228	90	(1,138)
Total revenues	387,594	387,594	1,007,353	619,759
Expenditures				
Parks, recreation and culture	20,000	20,000	369,753	(349,753)
Capital outlay	500,000	500,000	7,332	492,668
Total expenditures	520,000	520,000	377,085	142,915
Net change in fund balance	$ (132,406)	$ (132,406)	630,268	$ 762,674
Fund balance at beginning of year			220,864	
Fund balance at end of year			$ 851,132	

See accompanying independent auditor's report.

TOWN OF **WINDSOR,** COLORADO

WATER FUND

BUDGETARY COMPARISON SCHEDULE

For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	$ 5,909,585	$ 5,909,585	$ 6,047,997	$ 138,412
Miscellaneous	1,245,038	1,245,038	1,384,181	139,143
Total operating revenues	7,154,623	7,154,623	7,432,178	277,555
Budgetary expenditures				
Wages and benefits	590,422	590,422	376,929	213,493
Operating and maintenance costs	4,272,299	4,272,299	4,490,107	(217,808)
Interest	184,115	184,115	178,317	5,798
Principal paid	514,102	514,102	514,102	-
Capital outlay	6,593,417	7,093,215	3,210,422	3,882,793
Total budgetary expenditures	12,154,355	12,654,153	8,769,877	3,884,276
Operating revenues under budgetary expenditures	(4,999,732)	(5,499,530)	(1,337,699)	4,161,831
Nonoperating revenue				
Earnings on investments	-	-	546,545	546,545
Total nonoperating revenue	-	-	546,545	546,545
Loss before contributions and transfers	(4,999,732)	(5,499,530)	(791,154)	4,708,376
Transfers in	265,702	265,702	265,702	-
Transfers out	(1,008,050)	(1,008,050)	(904,091)	103,959
Contributed capital	3,543,760	4,043,558	9,660,911	5,617,353
Income budgetary basis	$ (2,198,320)	$ (2,198,320)	8,231,368	$ 10,429,688
Reconciliation to GAAP basis				
Depreciation			(1,150,614)	
Principal paid			514,102	
Capital outlay			3,210,422	
Change in net position - GAAP basis			10,805,278	
Net position at beginning of year			115,640,416	
Net position at end of year			$ 126,445,694	

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
SEWER FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Operating revenues				
Charges for services	$ 2,636,227	$ 2,636,227	$ 3,029,528	$ 393,301
Total operating revenues	2,636,227	2,636,227	3,029,528	393,301
Budgetary expenditures				
Wages and benefits	563,597	563,597	509,485	54,112
Operating and maintenance costs	1,049,370	1,049,370	1,015,649	33,721
Interest	32,581	32,581	27,923	4,658
Principal paid	196,268	196,268	196,268	(0)
Capital outlay	9,130,965	9,130,965	2,286,440	6,844,525
Total budgetary expenditures	10,972,780	10,972,780	4,035,765	6,937,015
Operating revenues under budgetary expenditures	(8,336,553)	(8,336,553)	(1,006,237)	7,330,316
Nonoperating revenues				
Earnings on investments	42,827	42,827	3,363	(39,464)
Total nonoperating revenues	42,827	42,827	3,363	(39,464)
Loss before contributions and transfers	(8,293,726)	(8,293,726)	(1,002,874)	7,290,852
Transfers out	(607,868)	(607,868)	(496,915)	110,953
Contributed capital	1,675,003	3,814,538	5,753,440	1,938,902
Income budgetary basis	$ (7,226,591)	$ (5,087,056)	4,253,651	$ 9,340,707
Reconciliation to GAAP basis				
Depreciation			(1,183,389)	
Principal paid			196,268	
Capital outlay			2,286,440	
Change in net position - GAAP basis			5,552,970	
Net position at beginning of year			58,102,418	
Net position at end of year			$ 63,655,388	

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
STORM DRAINAGE FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Operating revenues				
Charges for services	$ 659,286	$ 659,286	$ 477,864	$ (181,422)
Miscellaneous	19,036	19,036	-	(19,036)
Total operating revenues	678,322	678,322	477,864	(200,458)
Budgetary expenditures				
Wages and benefits	133,300	133,300	104,705	28,595
Operating and maintenance costs	219,563	219,563	251,442	(31,879)
Capital outlay	1,511,000	2,294,077	212,839	2,081,238
Total budgetary expenditures	1,863,863	2,646,940	568,986	2,077,954
Operating revenues under budgetary expenditures	(1,185,541)	(1,968,618)	(91,122)	1,877,496
Nonoperating revenue				
Earnings on investments	18,802	18,802	492	(18,310)
Total nonoperating revenue	18,802	18,802	492	(18,310)
Loss before transfers and contributions	(1,166,739)	(1,949,816)	(90,630)	1,859,186
Transfers out	(41,755)	(41,755)	-	41,755
Contributed capital	1,623,451	2,406,528	2,604,837	198,309
Loss budgetary basis	$ 414,957	$ 414,957	2,514,207	$ 2,099,250
Reconciliation to GAAP basis				
Depreciation			(591,484)	
Capital outlay			212,839	
Change in net position - GAAP basis			2,135,562	
Net position at beginning of year			30,389,099	
Net position at end of year			$ 32,524,661	

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
COMBINING STATEMENT OF NET POSITION
INTERNAL SERVICE FUNDS
December 31, 2021

	Information Technology Fund	Fleet Management Fund	Windsor Building Authority	Facility Services Fund	Total
ASSETS					
Current assets					
Cash and cash equivalents	$ 1,340,939	$ 350,687	$ -	$ 518,625	$ 2,210,251
Accounts receivable	21	18,145	-	-	18,166
Total current assets	1,340,960	368,832	-	518,625	2,228,417
Noncurrent assets					
Restricted investments	-	-	146,499	-	146,499
Capital assets:					
Land	-	-	157,853	-	157,853
Buildings and improvements	6,924	-	4,987,609	-	4,994,533
Machinery and equipment	2,538,837	10,130,740	-	-	12,669,577
Less accumulated depreciation	(1,688,124)	(6,632,707)	(2,743,912)	-	(11,064,743)
Total capital assets, net	857,637	3,498,033	2,401,550	-	6,757,220
Total noncurrent assets	857,637	3,498,033	2,548,049	-	6,903,719
Total assets	2,198,597	3,866,865	2,548,049	518,625	9,132,136
LIABILITIES					
Current liabilities					
Interfund payable	19,173	-	2,523,795	-	2,542,968
Accounts payable	16,075	536	-	9,266	25,877
Accrued liabilities	21,859	6,152	3,716	11,300	43,027
Loan and capital lease payable - current	-	61,193	50,038	-	111,231
Total current liabilities	57,107	67,881	2,577,549	20,566	2,723,103
Noncurrent liabilities					
Accrued compensated absences	38,531	10,194	-	4,883	53,608
Loan and capital lease payable	-	129,929	2,188,272	-	2,318,201
Total noncurrent liabilities	38,531	140,123	2,188,272	4,883	2,371,809
Total liabilities	95,638	208,004	4,765,821	25,449	5,094,912
NET POSITION					
Net investment in capital assets	857,637	3,368,104	163,240	-	4,388,981
Unrestricted	1,245,322	290,757	(2,381,012)	493,176	(351,757)
Total net position	$ 2,102,959	$ 3,658,861	$ (2,217,772)	$ 493,176	$ 4,037,224

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
For the Year Ended December 31, 2021

	Information Technology Fund	Fleet Management Fund	Windsor Building Authority	Facility Services Fund	Total
Operating revenues					
Charges for services	$ 2,716,365	$ 1,578,345	$ -	$ 752,980	$ 5,047,690
Insurance recoveries	-	9,916	-	-	9,916
Miscellaneous	3,703	9	-	-	3,712
Total operating revenues	2,720,068	1,588,270	-	752,980	5,061,318
Operating expenses					
Wages and benefits	783,922	288,853	-	348,865	1,421,640
Operating costs	1,369,740	439,628	5	225,475	2,034,848
Depreciation	102,047	1,056,618	249,386	-	1,408,051
Total operating expenses	2,255,709	1,785,099	249,391	574,340	4,864,539
Operating income (loss)	464,359	(196,829)	(249,391)	178,640	196,779
Nonoperating revenue (expense)					
Grant revenue	6,240	-	-	-	6,240
Gain from disposal of capital assets	-	51,130	-	-	51,130
Interest Expense	-	(10,133)	(85,089)	-	(95,222)
Earnings on investments	-	-	29	-	29
Total nonoperating revenue (expense)	6,240	40,997	(85,060)	-	(37,823)
Income (loss) before transfers and contributions	470,599	(155,832)	(334,451)	178,640	158,956
Transfers in	-	-	145,080	-	145,080
Transfers out	-	-	-	-	-
Change in net position	470,599	(155,832)	(189,371)	178,640	304,036
Net position at beginning of year	1,632,360	3,814,693	(2,028,401)	314,536	3,733,188
Net position at end of year	$ 2,102,959	$ 3,658,861	$ (2,217,772)	$ 493,176	$ 4,037,224

See accompanying independent auditor's report.

TOWN OF **WINDSOR,** COLORADO

COMBINING STATEMENT OF CASH FLOWS
INTERNAL SERVICE FUNDS
For the Year Ended December 31, 2020

	Information Technology Fund	Fleet Management Fund	Windsor Building Authority	Facility Services Fund	Total
Cash flows from operating activities					
Cash received from customers	$ 2,848,407	$ 1,562,301	$ -	$ 754,581	$ 5,165,289
Other receipts	3,703	9,925	-	-	13,628
Cash payments to suppliers	(1,455,572)	(440,453)	(5)	(225,604)	(2,121,634)
Cash payments to employees	(776,719)	(288,733)	-	(344,102)	(1,409,554)
Net cash flows from operating activities	619,819	843,040	(5)	184,875	1,647,729
Cash flows from non-capital financing activities					
Grant income	6,240	-	-	-	6,240
Change in interfund payable	-	-	5	-	5
Transfers (to) from other funds	-	-	145,080	-	145,080
Net cash flows from non-capital activities	6,240	-	145,085	-	151,325
Cash flows from capital and related financing activities					
Principal paid on debt	-	(58,809)	(59,922)	-	(118,731)
Interest paid on debt	-	(10,133)	(85,159)	-	(95,292)
Proceeds from sale of capital assets	-	-	-	-	-
Acquisition of capital assets	(192,991)	(717,741)	-	-	(910,732)
Net cash flows from capital and related financing activities	(192,991)	(786,683)	(145,081)	-	(1,124,755)
Cash flows from investing activities					
Net change in restricted cash	-	-	(29)	-	(29)
Earnings on investments	-	-	30	-	30
Net cash flows from investing activities	-	-	1	-	1
Net change in cash and cash equivalents	433,068	56,357	-	184,875	674,300
Cash and cash equivalents at beginning of year	907,871	294,330	-	333,750	1,535,951
Cash and cash equivalents at end of year	$ 1,340,939	$ 350,687	$ -	$ 518,625	$ 2,210,251
Reconciliation of operating income (loss) to net cash flows from operating activities					
Operating income (loss)	$ 464,359	$ (196,829)	$ (249,391)	$ 178,640	$ 196,779
Adjustments to reconcile operating loss to net cash flows from operating activities:					
Depreciation expense	102,047	1,056,618	249,386	-	1,408,051
Changes in operating assets and liabilities:					
Accounts receivable	132,042	(16,044)	-	1,601	117,599
Accounts payable and accrued expenses	(78,629)	(705)	-	4,634	(74,700)
Net cash flows from operating activities	$ 619,819	$ 843,040	$ (5)	$ 184,875	$ 1,647,729

See accompanying independent auditor's report.

TOWN OF **WINDSOR,** COLORADO

INFORMATION TECHNOLOGY FUND

BUDGETARY COMPARISON SCHEDULE

For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Operating revenues				
Charges for services	$ 2,716,366	$ 2,716,366	$ 2,716,365	$ (1)
Miscellaneous	-	-	3,703	3,703
Grant revenue	-	-	6,240	6,240
Total operating revenues	2,716,366	2,716,366	2,726,308	9,942
Budgetary expenditures				
Wages and benefits	870,868	870,868	783,922	86,946
Operating costs	1,545,498	1,545,498	1,369,740	175,758
Capital outlay	300,000	300,000	192,991	107,009
Total budgetary expenditures	2,716,366	2,716,366	2,346,653	369,713
Loss budgetary basis	$ -	$ -	379,655	$ 379,655
Reconciliation to GAAP basis				
Depreciation expense			(102,047)	
Capital outlay			192,991	
Change in net position - GAAP basis			470,599	
Net position at beginning of year			1,632,360	
Net position at end of year			$ 2,102,959	

See accompanying independent auditor's report.

TOWN OF WINDSOR, COLORADO
FLEET MANAGEME FUND
BUDGETARY COMPARISON SCHEDULE
For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues				
Charges for services	$ 1,349,488	$ 1,578,345	$ 1,578,345	$ -
Proceeds from the sale of capital assets	67,000	67,000	51,130	(15,870)
Insurance recoveries	-	-	9,916	9,916
Miscellaneous	-	-	9	9
Total revenues	1,416,488	1,645,345	1,639,400	(5,945)
Budgetary expenditures				
Wages and benefits	304,817	304,817	288,853	15,964
Operating costs	335,729	391,090	439,628	(48,538)
Capital outlay	652,000	825,496	769,405	56,091
Interest expense	6,025	6,025	10,133	(4,108)
Principal paid	62,917	62,917	58,809	4,108
Total budgetary expenditures	1,361,488	1,590,345	1,566,828	23,517
Reconciliation to GAAP basis				
Depreciation expense			(1,056,618)	
Capital outlay			769,405	
Proceeds from capital lease			-	
Principal paid			58,809	
Change in net position - GAAP basis			(155,832)	
Net position at beginning of year			3,814,693	
Net position at end of year			$ 3,658,861	

See accompanying independent auditor’s report.

TOWN OF **WINDSOR,** COLORADO

WINDSOR BUILDING AUTHORITY FUND

BUDGETARY COMPARISON SCHEDULE

For the Year Ended December 31, 2021

	Budgeted Amounts		Actual	Variance with Final Budget Positive
	Original	Final	Amounts	(Negative)
Operating revenues				
Earnings on investments	$ 5,649	$ 5,649	$ 29	$ (5,620)
Total operating revenues	5,649	5,649	29	(5,620)
Budgetary expenditures				
Operating costs	-	15	5	10
Interest expense	96,881	96,881	85,089	11,792
Principal paid	48,199	48,199	59,922	(11,723)
Total budgetary expenditures	145,080	145,095	145,016	79
Loss before transfers	(139,431)	(139,446)	(144,987)	(5,541)
Transfers in	145,080	145,080	145,080	-
Income budgetary basis	$ 5,649	$ 5,634	93	$ (5,541)
Reconciliation to GAAP basis				
Depreciation expense			(249,386)	
Principal paid			59,922	
Change in net position - GAAP basis			(189,371)	
Net position at beginning of year			(2,028,401)	
Net position at end of year			$ (2,217,772)	

See accompanying independent auditor's report.

TOWN OF **WINDSOR,** COLORADO

FACILITY SERVICES FUND

BUDGETARY COMPARISON SCHEDULE

For the Year Ended December 31, 2021

	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Operating revenues				
Charges for services	$ 752,960	$ 752,960	$ 752,980	$ 20
Total operating revenues	752,960	752,960	752,980	20
Budgetary expenditures				
Wages and benefits	449,551	449,551	348,865	100,686
Operating costs	303,405	303,405	225,475	77,930
Total budgetary expenditures	752,956	752,956	574,340	178,616
Operating revenues under budgetary expenditures	4	4	178,640	178,636
Nonoperating revenue				
Grant revenue	-	-	-	-
Total nonoperating revenues	-	-	-	-
Income (loss) before transfers	4	4	178,640	178,636
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Income (loss) budgetary and GAAP basis	$ 4	$ 4	178,640	$ 178,636
Net position at beginning of year			314,536	
Net position at end of year			$ 493,176	

See accompanying independent auditor's report.

MEMORANDUM

Date: November 14, 2022
To: Mayor and Town Board
From: Shane Hale, Town Manager
Re: Future Meetings Agenda
Item #: 5.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:
1. 2022 Future Meetings Agenda

FUTURE TOWN BOARD MEETINGS

November 21, 2022 5:30 p.m.	Town Board Work Session Town Attorney Executive Search Firm Interviews
November 28, 2022 5:30 p.m.	Town Board Work Session Meet the Board Economic Development Incentives Update
November 28, 2022 7:00 p.m.	Town Board Regular Meeting
December 5, 2022 5:30 p.m.	Town Board Work Session Water Surcharge Policy Discussion Jacoby Meadows Fee Waiver Request
December 12, 2022 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Road Impact Fees
December 12, 2022 7:00 p.m.	Town Board Regular Meeting
December 14, 2022 6:30 p.m. – 8:30 p.m.	Board/Manager/Attorney Dinner Social
December 19, 2022	Canceled
December 26, 2022	Canceled – Christmas Holiday

Future Work Session Topics

- DDA Entertainment District
- Telecom Code (Pending FCC Rules)
- Regional Water Treatment Plant Site Update
- Weld RE-4 School Land Dedication/Cash in lieu of Land Update
- Roadway Safety Program (January
- FCPA Policy
- Windsor Energy Action Plan Update (January 23rd)