

TOWN OF LIMON, COLORADO
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2007

(1) Summary of Significant Accounting Policies

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

A. Reporting Entity

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

B. Related Organizations

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

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

C. Fund Accounting

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

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

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

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

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

Additionally, the Town reports the following fiduciary fund types:

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

D. Government-wide and Fund Financial Statements

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

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

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

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

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

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter, to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

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

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

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

F. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g. streets, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of one year. Property, plant and equipment purchased or acquired is carried at historical cost or estimated historical cost. Donated or contributed fixed assets are recorded at their estimated fair value on the date received.

As a Phase 3 government, as defined in GASB 34, the Town has elected to not report major general infrastructure retroactively; therefore, the government-wide financial statements do not reflect infrastructure assets completed prior to January 1, 2004.

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

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

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

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G. Long-term Obligations

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

H. Budget and Budgetary Accounting

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

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

Public hearings are conducted to obtain taxpayer comments.

Prior to January 1, the budget is legally enacted through the passage of an ordinance. Amendments can be made until year end. On December 31, 2007, the Board approved a resolution appropriating additional sums of money for the year 2007. The original and amended appropriation amounts are presented in the budgetary data in the financial statements.

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

For 2007 the Board of Trustees budgeted all funds and appropriated spending limits by fund. Therefore, the comparisons of actual and budget amounts relating to legal requirements shown in the financial statements is based on “total expenditures” plus “operating transfers to other funds” in the various fund types. All appropriations lapse at year end.

I. Encumbrances

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

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J. Cash and Investments

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

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

K. Property Taxes

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

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

Property taxes are computed using mills, where one mill is equal to \$1 of \$1,000 of assessed value. The mill levy for 2007 was 20.686.

L. Inventories

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

General Fund - Dumpsters and polycarts	
held for resale and street supplies	\$ 54,528
Utility - Treatment supplies, meters and parts	46,900
Municipal Recreation Area - Merchandise & Concessions	2,266
Airport Fuel Fund - Airplane fuel	<u>12,471</u>
Total Inventories	<u>\$116,165</u>

M. Compensated Absences

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

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and shall have the additional leave added to vacation leave for the following year. The liability for vacation pay included in these financial statements includes such sick leave accrued to December 31, 2007.

N. Compliance with Colorado Contraband Forfeiture Act

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

O. Bond Discounts and Issuance Costs

Utility Fund bond discount and issuance costs of \$103,699 for the 2000 to 2004 issues are being amortized over the term of the bonds (15 to 20 years) on the straight-line method. Ambulance Fund loan costs of \$15,500 are being amortized over the 10 year term of the loan on the straight-line method. Costs of Proprietary Funds' issues prior to 1989 were either expensed or added to the cost of the related assets. Bond issue and loan costs of \$61,299 on debt not related to Proprietary Funds are being amortized over their term (10 to 20 years) on the straight-line method in the government-wide financial statements, but expensed currently in the governmental funds financial statements.

(2) Cash and Investments

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

Cash Deposits – The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is specified by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. The State Regulatory Commissions for banks and savings and loan associations are required by Statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

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 has a policy of limiting custodial credit risks by assuring that deposits are only made in eligible public depositories. As of December 31, 2007, none of the Town's deposits are deemed to be exposed to custodial credit risk.

The Town's deposits as of December 31, 2007 are shown below.

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The Town's cash deposits at December 31, 2007 was \$1,811,833 which include cash, investments, and restricted assets in the primary government Statement of Net Assets and cash in the Employee's Pension Plan in the Statement of Fiduciary Net Assets. Cash on hand was \$527 and the remaining \$1,811,306 is explained below:

Cash balances and certificates of deposit:

	<u>Bank Balance</u>	<u>Carrying Balance</u>
Insured (FDIC)	\$ 302,704	\$ 302,704
Collateralized by securities held by the pledging financial institution's trust department or agent in the Town's name	<u>1,570,238</u>	<u>1,508,602</u>
Total cash and certificates of deposit	<u>\$1,872,942</u>	<u>\$1,811,306</u>

The difference between the bank balance and carrying balance is \$61,636, which were outstanding items that had not cleared the banks as of December 31, 2007.

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

1. Repurchase agreements in obligations of the United States;
2. Obligations of the United States or obligations unconditionally guaranteed by the United States;
3. General obligation or revenue bonds of any state, District of Columbia, US territory or any of their subdivisions, with certain limitations;
4. Bankers acceptance issued by a state or national bank, with certain limitations;
5. Commercial paper, with certain limitations;
6. Any obligation, certificate of participation or lease/purchase of the investing public entity;
7. Money market funds, with certain limitations, which invest in the types of securities listed above;
8. Guaranteed investment contracts, with other certain limitations;

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9. Participation with other local governments in pooled investment funds (trusts). These trusts are supervised by participating governments, and must comply with the same restrictions on cash deposits and investments. These trusts are "Colotrust", "Jefftrust" and "CSafe".

Other than in the Employees' Pension Plan the Town's only investments are in bank savings and money market accounts and certificates of deposit, which are included in cash deposits preceding.

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

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

The Employee's Pension Plan investments at December 31, 2007 are reported at fair market value. The Employees' Pension Plan investments are shown below:

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	Fair Market Value	Maturity	Credit Rating	Rating Agency
Stocks, bonds and mutual funds:				
Fixed income:				
U.S. Treasury	434,300		Not Rated	n/a
Domestic Stocks	417,072	n/a	Not Rated	n/a
International Stocks	14,054	n/a	Not Rated	n/a
Mutual Funds	2,306	n/a	5 Star	Morningstar
Mutual Funds	69,023	n/a	4 Star	Morningstar
Mutual Funds	8,072	n/a	3 Star	Morningstar
Mutual Funds	142,686	n/a	2 Star	Morningstar
Money Market Mutual Funds	45,337	n/a	Not Rated	n/a
Total Investments	<u>\$ 1,132,850</u>			

Interest Rate Risk – The Town and the Employees’ Pension Plan does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value loss resulting from increasing interest rates.

Credit Risk – The Town does not have a formal investment policy that would further limit its investment choices beyond those listed above which are approved by Colorado Statutes.

A reconciliation of the Town’s deposits and investments to the financial statements is as follows:

Cash and Cash Equivalents	\$ 494,010
Investments	22,650
Restricted Cash	1,285,835
Fiduciary Funds – Cash	9,338
Fiduciary Funds – Investments	<u>1,132,850</u>
Total	<u>\$2,944,683</u>

(3) Restricted Assets

Restricted assets are for the following purposes:

General Fund – Emergency reserve under Article X, Section 20 of the Colorado Constitution. Accumulation at December 31, 2007 of \$93,462 is 3% of the Town’s annual expenditures in the governmental fund types. Reserve is held in bank certificates of deposit.

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General Fund – reserves for payment of 1999 revenue bonds and 2004 capital lease. Total required accumulation at December 31, 2007 is \$5,000. Reserves are held in bank savings accounts.

General Fund – equipment replacement reserves. Accumulation at December 31, 2007 is \$66,017. Reserves are held in a bank savings accounts.

Utility Fund – reserve for operations and maintenance of the water treatment plant. Total required accumulation at December 31, 2007 is \$33,485. Reserve is held in a bank savings account.

Utility Fund – funds held for future water projects construction from proceeds of 2004 water bond. Amount held in a bank savings account totals \$165,537 at December 31, 2007.

Utility Fund – reserve for Emergency Reserve and repayment of 2000 and 2004 revenue bonds. There is no required accumulation for the 2000 bond reserve. The required accumulation for the 2004 bond reserve at December 31, 2007 is \$228,000. Emergency Reserve required accumulation is 3% of annual expenditures in the Utility Fund. Reserves are held in a bank savings account and certificates of deposit.

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

Utility Fund – equipment maintenance and replacement reserve. Accumulation at December 31, 2007 is \$141,772. Reserve is held in a bank savings account.

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

Municipal Recreation Area Fund – reserve for repayment of the 1974 revenue bonds. Total required accumulation at December 31, 2007 is \$13,200. Reserve is held in a bank savings account.

Ambulance Service Fund – equipment replacement reserve. Accumulation at December 31, 2007 is \$65,928. Reserve is held in a bank certificate of deposit.

(4) Note Receivable and Special Assessment Receivable

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

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The special assessment receivable resulted from 2004 and 2005 street and sidewalk improvements. Payments on the 2004 assessment including principal and interest, at a rate of 6.65% are due from affected residents from 2008 to 2024 in the amount of \$9,078 each year. Residents are permitted to pay their accounts in full at any time, which would also decrease total future annual payment requirements.

Payments on the 2005 assessment including principal and interest, at a rate of 7% are due from 2008 to 2025 in the amount of \$27,319 each year. Residents are permitted to pay their accounts in full any time, which would also decrease total future annual payment requirements.

(5) Capital Assets

Capital asset activity for the year was as follows:

Governmental Activities:	Dec. 31, 2006	Additions	Transfers Deletions	Dec. 31, 2007
Non-depreciable assets:				
Land	\$ 1,278,989	\$ -	\$ -	\$ 1,278,989
Construction In Progress	1,067	-	(1,067)	-
Total non-depreciable assets	<u>\$ 1,280,056</u>	<u>\$ -</u>	<u>\$ (1,067)</u>	<u>\$ 1,278,989</u>
Depreciable assets:				
Buildings	\$ 2,287,724	\$ 43,795	\$ 1,067	\$ 2,332,586
Equipment	1,833,924	495,163	(472,382)	1,856,705
Infrastructure	1,347,109	2,909,773	-	4,256,882
Total depreciable assets	<u>\$ 5,468,757</u>	<u>\$ 3,448,731</u>	<u>\$ (471,315)</u>	<u>\$ 8,446,173</u>
Total capital assets	<u>\$ 6,748,813</u>	<u>\$ 3,448,731</u>	<u>\$ (472,382)</u>	<u>\$ 9,725,162</u>
Less accumulated depreciation for:				
Buildings	\$ (1,108,053)	(53,066)	-	\$ (1,161,119)
Equipment	(1,187,001)	(160,438)	202,975	(1,144,464)
Infrastructure	(62,644)	(58,819)	-	(121,463)
Total accumulated depreciation	<u>\$ (2,357,698)</u>	<u>\$ (272,323)</u>	<u>\$ 202,975</u>	<u>\$ (2,427,046)</u>
Depreciable Assets, Net	<u>\$ 3,111,059</u>	<u>\$ 3,176,408</u>	<u>\$ (268,340)</u>	<u>\$ 6,019,127</u>
Governmental Activities Assets, Net	<u>\$ 4,391,115</u>	<u>\$ 3,176,408</u>	<u>\$ (269,407)</u>	<u>\$ 7,298,116</u>

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

General government	\$ 26,284
Airport	2,992
Public safety – Police and Fire	59,440
Highways and Streets	107,950
Public Works – Sanitation	15,585
Public Health – Cemetery	702
Culture & Recreation	20,611
Rural Health	<u>38,759</u>
Total Governmental Activities	
Depreciation Expense	<u>\$ 272,323</u>

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Business-Type Activities:	Dec. 31, 2006	Additions	Transfers Deletions	Dec. 31, 2007
Non-depreciable assets:				
Water Rights	\$ 1,048,995	\$ -	\$ -	\$ 1,048,995
Land	243,476	-	-	243,476
Construction in Progress	199,203	-	(199,203)	-
Total non-depreciable assets	<u>\$ 1,491,674</u>	<u>\$ -</u>	<u>\$ (199,203)</u>	<u>\$ 1,292,471</u>
Depreciable assets:				
Water System, Plant & Equipment	\$ 7,941,564	\$ 277,351	\$ -	\$ 8,218,915
Sewer System, Plant & Equipment	2,867,357	900,369	-	3,767,726
Rec Area Facilities & Equipment	340,318	13,500	(22,213)	331,605
Ambulance Building & Equipment	695,705	19,484	(11,600)	703,589
Total depreciable assets	<u>\$ 11,844,944</u>	<u>\$ 1,210,704</u>	<u>\$ (33,813)</u>	<u>\$ 13,021,835</u>
Total capital assets	<u>\$ 13,336,618</u>	<u>\$ 1,210,704</u>	<u>\$ (233,016)</u>	<u>\$ 14,314,306</u>
Less accumulated depreciation for:				
Water System, Plant & Equipment	\$ (2,020,843)	\$ (238,499)	\$ -	\$ (2,259,342)
Sewer System, Plant & Equipment	(1,094,998)	(89,005)	-	(1,184,003)
Rec Area Facilities & Equipment	(228,279)	(13,090)	22,213	(219,156)
Ambulance Building & Equipment	(309,203)	(48,590)	11,600	(346,193)
Total accumulated depreciation	<u>\$ (3,653,323)</u>	<u>\$ (389,184)</u>	<u>\$ 33,813</u>	<u>\$ (4,008,694)</u>
Depreciable Assets, Net	<u>\$ 8,191,621</u>	<u>\$ 821,520</u>	<u>\$ -</u>	<u>\$ 9,013,141</u>
Business-Type Activities Assets, Net	<u><u>\$ 9,683,295</u></u>	<u><u>\$ 821,520</u></u>	<u><u>\$ (199,203)</u></u>	<u><u>\$ 10,305,612</u></u>

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

Water	\$ 152,650
Water Treatment	85,849
Sewer	89,005
Municipal Recreation	13,090
Ambulance	<u>48,590</u>
Total Business-Type Depreciation Expense	<u><u>\$ 389,184</u></u>

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(6) Retirement Plans

The Town maintains a single-employer defined benefit pension plan which covers all eligible Town employees, including policemen. Volunteer firemen are covered by a separate defined benefit plan which was turned over to the new Limon Area Fire Protection District on December 31, 2007.

Employees' Pension Plan:

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

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

The plan covers all types of Town employees.

Membership in the Plan consisted of the following at January 1, 2007, the date of the latest actuarial valuation:

Retirees and beneficiaries currently receiving benefits	0
Terminated plan members entitled to, but not yet receiving benefits	1
Active Plan Members	<u>23</u>
Total	<u>24</u>

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

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

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

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Annual required contribution	\$6,095
Annual pension cost	\$6,095
Contributions made	\$6,095
Net pension obligation beginning of year	0
Net pension obligation end of year	0

The annual required contribution for the current year was determined as part of the January 1, 2007 actuarial valuation using the aggregate actuarial cost method. The actuarial assumptions included (a) 7.0 investment rate of return (net of administrative expenses) and (b) projected salary increases of 2.0% per year. Both (a) and (b) included an inflation component of 2.0%. The assumptions did not include postretirement benefit increases. The actuarial value of assets was determined using the market value method.

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

Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (b)	Unfunded Actuarial Liability or (Funding Excess) (b-a)	Funded Ratio (a)/(b)
1-1-02	797,474	779,692	(17,782)	102.3%
1-1-03	656,618	796,299	139,681	82.4%
1-1-04	805,602	925,883	120,281	87.0%
1-1-05	926,995	957,178	30,183	96.8%
1-1-06	982,742	1,034,687	51,945	95.0%
1-1-07	1,073,261	1,108,776	35,515	96.8%

Six-year Trend Information:

For Each Year ended	Employer Annual Required Contribution and Pension Cost	Employer Contribution	Percentage Contributed	Net Pension Obligation
12-31-02	0	0	100%	0
12-31-03	19,976	19,976	100%	0
12-31-04	16,886	16,886	100%	0
12-31-05	7,210	7,210	100%	0
12-31-06	9,274	9,274	100%	0
12-31-07	6,095	6,095	100%	0

TOWN OF LIMON, COLORADO
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Volunteer Fireman's Pension Plan

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

The assets of the plan were transferred to the new Limon Area Fire Protection District on December 31, 2007. On that date, the District assumed total responsibility for those assets and administration of the plan.

Annual Pension Cost. For the fiscal year ended December 31, 2007, the annual pension cost of the Town of Limon Volunteer Firemen's Pension Plan was \$15,780. During the year, the Town of Limon and the state of Colorado contributed \$15,780, which is equal to 100% of the annual pension cost. The Town's annual pension cost and net pension obligation to the Plan for the current year were as follows:

Annual required contribution	<u>\$15,780</u>
Net pension obligation end of year	<u>\$ -0-</u>

Actuarial information. The Annual Required Contribution (ARC) for the current year was determined by the FPPA actuary, or an actuarial firm designated by the FPPA using the "entry age" cost method and is as of January 1, 2007. The significant actuarial assumptions used in the valuation as of January 1, 2007 were: (a) life expectancy of participants obtained from the 1994 Group Annuity Mortality Table loaded for fire and police experience; (b) retirement age assumption of age 50 and 20 years of service; and (c) investment return of 8.0% per annum net of operating expenses.

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

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

TOWN OF LIMON, COLORADO
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Actuarial Valuation Date	Actuarial Value of Assets (a)	Actuarial Accrued Liability (b)	Unfunded Actuarial Liability or (Funding Excess) (b-a)	Funded Ratio (a)/(b)
1-1-01	346,410	261,720	(84,690)	132.4%
1-1-03	298,950	229,002	(69,948)	130.5%
1-1-05	290,143	230,778	(59,365)	125.7%
1-1-07	339,466	212,382	(127,084)	159.8%

Six-year Trend Information.

<u>For Each Year ended</u>	<u>Employer Annual Required Contribution and Pension Cost</u>	<u>Employer Contribution</u>	<u>Percentage Contributed</u>	<u>Net Pension Obligation</u>
2002	14,256	14,256	100%	0
2003	14,626	14,626	100%	0
2004	14,450	14,450	100%	0
2005	14,369	14,369	100%	0
2006	15,054	15,054	100%	0
2007	15,780	15,780	100%	0

(7) Contingency – Constitutional Amendment

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

The Town has reserved \$93,462 within the General Fund and \$70,000 within the Utility Fund for the emergency reserve under the Tabor amendment.

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

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

TOWN OF LIMON, COLORADO
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(8) Capital Lease

The Town has entered into the following lease-purchase:

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

The entire cost of the gravel pit of \$90,140, less the allocable cost of excess land sold in 2005 of \$62,269 is reflected in the Governmental Activities Capital Assets in the amount of \$27,871 and the obligation for the remainder of the lease in the Governmental Activities Liabilities in the government –wide financial statements.

The entire cost of the land and buildings in the amount of \$225,161 is reflected in the Business-Type Activities Capital Assets and the obligation for the remainder of the lease in the Business-Type Activities Liabilities.

Following is a schedule of the future minimum lease payments under the capitalized lease, together with the present value of the net minimum lease payments as of December 31, 2007:

Years Ended December 31,	Governmental Activities	Business-Type Activities
	<u> </u>	<u> </u>
2008	12,385	30,963
2009	12,522	31,307
2010	12,346	30,866
2011	12,441	31,105
2012	12,509	31,273
2013	12,262	30,658
2014	12,344	30,665
Total Minimum Lease Payments	<u>86,809</u>	<u>216,837</u>
Less, Amount Representing Interest	<u>(14,755)</u>	<u>(36,891)</u>
Present Value of Net Minimum Lease Payments	<u><u>\$72,054</u></u>	<u><u>\$179,946</u></u>

The current portion of the present value of the net minimum lease payments is \$8,857 for Governmental Activities and \$22,143 for Business-Type Activities.

TOWN OF LIMON, COLORADO
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(9) Operating Leases

Leases that do not meet the criteria for capitalization are classified as operating leases. Total rental expenses for all operating leases reported in Governmental Activities was \$4,125 in 2007. Future minimum lease payments as of December 31, 2007, under operating leases that have initial or remaining lease terms of more than one year are as follows:

Years Ended December 31,	<u>Governmental Activities</u>
2008	4,500
2009	4,500
2010	1,125
Total Minimum Lease Payments	<u><u>\$ 10,125</u></u>

(10) Long-Term Debt

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

The Town has one general obligation bond issue outstanding at December 31, 2007, which is expected to be paid from Utility Fund Water revenues together with interest from 4.6% to 5.6%.

During 2007 a principal payment of \$40,000 was made on the bond and interest payments of \$24,317 were made which are included as a direct expense under Water in the Statement of Activities.

Annual debt service requirements to maturity are as follows:

TOWN OF LIMON, COLORADO
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	Principal	Interest	Total
2008	\$ 40,000	\$ 23,150	\$ 63,150
2009	45,000	21,310	66,310
2010	45,000	19,150	64,150
2011	45,000	16,900	61,900
2012	50,000	14,605	64,605
2013-2016	220,000	31,105	251,105
	<u>\$ 445,000</u>	<u>\$ 126,220</u>	<u>\$ 571,220</u>

Revenue Bonds – The Town issues bonds where the government pledges income derived from the acquired or constructed assets or from a specific revenue source to pay debt service. Revenue bonds at December 31, 2007 are as follows:

Payable from Governmental Activities revenue together with interest of 5.625%.

During 2007 a principal payment of \$40,000 was made on the bond and interest payments of \$16,313 were made which are included under governmental activities in the Statement of Activities.

Annual debt service requirements to maturity are as follows:

	Principal	Interest	Total
2008	\$ 45,000	\$ 14,062	\$ 59,062
2009	45,000	11,531	56,531
2010	50,000	9,000	59,000
2011	55,000	6,187	61,187
2012	55,000	3,094	58,094
	<u>\$ 250,000</u>	<u>\$ 43,874</u>	<u>\$ 293,874</u>

Payable from Utility Fund Water revenues, together with interest from 5.30% to 5.50%.

During 2007 a principal payment of \$50,000 was made on the bond and interest payments of \$113,156 were made which are included as a direct expense under Water in the Statement of Activities.

Annual debt service requirements are as follows:

TOWN OF LIMON, COLORADO
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2007

	Principal	Interest	Total
2008	\$ 50,000	\$ 110,960	\$ 160,960
2009	55,000	108,310	163,310
2010	55,000	105,175	160,175
2011	55,000	101,875	156,875
2012	60,000	99,483	159,483
2013-2017	400,000	451,745	851,745
2018-2022	910,000	305,200	1,215,200
2023	495,000	27,225	522,225
	<u>\$ 2,080,000</u>	<u>\$ 1,309,973</u>	<u>\$ 3,389,973</u>

Payable from Utility Fund Water revenues, together with interest from 5.76% to 8.91%. This bond has a federal interest subsidy, which is shown as a revenue item in the financial statements. After the subsidy, the interest rate on the bonds is from 4.12% to 7.26%.

During 2007 principal payments of \$64,999 were made on the bond and interest payments of \$43,234 were made in addition to the federal subsidy interest amount of \$18,072 for a total of \$61,306 which is included as a direct expense under Water Treatment Plant in the Statement of Activities.

Annual debt service requirements are as follows:

	Principal	Interest Before Federal Subsidy	Total	Federal Interest Subsidy	Total After Federal Subsidy
2008	\$ 64,999	\$ 59,589	\$ 124,588	\$ 17,004	\$ 107,584
2009	64,999	56,589	121,588	15,935	105,653
2010	70,415	53,589	124,004	14,867	109,137
2011	70,415	50,339	120,754	13,710	107,044
2012	75,832	47,835	123,667	12,552	111,115
2013-2017	400,827	187,608	588,435	43,800	544,635
2018-2020	287,079	46,031	333,110	9,615	323,495
	<u>\$ 1,034,566</u>	<u>\$ 501,580</u>	<u>\$ 1,536,146</u>	<u>\$ 127,483</u>	<u>\$ 1,408,663</u>

Payable from Municipal Recreation Area Fund revenues together with interest at 5%.

TOWN OF LIMON, COLORADO
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During 2007 a principal payment of \$9,000 was made on the bond and an interest payment of \$3,650 was made which is included as a direct expense under Municipal Recreation Area in the Statement of Activities.

Annual debt service requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2008	\$ 9,000	\$ 3,200	\$ 12,200
2009	11,000	2,750	13,750
2010	11,000	2,200	13,200
2011	11,000	1,650	12,650
2012	11,000	1,100	12,100
2013	11,000	550	11,550
	<u>\$ 64,000</u>	<u>\$ 11,450</u>	<u>\$ 75,450</u>

A loan from State of Colorado for improvements to the water utility system, which is expected to be paid from Utility Fund Water revenues together with interest at 3.0%.

During 2007 a principal payment of \$21,452 was made on the loan and an interest payment of \$10,349 was made which is included as a direct expense under Water in the Statement of Activities.

Annual debt service requirements to maturity are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2008	\$ 22,096	\$ 10,349	\$ 32,445
2009	22,759	9,686	32,445
2010	23,441	9,004	32,445
2011	24,145	8,300	32,445
2012	24,869	7,576	32,445
2013-2017	135,992	26,233	162,225
2018-2020	91,704	5,554	97,258
	<u>\$ 345,006</u>	<u>\$ 76,702</u>	<u>\$ 421,708</u>

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

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During 2007 a principal payment of \$5,000 was made on the bond and an interest payment of \$5,900 was made which is included under governmental activities in the Statement of Activities.

Scheduled annual debt service requirements to maturity are as follows. However, the actual principal payments will be higher if additional principal is collected from the property owners, which would also affect future principal and interest requirements.

	Principal	Interest	Total
2008	\$ 4,000	\$ 5,546	\$ 9,546
2009	4,000	5,369	9,369
2010	4,000	5,133	9,133
2011	4,000	4,897	8,897
2012	4,000	4,661	8,661
2013-2017	25,000	19,411	44,411
2018-2022	34,000	11,033	45,033
2023-2024	16,000	1,416	17,416
	\$ 95,000	\$ 57,466	\$ 152,466

Special Assessment Bond – During 2005 the Town formed Special Assessment District Number 2005-2, in order to issue special assessment bonds for certain street and sidewalk improvements. Bonds are to be repaid from monies collected annually from levies against the affected property owners together with interest at 6.2%. Monies will be collected and bonds paid from the General Fund.

During 2007, a principal payment of \$35,000 was made on the bond and interest payments of \$18,600 were made which are included under governmental activities in the Statement of Activities.

Scheduled annual debt service requirements to maturity are as follows. However, the actual principal payments will be higher if additional principal is collected from the property owners, which would also affect future principal and interest requirements.

TOWN OF LIMON, COLORADO
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	Principal	Interest	Total
2008	10,000	16,120	26,120
2009	10,000	15,500	25,500
2010	11,000	14,880	25,880
2011	11,000	14,198	25,198
2012	12,000	13,516	25,516
2013-2017	73,000	55,242	128,242
2018-2022	98,000	29,884	127,884
2023-2025	35,000	2,852	37,852
	\$ 260,000	\$ 162,192	\$ 422,192

Payable from Utility Fund Restricted Cash:

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

Changes in Long-Term Liabilities during 2007 are as follows:

TOWN OF LIMON, COLORADO
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	Balance Dec. 31, 2006	Additions	Payments	Balance Dec. 31, 2007	Due Within One Year
Governmental Activities:					
Revenue Bonds	\$ 290,000	\$ -	\$ (40,000)	\$ 250,000	\$ 45,000
Special Assessment Bonds	395,000	-	(40,000)	355,000	14,000
Capital Lease	80,625	-	(8,571)	72,054	8,857
	<u>765,625</u>	<u>-</u>	<u>(88,571)</u>	<u>677,054</u>	<u>67,857</u>
Business-Type Activities:					
Bonds Payable:					
2004 Water Revenue	\$ 2,130,000		\$ (50,000)	\$ 2,080,000	\$ 50,000
2001 Water G.O.	485,000		(40,000)	445,000	40,000
2000 Water Revenue	1,099,565		(64,999)	1,034,566	64,999
1974 Mun. Rec. Area	73,000		(9,000)	64,000	9,000
Loans Payable:					
Colorado Water					
Conservation Board	366,458		(21,452)	345,006	22,096
Capital Lease	201,375		(21,429)	179,946	22,143
Colorado Maintenance Fee	49,736	6,018	(5,993)	49,761	-
	<u>4,405,134</u>	<u>6,018</u>	<u>(212,873)</u>	<u>4,198,279</u>	<u>208,238</u>
Total Long-Term Liabilities	<u>\$ 5,170,759</u>	<u>\$ 6,018</u>	<u>\$ (301,444)</u>	<u>\$ 4,875,333</u>	<u>\$ 276,095</u>

Governmental Activities revenue bonds, special assessment bonds, and capital leases are all payable from the General Fund.

Legal Debt Limit - The legal debt limit as defined by Colorado State Statutes, for General Obligation Bonds issued by the Town is as follows at December 31, 2007:

Actual Property Value (taxable)	\$106,338,865
	x 3%
	<u>3,190,166</u>

General Obligation Bonds issued, other than for Water & Sewer purposes, which are specifically exempted for the limitation	-
Available Debt Margin	<u>\$ 3,190,166</u>

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

TOWN OF LIMON, COLORADO
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2007

(11) Risk Management

The Town is exposed to various risks of loss to torts, theft of, damage to, and destruction of assets, errors and omissions, injuries to employees, and natural disasters.

The Town carries commercial insurance for risks described below and employee health insurance. Settled claims resulting from these risks have not exceeded commercial insurance coverage in any of the past three years. The pools have certain deductibles, which resulted in an out of pocket cost to the Town of \$2,523 in year 2007.

Property, Casualty, Errors and Omissions and Liability Insurance

The Town is exposed to various risks of loss related to property, casualty, errors and omissions and liability losses. In 1986 due to the excessive cost of this insurance, the Town joined together with other cities and towns in the State of Colorado to form the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a public entity risk pool currently operating as a common risk management and insurance program for members. The Town pays an annual contribution to CIRSA for its insurance coverage. The member agreement provides that the pool will be self-sustaining through member contributions and additional assessments, if necessary, and the pool will purchase excess insurance through commercial companies for member's claims in excess of a specified self insurance retention, which is determined each policy year.

During 2007 the Town paid \$62,768 for insurance coverage to the pool and is included in the operating expense of the general and enterprise funds.

Workers' Compensation Insurance

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

During 2007 the Town paid \$39,988 for workers compensation coverage to the pool and is included in the operating expense of the general and enterprise funds.

TOWN OF LIMON, COLORADO
 NOTES TO FINANCIAL STATEMENTS
 DECEMBER 31, 2007

(12) Interfund Transactions

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

The Town had the following interfund transactions during 2007:

Payments from the General and Enterprise Funds to the Employees' Pension Plan totaling \$48,827 are included as operating revenue and expenditures of each respective fund.

Transfer from General Fund to Municipal Recreation Area Fund for general purposes.	\$ 55,650
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Transfer from General Fund to Ambulance Service Fund for general purposes	17,765
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Transfer to Capital Projects Fund for airport taxiway construction	<u>6,801</u>
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Total General Fund Transfers	<u>\$ 80,216</u>
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Transfer from Conservation Trust Fund to Municipal Recreation Area Fund for improvements.	<u>\$ 828</u>
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Amounts due to/from other funds at December 31, 2007:

Due to General Fund from Head Start Fund for money advanced to the local child care center under the Head Start grant, pending reimbursement from the Federal government	\$ 101,371
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Due to General Fund from Capital Construction Fund, pending reimbursement on Federal grant	\$ 1,042
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Due to General Fund from Rural Health Fund, pending reimbursement on Colorado grant	\$ 17,453
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TOWN OF LIMON, COLORADO
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Due to the Employees' Pension Plan by the General and Proprietary Fund Types for the Town's 2007 retirement contribution

\$ 6,095
\$ 125,961

(13) Contingent Construction Payable

During the year 2000, the Town obtained two acres of land for a water treatment plant, in exchange for providing certain street, water and sewer improvements for seller's adjacent property. The agreed-upon value was \$114,000. The Town's obligation in this trade broke down into two elements: an obligation to complete certain improvements with an estimated cost of \$41,622, which were completed by the Town in 2001, and a contingent liability to pay the seller's obligation of \$72,378 for improvements in the event the seller develops the adjacent land within 20 years. During 2006, the Town paid \$15,160 for those improvements resulting in a remaining contingent payable of \$57,218.

(14) Employment Agreements

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

(15) Water Rights Lease

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

(16) Rural Development Fund – Energy and Mineral Impact Grant

The Town of Limon through the Rural Development Fund from 2003 thru 2007 has received impact funds from the State of Colorado and acted as a conduit for funding projects between the Department of Local Affairs and the Colorado Rural Development Council. During 2007 the Town received and disbursed \$87,000 from this fund. The State Auditor issued a report in 2007 noting that the Town of Limon was not a direct beneficiary nor was it the manager of these funds. In the same report it was determined that this was an improper use of these funds and recommended that no further grants be awarded under this program to be used as a conduit to a Non-Profit 501(c)(3) corporation.