City Council Regular Meeting

448 E 1st Street, Room 190 Salida, Colorado 81201
June 17, 2025 at 6:00 PM

Agenda

Please register for Regular City Council Meeting
https://zoom.us/webinar/register/WN_IJIzcmlQTgqcTEDomhRz5A
After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:
http://www.youtube.com/@cityofsalidacolorado

Civility Invocation

Call to Order

Pledge of Allegiance

Roll Call

Consent Agenda

1. Approve Agenda

2. Approve June 3, 2025 Minutes

3. **Ordinance 2025-08** An Ordinance of the City Council of the City of Salida, Colorado Amending Chapter 1, Article IV of the Salida Municipal Code to Establish Procedures for the Entry of Default and Default Judgments, and the Collection of Unpaid Municipal Court Fines. Approve on first reading and set second reading and public hearing for July 1, 2025.

Amendment(s) to Agenda

Citizen Comment–Three (3) Minute Time Limit

Unfinished Business / Action Items

New Business / Action Items

4. Approve the 2024 Annual Comprehensive Financial Report

5. **Resolution 2025-24** A Resolution of the City Council of the City of Salida, Colorado, Adopting 2025 Inclusionary Housing Maximum Sales And Rental Prices

6. **Resolution 2025-25** A Resolution of the City Council of the City of Salida, Colorado, Amending the 2025 Fee Schedules

Councilors, Mayor and City Treasurer Reports

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

Council Reports

Pappenfort - Finance Committee
Critelli
Naccarato - CHA and Sustainability Board
Martin
Stephens - Airport Board and PROST
Fontana - Finance Committe and Greater Salida Recreation Corporation Board

Mayor Report

Attorney Report

Treasurer Report

Department Updates

Adjourn

CITY OF SALIDA
SEAL
COLORADO

City Clerk | Deputy City Clerk

Mayor

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City Council Regular Meeting

448 E 1st Street, Room 190 Salida, Colorado 81201
June 3, 2025 at 6:00 PM

Minutes

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Civility Invocation

Call to Order

Pledge of Allegiance

Roll Call

Council Member Alisa Pappenfort
Council Member Suzanne Fontana
Council Member Aaron Stephens
Council Member Wayles Martin
Council Member Justin Critelli (Remote)
Mayor Dan Shore
Treasurer Ben Gilling

ABSENT
Council Member Dominique Naccarato

Amendment(s) to Agenda

Consent Agenda

Council Member Pappenfort moved to combine and approve items 1 through 5 and move item 6 to New Business, seconded by Council Member Fontana.
Voting Yea: Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

Approve Agenda

Approve May 20, 2025 Minutes

Approve Special Event Liquor License for the Elk's Lodge

Approve Salida Community Center July 4th Special Event Liquor License

Approve Special Event Liquor License for the City of Salida Summer Concert Series

MOTION PASSED

Citizen Comment–Three (3) Minute Time Limit

Walt Harder and Adam Martinez spoke during citizen comment.

Unfinished Business / Action Items

Ordinance 2025-06 An Ordinance of the City Council of the City of Salida, Colorado, Correcting the Description of Ward 3 and Updating the City Ward Boundaries. **Second Reading and Public Hearing**

Council Member Fontana moved to approve Ordinance 2025-06, seconded by Council Member Martin.

Voting Yea: Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

New Business / Action Items

Elected Official Compensation

No motion was made on the Elected Official compensation.

Resolution 2025-21 A Resolution of the City Council for the City of Salida, Colorado Amending the 2025 Fee Schedules**.**

Council Member Martin moved to approve Resolution 2025-21, seconded by Council Member Pappenfort.

Voting Yea: Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Resolution 2025-22 A Resolution of the City Council of the City of Salida, Colorado, finding the Granzella-City of Salida annexation petition to be in substantial compliance with state statutes and setting a public hearing on said petition.

Council Member Martin moved to approve Resolution 2025-22, seconded by Council Member Pappenfort.
Voting Yea: Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Resolution 2025-23 A Resolution of the City Council of the City of Salida, Colorado, finding the Mesa Ridge annexation petition to be in substantial compliance with state statutes and setting a public hearing on said petition.

Council Member Martin moved to approve Resolution 2025-23, seconded by Council Member Fontana.

Voting Yea: Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Ordinance 2025-07 An Emergency Ordinance Extending the Temporary Moratorium on the Submission, Acceptance, Processing, and Approval of Applications for the Establishment of a Business that Cultivates, Processes, or Dispenses Natural Medicine and the Establishment of any Business, Occupation, or Operation for Healing Centers in the City of Salida, Colorado. **Emergency Ordinance, Final Reading and Public Hearing.**

Council Member Pappenfort moved to approve Ordinance 2025-07, seconded by Council Member Fontana.
Voting Yea: Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Consent Agenda Item 6 - Approve Services Agreement with Diesslin Structures for the construction of Cleora Park.

Council Member Pappenfort moved to approve the Services Agreement with Diesslin Structures, seconded by Council Member Fontana.
Voting Yea: Council Member Critelli, Council Member Pappenfort, Council Member Fontana, Council Member Stephens, Council Member Martin

MOTION PASSED

Councilors, Mayor and City Treasurer Reports

Council Reports
Pappenfort - Finance Committee
Critelli
Naccarato - CHA and Sustainability Board
Martin
Stephens - Airport Board and PROST
Fontana - Finance Committe and Greater Salida Recreation Corporation Board

Reports were given.

Mayor Report
Report was given.

Attorney Report

Treasurer Report

Department Updates

Adjourn Meeting adjourned at 7:21 pm

CITY OF SALIDA

SEAL

COLORADO

City Clerk | Deputy City Clerk

Mayor

Council Action Form

Department	Presented By	Date
Administration	Kristi Jefferson - City Clerk	June 17, 2025

Agenda Item

Ordinance 2025-08 An Ordinance of the City Council of the City of Salida, Colorado Amending Chapter 1, Article IV of the Salida Municipal Code to Establish Procedures for the Entry of Default and Default Judgments, and the Collection of Unpaid Municipal Court Fines.

Background

Colorado General Assembly passed HB 21-1314, which prohibits the state Department of Revenue from denying to issue, renew, or reinstate a person's driver's license because the person fails to pay a monetary judgement or has an outstanding warrant related to a traffic or other municipal violation. In the absence of this procedure, and in light of other recent state legislation removing the ability for other judgments, warrants, and penalties for non-payment of municipal court fines, the Municipal Court and the City currently lack effective means to collect unpaid fines.

One way to address unpaid municipal court fines is through the collections process, which is a standard practice among municipalities in this situation. This will likely significantly increase the rate of collection of unpaid municipal court fines.

In order to work with a collection company to collect unpaid municipal court fines, the proposed ordinance is required. This ordinance establishes a procedure for the collection of unpaid municipal court fines, and to declare default and default judgments and to allow assignment of municipal court fees, costs and fines to collection agencies for traffic and parking violations.

This ordinance has been drafted by our City Attorney's office, and is based on various other municipalities code provisions throughout Colorado.

Recommendation

Staff recommends Council approve Ordinance 2025-08.

Fiscal Impact

There is no fiscal impact.

Motion

A Councilmember should make a motion to "combine and approve the items on the consent agenda setting second reading and the public hearing for Ordinance 2025-08 for July 1, 2025", followed by a second and a roll call vote.

City Of Salida, Colorado
Ordinance No. 08
(Series of 2025)

An Ordinance of the City Council of the City of Salida, Colorado Amending Chapter 1, Article IV of the Salida Municipal Code to Establish Procedures for the Entry of Default and Default Judgments, and the Collection of Unpaid Municipal Court Fines

WHEREAS, the City of Salida ("City") is municipal government possessing all powers granted to statutory cities by Title 31 of the Colorado Revised Statutes; and

WHEREAS, the Salida Municipal Court has jurisdiction over violations of the Salida Municipal Code ("Code"), which includes the enforcement of minor traffic and parking violations; and

WHEREAS, the Colorado General Assembly passed HB 21-1314, which prohibits the state Department of Revenue from denying to issue, renew, or reinstate a person's driver's license because the person fails to pay a monetary judgment or has an outstanding warrant related to a traffic or other municipal violation; and

WHEREAS, in the absence of this procedure, and in light of other recent state legislation, the Court and the City lack effective means to collect unpaid fines; and

WHEREAS, referring unpaid fines to collections is a standard practice among municipalities in this situation and will likely increase the rate of collection of unpaid fines; and

WHEREAS, the City Council ("Council") finds it desirable and appropriate to amend Chapter 1, Article IV of the Code to establish a procedure for the collection of unpaid municipal court fines, and declare default and default judgments and allow assignment municipal court fees, costs, and fines to collection agencies for traffic and parking violations; and

WHEREAS, the Council finds that this Ordinance is necessary and proper to provide for general safety, health and welfare of the City's residents.

Now, therefore, be it ordained by the City Council of the City of Salida, Colorado, that:

Section 1. The foregoing recitals are incorporated herein as conclusions, facts, determinations, and findings by Council.

Section 2. Chapter 1, General Provisions, Article 4, General Penalty, of the Salida Municipal Code, is hereby amended by the creation of new Section 1-4-80, entitled "Default and Default Judgments", to read as follows:

Sec. 1-4-80. – Default and Default Judgments.

(a) Application. This Section 1-4-80 applies to all traffic or parking related violations of the Salida Municipal Code.

(b) Service. Before a traffic or parking violation can be subject to the procedures set forth in this Section, the action must have been properly initiated by personal service, or proper substituted service of a complaint, summons and complaint, citation, penalty assessment, notice or other document charging the party with any traffic or parking violation of the Salida Municipal Code. Service shall comply with *Colorado Municipal Court Rules of Procedure*.

(c) Default and Default Judgment. Failure to appear, to enter a plea, or defend any non-criminal ticket at a scheduled court date shall result in the entry of default against the Defendant. Following the entry of default, notice of default (Notice) will be sent to the Defendant, at the Defendant's last known physical address and by email if available. The Notice shall include a statement that at the next Court Date which must be at least seven (7) days after the date of the provision of the Notice, that a hearing (Hearing) will be held on whether default judgment shall be entered against the Defendant. Defendant shall have the opportunity to appear at the Hearing and contest the entry of default judgment. Failure to appear at the duly-noticed Hearing shall result in entry of a default judgment, the setting of fine and referral for collections as provided below.

Section 3. Chapter 1, General Provisions, Article 4, General Penalty, of the Salida Municipal Code, is hereby amended by the creation of new Section 1-4-90, entitled "Satisfaction of fines – Failure to pay - Collections," to read as follows:

Sec. 1-4-90. – Satisfaction of fines – Failure to pay – Collections.

The Municipal Court Clerk is authorized to use any lawful method of collecting fines, fees, costs, restitution, default judgments, personal recognizance bond forfeitures, civil penalties, and other amounts due from any person assessed such sums by the City of Salida Municipal Court, including without limitation reasonable costs of collection. The City shall be entitled to receive the reasonable costs of collection in addition to the amounts otherwise due, and interest at the statutory rate for unpaid civil judgments. Reasonable costs of collection shall include, without limitation, the fees and costs of the city attorney, of private counsel, or of a collection agency, which the Court Clerk is hereby authorized to engage, but such fees and costs shall not exceed twenty-five percent (25%) of the amount assigned for collection. Any agreement for collection services shall be signed by the City Clerk.

Section 4. Severability: The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of this Ordinance as determined by a Court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

Introduced on First Reading, on the 17th day of June, 2025, adopted and ordered published in full in a newspaper of general circulation in the City of Salida by the City

Council on the 17th day of June, 2025, and set for Second Reading and Public Hearing on the 1st day of July, 2025.

Introduced on Second Reading, finally adopted and ordered published by Title only, by the City Council on the 1st day of July, 2025.

City Of Salida, Colorado

____
Mayor

[SEAL]

ATTEST:

____
City Clerk/Deputy Clerk

Published in Full in the Mountain Mail after First Reading on the 17th day of June, 2025, and by Title only, after final adoption on the 1st day of July, 2025.

____
City Clerk/Deputy City Clerk

Council Action Form

Department	Presented By	Date
Finance	Aimee Tihonovich - Finance Director	June 17, 2025

Agenda Item
City of Salida 2024 *Annual Comprehensive Financial Report* (ACFR)

Background
We are pleased to present the results of the independent audit of the City's Annual Comprehensive Financial Report (ACFR). This presentation reflects our ongoing commitment to transparency, accountability, and sound financial management.

The audit was conducted by McMahan and Associates, LLC, a well-established firm with extensive experience in governmental and public sector auditing. The audit team was led by Matthew Miller, CPA, and Lillian Marcione, CPA, who bring a high level of expertise and professionalism to the engagement.

The purpose of the audit is to provide an independent, objective evaluation of the City's financial statements, ensuring they fairly and accurately represent the City's financial position and operations for the fiscal year. The audit also confirms compliance with generally accepted accounting principles (GAAP) and all applicable governmental accounting standards.

Representatives from McMahan and Associates will join the meeting virtually to present the audit findings. They will provide an overview of key elements of the financial report, discuss any noteworthy observations, and respond to questions from City Council members.

Following the presentation, City Council will be asked to formally accept and approve the 2024 ACFR. Upon approval, the report will be finalized and submitted to the appropriate state and federal agencies, as required by law and regulatory guidelines.

Recommendation
Staff recommends approval of the 2024 ACFR.

Fiscal Impact
There is no fiscal impact.

Motion
A City Councilmember should state "I move to approve the 2024 Annual Comprehensive Financial Report as presented", followed by a second and a roll call vote.

PRELIMINARY DRAFT

ANNUAL COMPREHENSIVE FINANCIAL REPORT

For the fiscal year ended December 31, 2024

CITY OF SALIDA, COLORADO

Email: finance@CityofSalida.com

Website: CityofSalida.com

448 E. 1st Street, Ste. # 112

Salida, CO 81201

City of Salida, Colorado
Annual Comprehensive Financial Report
For the year ended December 31, 2024

Prepared by the Finance Department of the City of Salida
Aimee Tihonovich, Finance Director

City of Salida, Colorado
Annual Comprehensive Financial Report
December 31, 2024

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City of Salida, Colorado
Annual Comprehensive Financial Report
December 31, 2024

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(Continued)

June 17, 2025

To the Honorable Mayor, Members of the City Council and Citizens of the City of Salida:

State law requires that every general-purpose local government publish a complete set of audited financial statements. This report is published to fulfill that requirement for the fiscal year ended December 31, 2024.

Management assumes full responsibility for the completeness and reliability of the information contained in this report, based upon a comprehensive framework of internal control that it has established for this purpose. Because the cost of internal control should not exceed anticipated benefits, the objective is to provide reasonable, rather than absolute, assurance that the financial statements are free of any material misstatements.

McMahan and Associates, LLC, a firm of licensed Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Salida's financial statements for the year ended December 31, 2024. The independent auditor's report is located at the front of the financial section of this report.

Management's discussion and analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. MD&A complements this letter of transmittal and should be read in conjunction with it.

Profile of the government

Surrounded by towering mountain peaks and bathed in sunshine year-round, Salida is more than just a beautiful place—it's a community that people are proud to call home. Incorporated in 1880 and affectionately known as the "Heart of the Rockies," Salida is the largest city in Chaffee County and serves as its county seat. With a population of just over 5,900, it offers a small-town feel with big-hearted people, strong local values, and a vibrant quality of life.

Salida is located just a couple of hours from the Front Range cities of Denver, Colorado Springs, and Pueblo, but it offers a lifestyle that feels far removed from the traffic, sprawl, and fast pace of city life. Whether you've lived here for generations or recently discovered this hidden gem, it's easy to feel at home in Salida.

The City has a deep-rooted sense of character and community, reflected in everything from its historic downtown and friendly local businesses to its thriving arts culture and year-round events. As a Colorado Certified Creative District, Salida celebrates creativity in all forms—visual arts, live music, performance, and craft—while maintaining the charm of a mountain town where neighbors know each other by name.

Outdoor recreation is more than a pastime here, it's part of daily life. With the Arkansas River running right through town and over a dozen 14,000-foot peaks nearby, residents enjoy easy access to hiking, biking, skiing, rafting, fly fishing, and more. And thanks to Salida's location in Colorado's so-called "Banana Belt," the climate is surprisingly mild—ideal for getting outside all year long.

City services are supported primarily through local sales tax revenue, as Salida voters repealed the City's property tax in 2008. The City currently covers just over 2.2 square miles but has grown thoughtfully over the years through strategic annexations to meet the needs of current and future residents.

At its heart, Salida is a place where people come together—whether at farmers markets, art walks, school events, or trailheads. It's a place where you can raise a family, start a business, retire in peace, or simply enjoy a slower, more intentional pace of life surrounded by natural beauty.

Salida is organized as a statutory city under the constitution of the State of Colorado that follows the mayor-council form of government. The Mayor, the Treasurer and six Council members are directly elected. There are three wards in the City, and two Council members represent each ward. Policy-making and legislative authority are vested in the governing body consisting of the Mayor and six Council members. Council members serve four-year terms, with three members elected every two years. The Mayor is elected for a two-year term. According to Colorado statutes, officials elected to two-year terms are eligible for three terms. Council members and the Treasurer are elected to four-year terms and are limited to two terms. The City Council appoints the City Administrator, City Attorney and City Clerk. The City Administrator appoints department heads.

Services provided by municipalities vary widely. Although citizens have many of the same services available to them in any incorporated area, some may be served by a special district or other governmental entity. Therefore, one town or city may not be directly comparable to another. It is important that readers of the financial statements and budgets know what services the City provides in order to understand the reports. The broad services provided by Salida's employees across the various divisions (described below) include the following:

- Public safety –
  - 24/7 police protection including vehicle, bicycle and foot patrol, crime prevention and law enforcement; vehicle identification number inspections, school safety, special event support, DUI awareness programs, drug task force, regional preparedness, and E911 board representation. The Community Services Division extends safety and public service while protecting the welfare of domestic animals, as well as maintaining the integrity of the Salida City Code through education, citizen engagement and enforcement.
  - 24/7 professional fire response (structural and wildland), emergency medical services, hazardous material response, technical rescue (ice, swift water, confined space, high and low angles), installation of smoke detectors, inspection and plan

reviews, code enforcement, fire prevention and CPR classes, fireworks displays, , regional preparedness and various other education and civic activities.

- Public works – operation, maintenance and improvement of streets, alleys, walkways, parking lots, public structures, stormwater drainage systems, and other public infrastructure.
- Water and Wastewater plant operations – Treatment and distribution of municipal water; collection, treatment of and safe discharge of wastewater (including wastewater services for the Town of Poncha Springs); lab testing, acceptance and treatment of outside septage.
- Community development – land use and zoning, review of development plans, subdivisions, building and sign permits, long range and current planning, historic preservation, grant writing and reporting.
- Parks, recreation and maintenance – aquatic center, swimming lessons, fitness and recreation programs, and maintenance of park facilities, sports complexes, and trails.
- Arts and culture – services for event center activities and special events for community members of all ages, alliance with outside organizations (ex: Chamber of Commerce and the creative district).
- Administrative services – liquor, marijuana and arborists licensing, vendor and special event permitting, billing and payment collection for water and wastewater services, municipal court, grant writing and reporting, intergovernmental facility management, payroll, accounts payable, accounts receivable, budgeting, financial reporting, human resources, legal, cash management / treasury, risk management, records management, public information, meeting coordination, sustainability efforts, public information communications and other general government and administrative services.

Water treatment and distribution and wastewater collection and treatment services are provided through an enterprise fund. See the MD&A for an explanation about different types of funds.

Annual budget process

City Council is required to adopt an initial budget for the fiscal year no later than December 31 preceding the beginning of the fiscal year on January 1. This annual budget serves as the foundation for the City of Salida's financial planning and control. The budget is prepared by fund, function or department (e.g., police). Department heads may transfer resources within a department as they see fit. Transfers between departments within the same fund, however, need approval from the Finance Director or City Administrator. Changes to a fund's bottom line must be done with an amendment by Council after publicly posting the amendment and holding a public hearing on it.

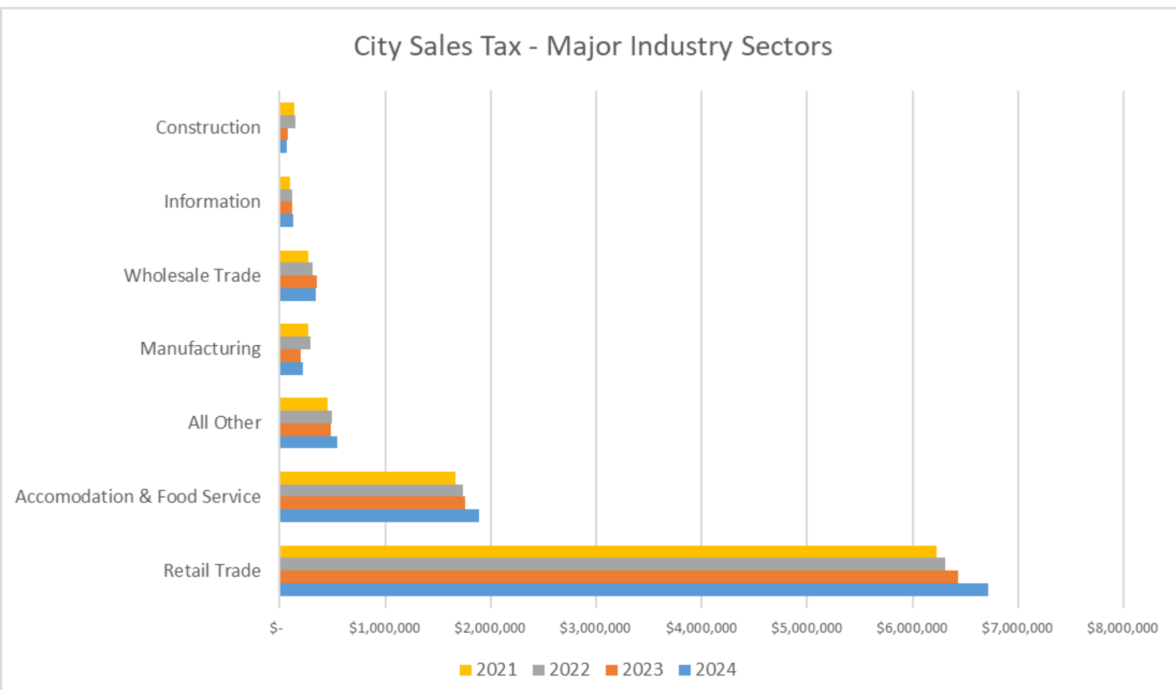
Each year, the budget development process kicks off with a strategic planning meeting with City Council, the City Treasurer and key City staff. Department heads set goals for the upcoming fiscal year and develop their requested budget based on the outcomes of the strategic planning meeting. The finance office reviews the budget for affordability, makes necessary adjustments and prepares a recommended budget for Council (this recommended budget is available for public inspection). A series of public meetings with Council are held to go over the budget and provide feedback. After making final adjustments as directed by Council, a public hearing is held prior to Council adoption. Typically, Council adopts the budget by mid-October.

Local economy

The City of Salida serves as a shopping hub for the surrounding small towns and rural areas. Tourism is a major contributor to the local economy. Sales tax revenue peaks in the “summer season” of June to September, with July being the strongest month. Salida is a short drive from the Monarch Ski area, which draws winter visitors to the area and contributes to the local economy. However, February, which falls in the middle of the “ski season” is the slowest month for collections. Increasingly, Salida is experiencing growth in sales tax collections during the “shoulder season” defined as April-May and October-November when the weather is typically suitable for many outdoor activities that attract visitors to the area.

Year-over-year sales tax revenue growth has been strong, averaging 8.7% over the past ten years. This includes the 3% City sales tax as well as the City's share of County sales tax revenues. In 2024, sales tax revenue increased by 4.4% compared to the previous year, which had seen a modest increase of just 0.6% for 2023 over 2022. Given the recent slowing trend, the 2025 budget has been conservatively projected with sales tax growth of just under 1%.

The chart below shows where sales tax is generated by industry with retail trade being the highest industry by far. This is typical of an economy that relies on tourism.



Reliable unemployment information solely for the City of Salida is unavailable, consequently Chaffee County unemployment data is utilized for monitoring purposes. Unemployment in Chaffee County ended the year at 4.2%, which is comparable to the state rate of 4.6%.

Long-term financial planning and major initiatives

Unrestricted fund balance in the general fund at year-end was 41.0% of the previous year's general fund operating expenses. This amount is above policy guidelines set by Council for budgetary and planning purposes (25%). Looking forward, the budget will be challenged to absorb the increased operating costs, including $1.1M annual debt service payments beginning in 2026 for the important fire station, the construction of which was substantially completed in 2024. Fund balance reserves are expected to decline possibly below the fund balance policy level as the City does not want to cut programs or services at this time. The City remains optimistic that this is a temporary situation and anticipated growth will contribute to higher revenues. However, the City does not anticipate being able to add new amenities or may slip behind on maintenance of existing infrastructure as we reduce spending as much as possible while maintaining existing programs.

The Street fund has high priority projects planned out through 2026 with estimated annual expenditures in the long-term plan thereafter. 32% of the City-generated sales tax is allocated to this fund and can predominantly support the anticipated expenditures complemented by grants.

The City Water and Wastewater funds underwent a rate study in 2020 resulting in recommended rate increases of 2.58% for water and 8.85% for wastewater each year for the five subsequent years. The City has stayed on schedule in implementing these rate increases. This will go a long way toward making these funds sustainable and keeping the City's water and wastewater activities operating at a high level.

The City provides wastewater service to the neighboring town of Poncha Springs. The wastewater interceptor line leading from Poncha Springs to the City of Salida is deemed to be at critical capacity based on the number of sewer extension agreements approved for connection. Due to rapid growth, the City of Salida implemented measures to slow development. In response, the Town of Poncha Springs and two developers filed a lawsuit against the City. Through mediation, the parties are now negotiating amendments to a 2010 intergovernmental agreement. These amendments are expected to resolve the dispute, allow for managed growth to proceed, and establish a framework for funding necessary sewer infrastructure upgrades..

Relevant financial policies

The City of Salida has adopted a comprehensive set of financial policies. Designed to maintain fiscal health is the Fund Balance Policy, which requires a minimum level of unrestricted general fund reserves to be maintained at an amount no less than 25% of general fund operating expenses. Since the City is reliant on sales tax and sales tax has volatility, the 25% minimum level is deemed sufficient to keep the City operating effectively during economic downturns.

As a service organization, the City of Salida recognizes employees as the most important resource of the City. In order to maintain market pay rates, market pay studies are periodically performed by an independent agency and Cost of Living Adjustments (COLA) tied to the *Employers Cost Index* (CPI) are built into the budget. These measures have helped the City maintain a reasonable level of turnover.

The preparation of this report would not have been possible without the skill, effort, support and dedication across all levels of the City. We wish to thank all government departments for their assistance in providing the data necessary to prepare this report. Credit also is due to the Mayor, Council and Treasurer for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Salida's finances.

Respectfully submitted,

Christy Doon
City Administrator

Aimee Tihonovich
Finance Director

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Salida
Colorado

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2023

Christopher P. Morrill

Executive Director/CEO

CITY OF SALIDA, COLORADO
List of Elected and Appointed Officials
as of December 31, 2024

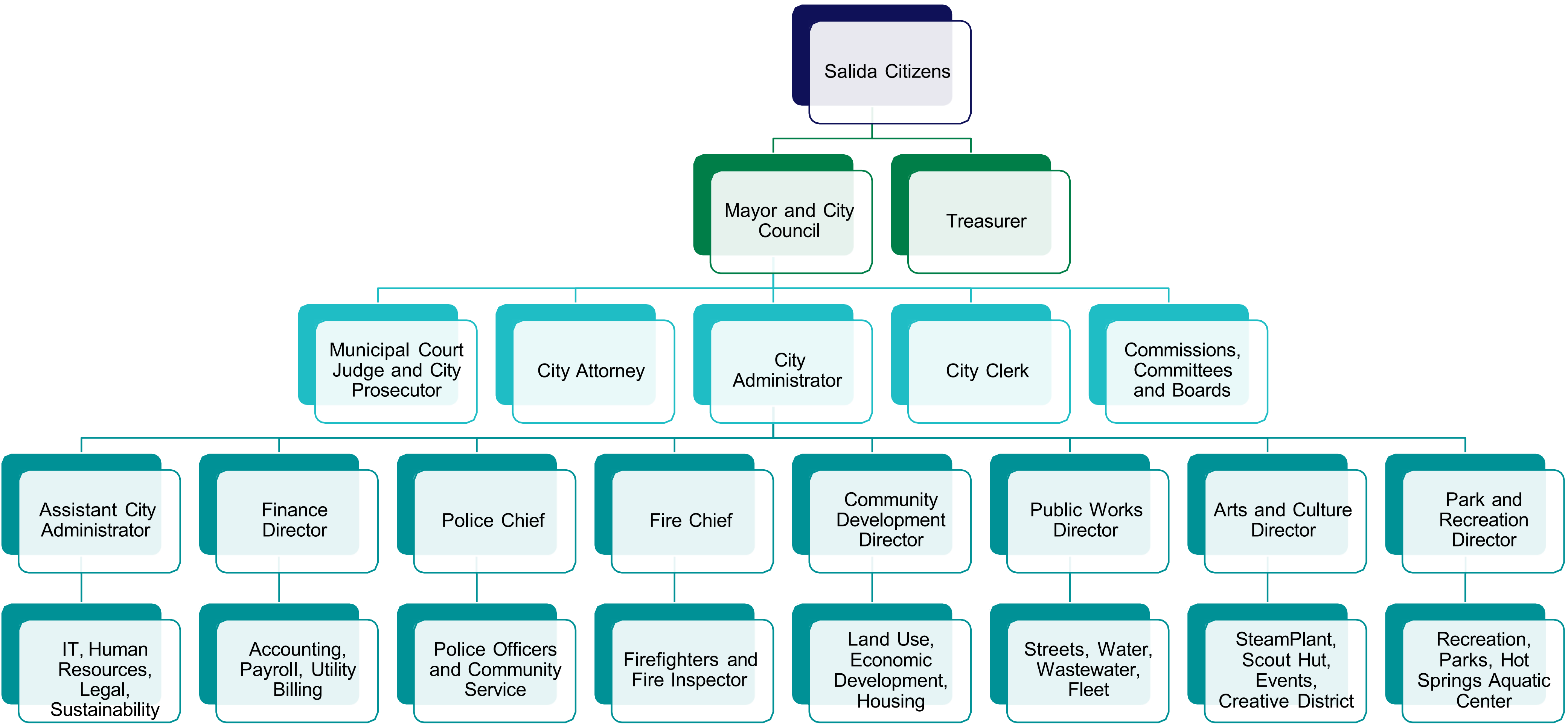
Elected Officials

Mayor	Dan Shore
Council Member - Ward 1	Dominique Naccarato
Council Member - Ward 1	Suzanne Fontana
Council Member - Ward 2	Justin Critelli
Council Member - Ward 2	Aaron Stephens
Council Member - Ward 3	Wayles Martin
Council Member - Ward 3	Alisa Pappenfort
Treasurer	Ben Gilling

Appointed Officials & Staff

Municipal Court Judge	Cheryl Hardy-Moore
Municipal Prosecutor	Erica Romberg
Planning Commission Chairperson	Greg Follet
Recreation Advisory Board Chairperson	Jessica Downing
Historic Preservation Commission Chairperson	Keith Krebs
Tree Board President	Marilyn Moore
Board of Adjustment Chairperson	Greg Follet
City Administrator	Christy Doon
City Attorney	Nina Williams
City Clerk	Kristi Jefferson
Community Development Director	Bill Almquist
Finance Director	Aimee Tihonovich
Fire Chief	Aaron Jonke
Parks & Recreation Director	Mike (Diesel) Post
Police Chief	Russ Johnson
Public Works Director	David Lady

PRELIMINARY DRAFT



McMahan and Associates, L.L.C.
Certified Public Accountants and Consultants

Web Site: www.McMahanCPA.com Main Office: (970) 845-8800

INDEPENDENT AUDITOR'S REPORT

To the City Council
City of Salida, Colorado

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, and each major fund of the City of Salida, Colorado (the "City"), as of and for the year ended December 31, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, and each major fund of the City as of December 31, 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America ("U.S. GAAP").

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS") and the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with U.S. GAAP; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for one year after the date that the financial statements are issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with U.S. GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with U.S. GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

U.S. GAAP require that the Management's Discussion and Analysis in Section B, the Schedule of City's Proportionate Share of the Net Pension Liability (Asset), the Schedule of City Contributions, and the Notes to the Required Supplementary Information in Section E be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with U.S. GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The budgetary comparison information in section E is not a required part of the basic financial statements but is supplementary information required by U.S. GAAP. The budgetary comparison information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The individual fund budgetary information and the Local Highway Finance Report listed in the accompanying table of contents are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund budgetary information and the Local Highway Finance Report listed in the accompanying table of contents is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with U.S. GAAS. In our opinion, the individual fund budgetary information and the Local Highway Finance Report listed in the accompanying table of contents is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory section and statistical section but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

McMahan and Associates, L.L.C.
Avon, Colorado

CITY OF SALIDA COLORADO

MANAGEMENT'S DISCUSSION AND ANALYSIS

Management's Discussion and Analysis

As Management of the City of Salida, we offer readers of the City of Salida's financial statements this narrative overview and analysis of the financial activities of the City of Salida for the fiscal year ended December 31, 2024. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages i - vi of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Salida exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by $74,305,682 (net position). Of this amount, $16,394,910 represents unrestricted net position, which may be used to meet the government's ongoing obligations to citizens and creditors.
- The City of Salida's total net position increased by $5,757,916 (8.4%) due to revenues exceeding expenses for the year.
- At the close of the current fiscal year, the City of Salida's governmental funds reported combined fund balances of $9,395,349, a decrease of $13,253,029 (141.1%) in comparison with the prior year. The fund balance went down due to the construction of a fire station. In 2023 the fund balance went up due to the issuance of Certificates of Participation in order to finance the fire station. 88.8% of fund balances ($8,345,171) is available for spending at the government's discretion (*unassigned & committed fund balance*).
- At the end of the current fiscal year, the unrestricted fund balance for the General Fund was $4,986,259, or approximately 35.6% of total current year general fund expenditures.
- The City of Salida's total outstanding long-term debt increased by $614,340 during the current fiscal year. The City entered into lease purchase financing in the amount of $1,255,000 to purchase a building for a new police station. In 2024, the City made all scheduled payments on existing debt.

Overview of the Financial Statements

The discussion and analysis provided here are intended to serve as an introduction to the City of Salida's basic financial statements. The City of Salida's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) the notes to the financial statements. This report also includes supplementary information intended to furnish additional details to support the basic financial statements themselves.

Government-wide Financial Statements

The *government-wide financial statements* are designed to provide readers with a broad overview of the City of Salida's finances, in a manner similar to a private-sector business.

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

The *statement of activities* presents information showing how the City of Salida's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported for some items that will result in cash flows in future fiscal periods (e.g., uncollected taxes, and earned but unused paid time off).

Both government-wide financial statements distinguish functions of the City of Salida that are principally supported by taxes and intergovernmental revenues (*governmental activities)* from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business-type activities*). The governmental activities of the City of Salida include general government, public safety, public works/streets, arts and culture, parks and recreation. The business-type activities of the City of Salida include water and wastewater services.

The government-wide financial statements can be found on pages C1 to C2 of this report.

Fund Financial Statements

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

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

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

The City of Salida maintains seven individual governmental funds: the General Fund, the Street Fund, the Capital Improvement Fund, the Economic Development Fund, the Lodging Tax Fund, the Conservation Trust Fund and the Housing Fund. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for all seven funds.

The basic governmental fund financial statements can be found on pages C3 to C6 of this report.

Proprietary Funds. The City of Salida maintains two proprietary funds, both are *enterprise funds.* Enterprise funds are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City of Salida uses enterprise funds to account for its water and wastewater operations.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

The basic proprietary fund financial statements can be found on pages C7 to C9 of this report.

Notes to the Financial Statements

The notes provide additional information that is necessary to acquire a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages D1 to D36 of this report.

Other Information

The City of Salida adopts an annual appropriated budget for its general fund and all other funds. A budgetary comparison statement for the governmental funds is provided in the *required supplementary information* section. The City of Salida also presents *required supplementary information* concerning the City of Salida's progress in funding its obligation to provide pension benefits to its fire and police employees. The required supplementary information can be found on pages E1 to E15.

Finally, budget comparison statements for proprietary funds are presented in the *supplementary information* section as well as the Local Highway Finance Report filed with the State of Colorado. This supplemental information can be found on pages F1 to F7 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position over time may serve as a useful indicator of a government's financial position. In the case of the City of Salida, assets and deferred outflows of resources exceeded liabilities by $74,305,682.

City of Salida's Net Position

	Governmental Activities		Business-type activities		Total	
	2024	2023	2024	2023	2024	2023
Current and other assets	$ 12,003,110	$ 23,806,095	$ 11,537,012	$ 10,955,046	$ 23,540,122	$ 34,761,141
Capital Assets	55,749,053	36,282,798	31,143,692	31,589,883	86,892,745	67,872,681
Total Assets	67,752,163	60,088,893	42,680,704	42,544,929	110,432,867	102,633,822
Total Deferred outflows of resources	1,795,057	2,013,419	-	-	1,795,057	2,013,419
Long-term liabilities	20,405,684	19,265,538	14,564,872	15,103,424	34,970,556	34,368,962
Other liabilities	2,446,111	1,187,011	280,496	274,938	2,726,607	1,461,949
Total liabilities	22,851,795	20,452,549	14,845,368	15,378,362	37,697,163	35,830,911
Total Deferred inflows of resources	225,079	268,564	-	-	225,079	268,564
Net position:						
Net investment in capital assets	38,794,453	35,758,355	17,983,664	17,847,505	56,778,117	53,605,860
Restricted	1,132,655	692,678	-		1,132,655	692,678
Unrestricted	6,543,238	4,930,166	9,851,672	9,319,062	16,394,910	14,249,228
Total net position	$ 46,470,346	$ 41,381,199	$ 27,835,336	$ 27,166,567	$ 74,305,682	$ 68,547,766

Current and other assets decreased in governmental activities by $11,802,985 from the prior year due primarily to a $14.3 million decrease in restricted cash resulting from spending down the proceeds of certificates of participation (COPs) issued late in 2023 to finance the construction of a new fire station during 2024. This decrease in restricted cash was partially offset by increases in other current assets.

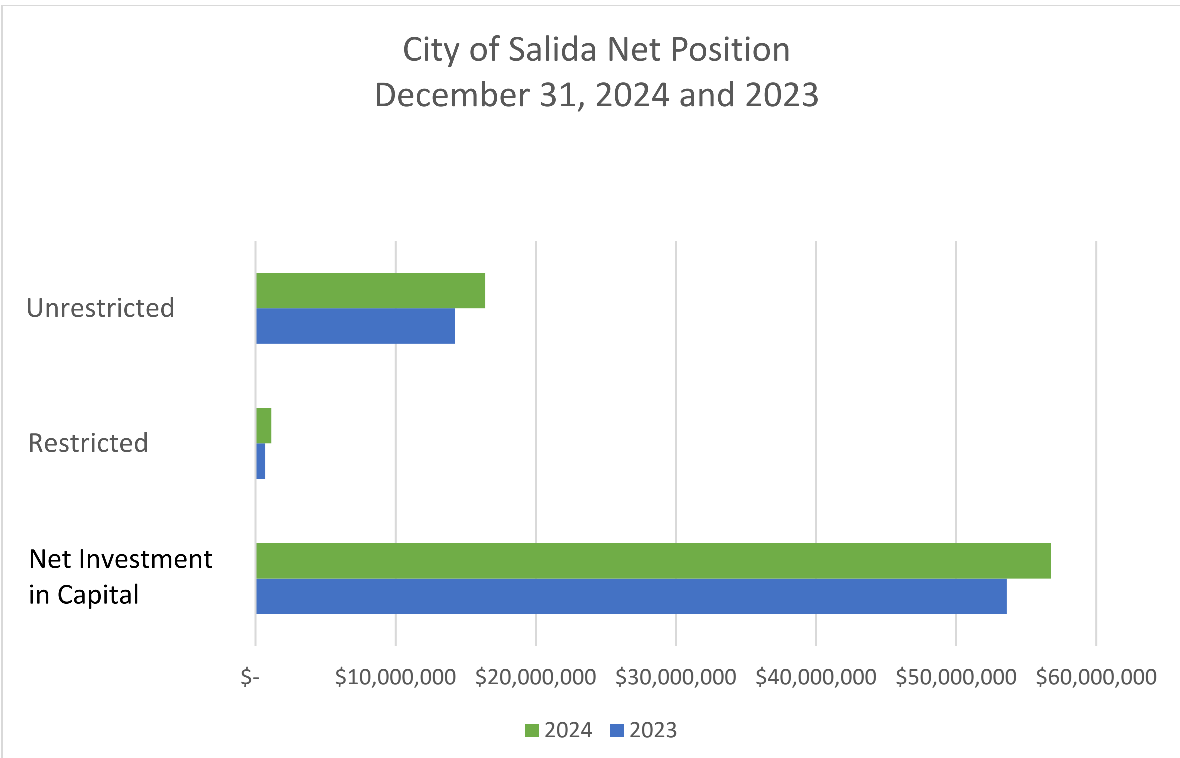
Other liabilities increased by $1,264,658 (86.5%) primarily due to having more accounts payable at year-end. Fluctuations in this account vary depending on the billing and collection cycle of the City. There was a large ($674K) invoice payable for the ongoing fire station construction project which made up a good portion of the year-end balance in accounts payable.

Long-term liabilities, which consist of certificates of participation, bonds, notes, leases, accrued compensated absences and pension liabilities increased by $601,594 (1.8%) from the previous year for governmental and business-type activities combined due to entering into a lease purchase financing agreement for a new police station.

By far, the largest portion of the City of Salida's net position (76.4%) reflects its investment in capital assets (e.g., land, buildings, machinery, equipment, vehicles, and infrastructure), less any related outstanding debt that was used to acquire those assets. The City of Salida uses these capital assets to provide a variety of services to its citizens. Accordingly, these assets are not available for future spending. Although the City of Salida's investment in capital assets is reported net of related debt, it should be noted that the resources used to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the City of Salida's net position, $1,132,655 (1.5%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of $16,394,910 is unrestricted and may be used to meet the government's ongoing obligations to its citizens and creditors.

At the end of the current fiscal year, the City of Salida is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate governmental and business-type activities. The same situation held true for the prior fiscal year.



The City of Salida's overall net position increased by $5,757,916 from the prior fiscal year. The reasons for this overall increase are discussed in the following sections for governmental activities and business-type activities.

City of Salida's Changes in Net Position

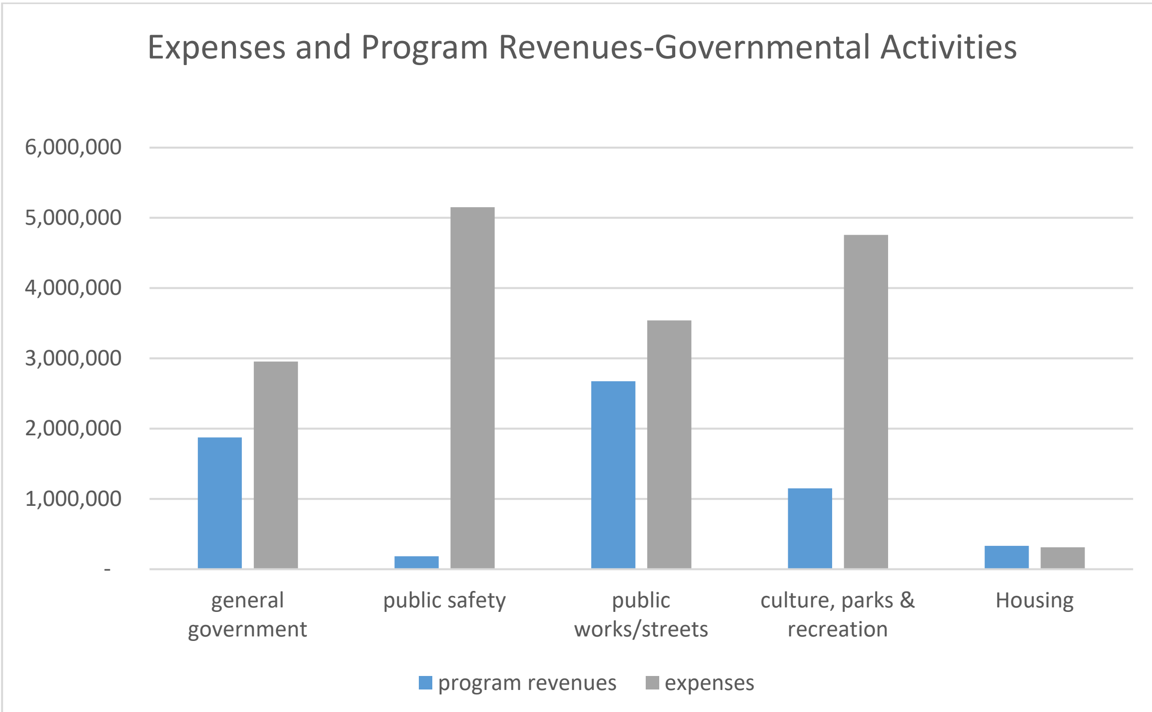
	Governmental Activities		Business-type activities		Total	
	2024	2023	2024	2023	2024	2023
Revenues:						
Program revenues						
Charges for service	$ 2,173,295	$ 1,714,396	$ 4,373,670	$ 4,099,182	$ 6,546,965	$ 5,813,578
Operating grants and contributions	2,845,318	607,645	-	-	2,845,318	607,645
Capital grants and contributions	1,193,545	709,910	1,347,657	2,047,227	2,541,202	2,757,137
General revenues:						
Taxes	15,310,909	14,764,143	-	-	15,310,909	14,764,143
Unrestricted investment earnings (net market loss)	959,067	395,784	264,346	212,727	1,223,413	608,511
Other	119,944	249,978	4,950	-	124,894	249,978
Total revenues	22,602,078	18,441,856	5,990,623	6,359,136	28,592,701	24,800,992
Expenses:						
General government	2,953,277	2,127,499			2,953,277	2,127,499
Public safety	5,150,797	5,098,830			5,150,797	5,098,830
Public works/streets	3,540,305	3,891,917			3,540,305	3,891,917
Culture, parks and recreation	4,757,206	4,523,655			4,757,206	4,523,655
Housing	310,556	834,848			310,556	834,848
Interest on long term debt	785,399	49,930			785,399	49,930
Water			2,496,904	2,124,737	2,496,904	2,124,737
Wastewater			2,840,341	2,616,065	2,840,341	2,616,065
Total expenses	17,497,540	16,526,679	5,337,245	4,740,802	22,834,785	21,267,481
Increase (decrease) in net position before transfers	5,104,538	1,915,177	653,378	1,618,334	5,757,916	3,533,511
Transfers	(15,391)	-	15,391	-	-	-
Increase (decrease) in net position	5,089,147	1,915,177	668,769	1,618,334	5,757,916	3,533,511
Net position-beginning	41,381,199	39,466,022	27,166,567	25,548,233	68,547,766	65,014,255
Net position-ending	$ 46,470,346	$ 41,381,199	$ 27,835,336	$ 27,166,567	$ 74,305,682	$ 68,547,766

Governmental Activities. During the current fiscal year, net position for governmental activities increased $5,089,147 from the prior fiscal year for an ending balance of $46,470,346. This increase can be attributed to a continuation of strong revenue trends overall and to $2M in state grants received by the Street Fund to help with a significant street improvement project the City is working with the State on.

Taxes (primarily sales and lodging) remain the largest source of revenue at $15,310,909 and increased by $546,766 (3.7%) in 2024.

Expenses grew during the current year, increasing from $16,526,679 in the prior year to $17,497,540 in the current year, an increase of $970,861 (5.9%). In 2024, the most significant increase is the cost of debt service for the Certificates of Participation issued to finance the new fire station. The interest only financing payment for 2024 was $730,417.

As shown in the chart below, direct revenues generated by the City of Salida's programs are not sufficient to cover the costs of these programs. The City of Salida relies on sales tax, lodging tax, and other general revenues to cover the costs associated with various programs.



Business-type Activities. For the City of Salida's business-type activities, net position increased to an ending balance of $27,835,336. The total increase in net position for business-type activities (water and wastewater) was $668,769 from the prior fiscal year and can primarily be explained by higher fee revenues and 2024 was not a year where heavy maintenance spending was necessary.

Financial Analysis of Governmental Funds

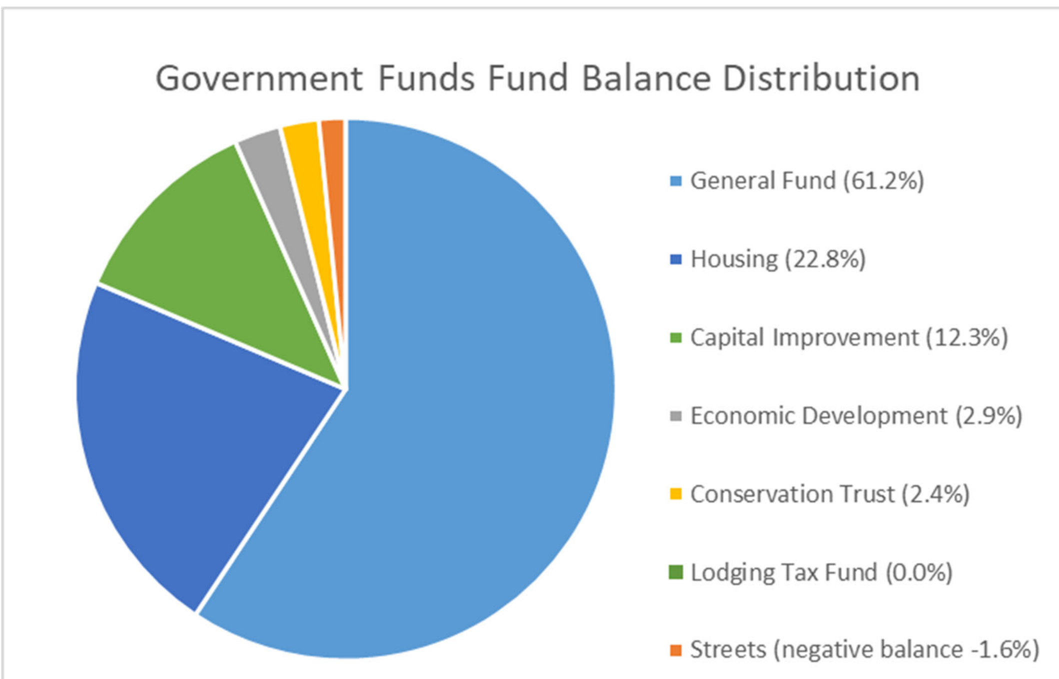
As noted earlier, the City of Salida uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental Funds. The focus of the City of Salida's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of Salida's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for discretionary use as it represents the portion of fund balance which has not yet been limited to use for a particular purpose by either an external party, the City of Salida itself, or a group or individual that has been delegated authority to assign resources for use for particular purposes by the Salida City Council.

On December 31, 2024, the City of Salida's governmental funds reported combined fund balances of $9,395,349, a decrease of $13,253,029 in comparison with the prior year. The 2023 fund balance was unusually high at year end due to $16.1 million in unspent Certificates of Participation (COP) proceeds. These funds have been largely spent in 2024 on the fire station which explains the drop in fund balance.

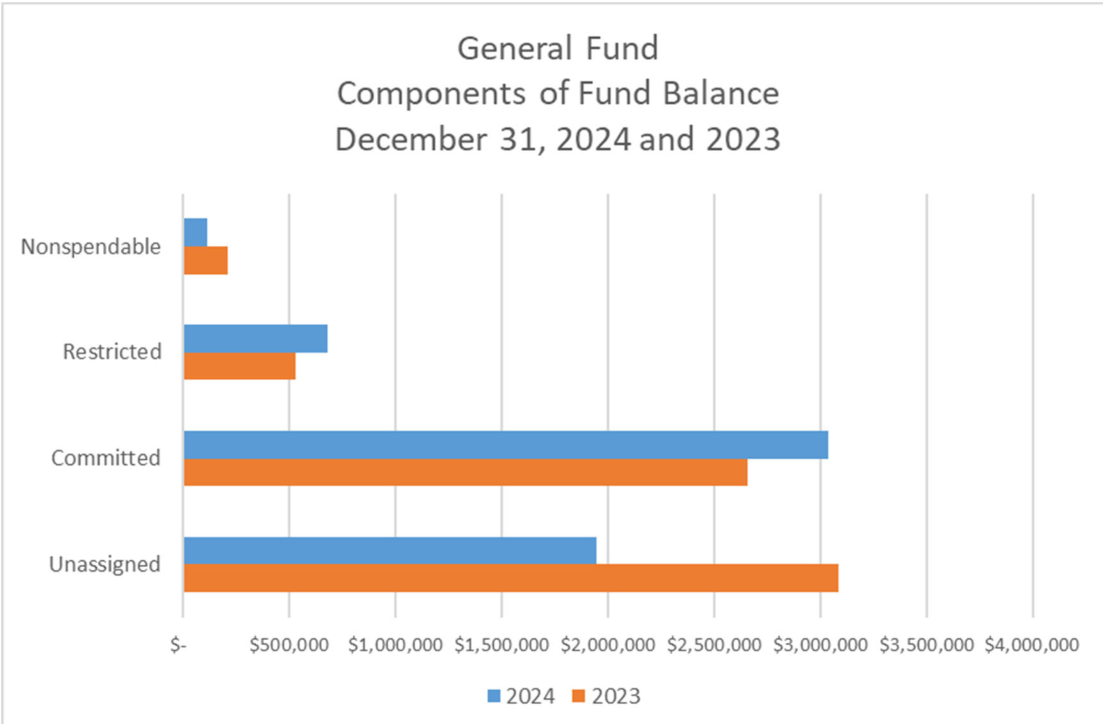
Of the combined governmental fund balance, $8,345,171, or 88.8%, constitutes *unassigned and committed fund balance*, which is available for spending at the government's discretion. The remainder of the fund balance is either *nonspendable or restricted* to indicate that it is 1) not in spendable form ($146,757), 2) legally required to be maintained intact ($678,000), or 3) restricted for particular purposes ($225,421).

There are seven funds within the *governmental* funds presentation. The City considers all its governmental funds to be *major* as various readers of financial reports have a diverse set of interests and prefer to see details of each fund. The distribution of the $9,395,349 fund balance is as shown in the following chart.



Analysis of Individual Funds

The general fund is the chief operating fund of the City of Salida. At the end of the current fiscal year, unassigned and committed fund balance of the general fund was $4,986,259, while total fund balance decreased to $5,773,936. As a measure of the general fund's liquidity, it may be useful to compare both unrestricted (combination of unassigned and committed) fund balance and total fund balance to total general fund expenditures. Unrestricted fund balance represents approximately 35.6% percent of total general fund expenditures, while total fund balance represents approximately 41.3% of that same amount.



The General Fund experienced a decrease in fund balance of $701,690 during the current fiscal year. This reduction is primarily attributed to the City's strategic investment in replacing its more than 100-year-old fire station with a modern, state-of-the-art facility. This new station addresses a critical public safety need and is expected to support fire service delivery to the community for decades. The General Fund will require several years to fully absorb the associated increase in expenditures, including debt service payments. Sales tax revenues, which comprise approximately 890% of the General Fund's total revenue, will need to grow steadily year-over-year to absorb increased costs.

The Housing Fund is primarily funded with taxes on short-term rentals in addition to inclusionary housing fees and grants. The Housing Fund balance increased by $1,039,705, bringing the ending fund balance to $2,120,718. Several projects are in the works which will utilize these funds to help build affordable housing in the community.

The Capital Improvement Fund accounts for capital improvements (other than streets). The primary source of revenue is an allocation of sales tax revenues. In 2023 the COPs issued for the fire station inflated this fund to an unusually high year-end fund balance of $15,904,648 which was mostly spent in 2024 on constructing the new fire station. The 2024 year-end fund balance is $1,158,970.

The Economic Development Fund is primarily funded with an allocation of sales tax revenues and ended 2024 with a fund balance of $270,320, an increase of $28,600.

The Conservation Trust Fund accounts for the City's share of state restricted lottery fund dollars. The fund balance at year end (all restricted) is $225,421, an increase of $57,743.

The Lodging Tax Fund accounts for the lodging tax revenues earned. These revenues are utilized to support the operations of the aquatic center and the SteamPlant event center and thus are transferred into the general fund where these activities are recorded. The fund balance at year-end is zero because of this transfer.

The Street Fund experienced an increase in fund balance of $1,068,291 during the current fiscal year, reducing the negative fund balance to ($154,016). In 2023, the City was able to complete all phases of the Poncha Boulevard improvement project within a single year. This approach resulted in long-term cost savings and minimized disruption to the community. To support the accelerated project timeline, the General Fund temporarily covered the Street Fund's cash reserve shortfall, with the intent to be fully reimbursed by 2026. The Street Fund remains on track to meet this repayment schedule. The fund's primary revenue source is a dedicated portion of the local sales tax.

Proprietary Funds**.** The City of Salida's proprietary funds Statement of Net Position on page C7 provides the same type of information as found in the government-wide financial statements, but in more detail.

The unrestricted net position of the Water Fund at the end of 2024 was $7,047,399, while the unrestricted net position of the Wastewater Fund at the end of 2024 was $2,804,273. The total growth in net position for the Water and Wastewater funds was $503,154 and $165,615, respectively. The infrastructure maintenance in each fund was routine in nature and did not require utilizing any reserves. Large projects for these important utilities are in the long-term plan and reserves need to be built to help fund these future needs.

General Fund Budgetary Highlights

Original budget compared to final budget. During the year, there was no need to amend the general fund budget.

Final budget compared to actual results. The most significant differences between budgeted revenues and actual revenues in the General Fund were as follows:

Revenue source	Final Budget	Actual revenues	Difference
Charges for Service-Hot Springs Pool	744,600	528,750	$ (215,850)
Charges for Service-Arts and Culture	523,110	422,977	$ (100,133)
Federal Grants	-	144,417	$ 144,417
Land dedication fees in lieu	25,000	483,100	$ 458,100
Investment earnings	110,000	340,792	230,792

Charges for Service for the Hot Springs Pool was less than budgeted because the budget anticipated new hot springs pools would be constructed and thus expected additional fees associated with the new pools. The cost of constructing these pools turned out to be higher than anticipated and thus the project was abandoned.

Charges for Service for Arts and Culture were less than budgeted as not as many events were held as originally anticipated and there is pressure on the City to host certain events for free that are classified as benefiting the community. Staff are diligently working through these challenges, changing offerings and working on new fee schedules that are fair and reasonable for all.

The federal grants overage is the result of utilizing the City's final reserve of American Rescue Plan Act (ARPA) dollars for various affordable housing related projects.

Investment earnings were higher than anticipated as investment market conditions had better results than the budget projected.

Capital Assets and Debt Administration

Capital assets. The City of Salida's capital assets for its governmental and business-type activities as of December 31, 2024, amount to $86,892,745 (net of accumulated depreciation/amortization). Capital assets include land, water rights, buildings, park land and improvements, water and wastewater lines, infrastructure, software and other intangibles. The total increase in net capital assets for the current fiscal year was 28.0%.

City of Salida's Capital Assets (net of depreciation/amortization)

	Governmental activities		Business-type activities		Total	
	2024	2023	2024	2023	2024	2023
Land	$ 6,698,724	$ 6,698,724	$ 89,435	$ 89,435	$ 6,788,159	$ 6,788,159
Water rights	-	-	1,391,521	1,391,521	1,391,521	1,391,521
Construction in progress	20,826,218	5,464,824	1,710,958	4,413,348	22,537,176	9,878,172
Buildings	7,304,655	6,264,142	-	-	7,304,655	6,264,142
Park land and improvements	4,026,443	3,806,599	271,852	293,295	4,298,295	4,099,894
Lines	-	-	8,662,367	9,798,939	8,662,367	9,798,939
Structures	-	-	11,741,195	8,150,589	11,741,195	8,150,589
Equipment & Vehicles	2,328,378	2,333,837	7,168,030	7,452,756	9,496,408	9,786,593
Infrastructure	14,335,819	11,616,153	-	-	14,335,819	11,616,153
Software and other intangibles	38	1,217	-	-	38	1,217
Leased assets	63,140	84,186	-	-	63,140	84,186
Subscription based IT assets	165,638	13,116	108,334	-	273,972	13,116
	$ 55,749,053	$ 36,282,798	$ 31,143,692	$ 31,589,883	$ 86,892,745	$ 67,872,681

Major capital asset events during the current fiscal year included the following:

- Construction of the fire station was substantially completed by year end adding $16,309,497 to the construction in progress category.
- The 1st Phase of the Multimodal Oak Street Improvement project was completed for $2,614,000. This project is supported by grant funds.
- A building was purchased situated along Hwy 50 which will require some remodeling in order to create a new, greatly improved police station that will better serve the growing City.

- A wastewater project was more than halfway finished that will replace old deteriorating clay pipes with PVC material at various locations throughout the service area. $353,484 was added to construction in progress for this project.

Long-term Debt. At the end of the current fiscal year, the City of Salida had total debt outstanding of $33,262,523. Of this amount, $17,201,895 are COPs, $9,989,256 are revenue bonds, $4,202,309 are notes payable, $327,494 are capital debt, and the remaining $1,541,569 are leases payable or subscriptions-based IT arrangements.

City of Salida's Outstanding Debt

	Governmental activities		Business-type activities		Total	
	2024	**2023**	**2024**	**2023**	**2024**	**2023**
Certificates of Participation	$ 17,201,895	$ 17,214,029	$ -	$ -	$ 17,201,895	$ 17,214,029
Revenue bonds	-	-	9,989,256	10,377,071	9,989,256	10,377,071
Notes payable	-	-	4,202,309	4,397,520	4,202,309	4,397,520
Capital debt	161,364	314,869	166,130	245,168	327,494	560,037
Lease Payable	1,305,502	85,741	-	-	1,305,502	85,741
Subscription based IT arrangements	127,376	13,785	108,691	-	236,067	13,785
	$ 18,796,137	$ 17,628,424	$ 14,466,386	$ 15,019,759	$ 33,262,523	$ 32,648,183

The City of Salida's total debt increased by $614,340 (1.9%) as the City entered into a lease purchase financing agreement in the amount of $1,255,000 to purchase the building for a new police station. This new debt was higher than principal payments made on existing debt.

Additional information on the City of Salida's long-term debt can be found beginning on page D17 in the Notes to the Financial Statements of this report.

Economic Factors and Next Year's Budget and Rates

The following economic factors currently affect the City of Salida and were considered in developing the 2025 fiscal year budget.

- Annual sales tax growth (City and Shared County tax combined) has increased year-over-year since at least 2013, but the rate of increase has slowed with 2024 increasing just 4.4% over 2023. The 2025 budget conservatively anticipates 1% sales tax growth. As always, actual performance will be closely monitored against budget goals and spending will be adjusted, if necessary.
- Debt service costs on the COPs will take a few years for the general fund budget to absorb. Interest-only payments are scheduled for 2025 with principal and interest payments thereafter at $1.1 million per year. Spending in the 2025 budget plan was tightened, and the use of reserves is anticipated as the budget adjusts to higher operating expenses.
- A utility rate study was still underway at year-end, so the budget was set using the recommended rate increases of a previous study which called for an annual increase of 2.58% for water usage fees and 8.85% for wastewater usage fees. Rates will be adjusted again, as needed, according to the new study so the City can maintain the essential services these fees support.

- According to Zillow.com, average home values in Salida are $688,113, up 1.8% from the previous year and 64% higher than the national average. Affordable housing has become a top priority for the City and Housing Fund revenues will go toward helping solve this challenge.
- The most recent U.S. Census Bureau population estimate for Salida is for 2023 and is 5,900, a 1.6% increase over 2022. Smaller communities can struggle with capturing relevant current data. Based on high requests for new development projects, a higher rate of growth is anticipated in the upcoming years.
- Only projects supported by grants or other income sources outside of the general fund can be accomplished in the next few years as the City adjusts to the increased operating costs of the new fire station.
- The City shares management and maintenance of the Salida Airport with Chaffee County. The airport received grants to add a taxiway and a replacement fuel farm. Both of these projects are necessary to maintain safe operations at the busy airport. The City's contribution to these projects is significant at $602,500. Funds for this will be pulled from reserves.

At the end of the current fiscal year, the unassigned fund balance in the general fund was $1,947,896. The City of Salida has appropriated $2,582,370 for spending in the 2025 fiscal year budget which will fully exhaust the unassigned reserves. The City has $3,038,363 committed to hold as the City's operating reserves which represent 25% of the previous year's general fund operating expenses. As 2025 progresses, City staff are working hard to right-size the budget and the City anticipates actual results may improve over the conservative 2025 budget projections that were made. Staff plan to prepare a sustainable budget for fiscal year 2026.

Request for Information

This financial report is designed to provide a general overview of the City of Salida's finances for those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to Aimee.Tihonovich@CityofSalida.com.

CITY OF SALIDA COLORADO

GOVERNMENT-WIDE FINANCIAL STATEMENTS

CITY OF SALIDA, COLORADO
Statement of Net Position
December 31, 2024

	Governmental Activities	Business-type Activities	Total
Assets:			
Cash and investments	4,966,501	9,078,109	14,044,610
Restricted cash	1,841,537	1,306,358	3,147,895
Receivables (net of allowance)	4,819,081	1,103,930	5,923,011
Prepaids	146,757	48,615	195,372
Net pension asset	229,234	-	229,234
Capital assets not being depreciated	27,524,942	3,191,914	30,716,856
Capital assets being depreciated, net			
of accumulated depreciation	28,224,111	27,951,778	56,175,889
Total Assets	67,752,163	42,680,704	110,432,867
Deferred Outflows of Resources:			
Deferred outflows related to pensions	1,795,057	-	1,795,057
Total Deferred Outflows of Resources	1,795,057	-	1,795,057
Liabilities:			
Accounts payable and other current liabilities	2,259,105	172,754	2,431,859
Interest payable	67,584	73,742	141,326
Unearned revenue	119,422	34,000	153,422
Noncurrent liabilities:			
Due within one year			
Accrued compensated absences	142,367	32,829	175,196
Loans, leases and bonds payable	277,087	738,382	1,015,469
Due in more than one year			
Accrued compensated absences	284,734	65,657	350,391
Loans, leases and bonds payable	18,519,050	13,728,004	32,247,054
Net pension liability	1,182,446	-	1,182,446
Total Liabilities	22,851,795	14,845,368	37,697,163
Deferred Inflows of Resources:			
Deferred inflows related to pensions:	225,079	-	225,079
Total Deferred Inflows of Resources	225,079	-	225,079
Net Position:			
Net investment in capital assets	38,794,453	17,983,664	56,778,117
Restricted for:			
Emergencies	678,000	-	678,000
Parks and recreation	225,421	-	225,421
Pensions	229,234	-	229,234
Unrestricted	6,543,238	9,851,672	16,394,910
Total Net Position	46,470,346	27,835,336	74,305,682

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

CITY OF SALIDA, COLORADO
Statement of Activities
For the Year Ended December 31, 2024

		Program Revenues			Net (Expense) Revenue and Change in Net Assets		
Functions/Programs	**Expenses**	**Charges for Services**	**Operating Grants and Contributions**	**Capital Grants and Contributions**	**Governmental Activities**	**Business-type Activities**	**Total**
Governmental activities:							
General government	3,187,682	690,202	244,697	938,174	(1,314,609)	-	(1,314,609)
Public safety	5,150,796	173,592	10,385	-	(4,966,819)	-	(4,966,819)
Public works/Streets	3,305,900	121,619	2,552,013	-	(632,268)	-	(632,268)
Culture, parks and recreation	4,757,206	1,111,061	38,223	-	(3,607,922)	-	(3,607,922)
Housing	310,556	76,821	-	255,371	21,636	-	21,636
Interest on long-term debt	785,399	-	-	-	(785,399)	-	(785,399)
Total governmental activities	17,497,539	2,173,295	2,845,318	1,193,545	(11,285,381)	-	(11,285,381)
Business-type activities:							
Water	2,496,904	2,073,473	-	759,609	-	336,178	336,178
Wastewater	2,840,341	2,300,197	-	588,048	-	47,904	47,904
Total business-type activities	5,337,245	4,373,670	-	1,347,657	-	384,082	384,082
Total Primary Government	22,834,784	6,546,965	2,845,318	2,541,202	(11,285,381)	384,082	(10,901,299)
General revenues:							
Taxes:							
Sales taxes					10,008,845	-	10,008,845
Sales taxes - County					3,595,998	-	3,595,998
Franchise taxes					399,599	-	399,599
Occupation taxes					1,107,467	-	1,107,467
Unrestricted investment earnings					959,066	264,346	1,223,412
Miscellaneous					318,944	-	318,944
Gain on sale of assets					-	4,950	4,950
Transfers					(15,391)	15,391	-
Total general revenues, special items, and transfers					16,374,528	284,687	16,659,215
Change in Net Position					5,089,147	668,769	5,757,916
Net position - beginning					41,381,199	27,166,567	68,547,766
Net position - ending					46,470,346	27,835,336	74,305,682

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

CITY OF SALIDA COLORADO

FUND FINANCIAL STATEMENTS

CITY OF SALIDA, COLORADO
Balance Sheet
Governmental Funds
December 31, 2024

	General Fund	Street Fund	Economic Development Fund	Lodging Tax Fund	Conservation Trust Fund	Housing Fund	Capital Improvement Fund	Total Governmental Funds
Assets								
Cash and cash equivalents	1,847,582	-	234,309	-	233,904	1,954,519	696,187	4,966,501
Cash and cash equivalents - restricted	-	-	-	-	-	-	1,841,537	1,841,537
Receivables, net:								
Taxes receivable	2,290,139	23,492	-	95,389	-	116,204	-	2,525,224
Accounts receivable	50,476	-	-	-	-	-	8,618	59,094
Intergovernmental	16,899	2,091,319	-	-	-	74,599	51,946	2,234,763
Due from other funds	2,199,380	-	-	-	-	-	-	2,199,380
Prepaid items	109,677	1,069	36,011	-	-	-	-	146,757
Total Assets	6,514,153	2,115,880	270,320	95,389	233,904	2,145,322	2,598,288	13,973,256
Liabilities:								
Accounts payable	326,435	144,471	-	-	8,483	24,604	1,439,318	1,943,311
Due to other funds	-	2,103,991	-	95,389	-	-	-	2,199,380
Accrued wages and benefits	184,074	11,434	-	-	-	-	-	195,508
Accrued liabilities	48,583	-	-	-	-	-	-	48,583
Customer deposits	71,703	-	-	-	-	-	-	71,703
Unearned revenue	109,422	10,000	-	-	-	-	-	119,422
Total Liabilities	740,217	2,269,896	-	95,389	8,483	24,604	1,439,318	4,577,907
Fund Balances								
Nonspendable	109,677	1,069	36,011	-	-	-	-	146,757
Restricted for:								
Parks and recreation	-	-	-	-	225,421	-	-	225,421
Emergencies	678,000	-	-	-	-	-	-	678,000
Committed to:								
Operating reserve	3,038,363	-	37,579	-	-	-	-	3,075,942
Plastic bag fee	10,355	-	-	-	-	-	-	10,355
Land dedication fees	483,100	-	-	-	-	-	-	483,100
Capital outlay	-	-	-	-	-	-	1,158,970	1,158,970
Community and economic development	-	-	196,730	-	-	-	-	196,730
Affordable housing	-	-	-	-	-	2,120,718	-	2,120,718
Unassigned	1,454,441	(155,085)	-	-	-	-	-	1,299,356
Total Fund Balances	5,773,936	(154,016)	270,320	-	225,421	2,120,718	1,158,970	9,395,349
Total Liabilities and Fund Balances	6,514,153	2,115,880	270,320	95,389	233,904	2,145,322	2,598,288	13,973,256

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

CITY OF SALIDA, COLORADO
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
December 31, 2024

Total fund balances - governmental funds		9,395,349
Amounts reported for governmental activities in the statement of net position are different because:		
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.		
Governmental capital assets	83,442,038	
Accumulated depreciation	(27,692,985)	
		55,749,053
Long-term liabilities, are not due and payable in the current period and therefore are not reported in the funds.		
Accrued interest payable	(67,584)	
Subscription based IT arrangement payable	(127,376)	
Leases payable	(65,502)	
Notes payable	(161,364)	
Bonds payable	(18,441,895)	
Net pension liability	(1,182,446)	
Compensated absences	(427,101)	
		(20,473,268)
Deferred outflows and inflows of resources related to pensions and net pension assets are applicable to future reporting periods and therefore are not reported in the funds.		
Deferred outflows of resources	1,795,057	
Deferred inflows of resources	(225,079)	
Net pension asset	229,234	
		1,799,212
Total net position - governmental activities		46,470,346

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

CITY OF SALIDA, COLORADO
Statement of Revenues, Expenditures, and Changes in
Fund Balances - Governmental Funds
For the Year Ended December 31, 2024

REVENUES	**General Fund**	**Street Fund**	**Economic Development Fund**	**Lodging Tax Fund**	**Conservation Trust Fund**	**Housing Fund**	**Capital Improvement Fund**	**Total Governmental Funds**
Taxes	9,800,727	3,202,830	200,177	497,975	-	609,492	800,708	15,111,909
Intergovernmental	489,302	2,385,468	-	-	72,315	255,372	925,090	4,127,547
Charges for services	1,325,315	2,500	-	-	-	76,821	-	1,404,636
Fines and forfeitures	40,737	-	-	-	-	-	-	40,737
Interest revenue	340,792	-	-	-	6,074	39,700	572,500	959,066
Insurance proceeds	12,887	-	-	-	-	-	-	12,887
Other revenues	681,930	78,245	-	-	-	199,000	320	959,495
Total Revenues	12,691,690	5,669,043	200,177	497,975	78,389	1,180,385	2,298,618	22,616,277
EXPENDITURES								
Current:								
General government	2,474,149	-	171,577	-	-	-	-	2,645,726
Public safety	4,903,433	-	-	-	-	-	-	4,903,433
Public works/streets	889,653	1,172,083	-	-	-	-	-	2,061,736
Culture, parks and recreation	3,880,681	-	-	-	364	-	-	3,881,045
Housing	-	-	-	-	-	308,956	-	308,956
Capital outlay	775,778	3,428,669	-	-	20,282	-	18,252,430	22,477,159
Debt service:								
Principal	309,557	-	-	-	-	-	-	309,557
Interest and fiscal charges	759,243	-	-	-	-	-	46,866	806,109
Total Expenditures	13,992,494	4,600,752	171,577	-	20,646	308,956	18,299,296	37,393,721
Excess of Revenues Over (Under) Expenditures	(1,300,804)	1,068,291	28,600	497,975	57,743	871,429	(16,000,678)	(14,777,444)
Other Financing Sources (Uses):								
Transfers in	497,975	-	-	-	-	117,875	-	615,850
Transfers out	(133,266)	-	-	(497,975)	-	-	-	(631,241)
Debt issuance	234,405	-	-	-	-	-	1,255,000	1,489,405
Sales of fixed assets	-	-	-	-	-	50,401	-	50,401
Total Other Financing Sources (Uses)	599,114	-	-	(497,975)	-	168,276	1,255,000	1,524,415
Net change in fund balances	(701,690)	1,068,291	28,600	-	57,743	1,039,705	(14,745,678)	(13,253,029)
Fund balances, beginning of year	6,475,626	(1,222,307)	241,720	-	167,678	1,081,013	15,904,648	22,648,378
Fund balances (deficit), end of year	5,773,936	(154,016)	270,320	-	225,421	2,120,718	1,158,970	9,395,349

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

CITY OF SALIDA, COLORADO
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds
For the Year Ended December 31, 2024

Amounts reported for governmental activities in the statement of activities are different because:		
Net change in fund balances - total governmental funds		(13,253,029)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the costs of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the difference between depreciation expense and capital outlays in the current period.		
Capital outlay	21,978,121	
Depreciation expense	(2,399,109)	
		19,579,012
Governmental funds report the loss from the sale of capital assets as an expense. However, in the Statement of Activities, the loss on the sale of capital assets is reported net of its net book value.		(112,757)
Repayment of long term debt principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the Statement of Net Position.		309,558
Debt proceeds provide current financial resources to governmental funds, but are long-term liabilities in the Statement of Net Position.		(1,489,405)
Accrued Interest for long-term debt is not reported as an expenditure for the current period while it is recorded in the statement of activities.		(26,156)
Pension contributions are reported as expenditures in the governmental funds when made. However, they are reported as deferred outflows of resources in the Statement of Net Position because the net pension liability is measured a year before the City's report date. Pension expense, which is the change in the net pension liability adjusted for changes in deferred outflows and inflows of resources related to pensions, is reported in the Statement of Activities.		
Pension (expense) revenue - Old Hires	45,434	
Pension (expense) revenue - SWDB	71,873	
		117,307
Compensated absences 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.		(35,383)
Change in net position of governmental activities		5,089,147

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

CITY OF SALIDA, COLORADO
Statement of Net Position
Proprietary Funds
December 31, 2024

	Water	Wastewater	Combined Total
Assets			
Current assets:			
Cash	6,506,064	2,572,045	9,078,109
Restricted cash	-	1,306,358	1,306,358
Receivables (net of allowance)	638,372	465,558	1,103,930
Prepaids	37,717	10,898	48,615
Total current assets	7,182,153	4,354,859	11,537,012
Capital assets:			
Land	49,772	39,663	89,435
Water rights	1,391,521	-	1,391,521
Construction in progress	646,541	1,064,417	1,710,958
Plant and equipment	23,271,135	28,137,415	51,408,550
Subscription based IT assets	-	116,072	116,072
Accumulated depreciation	(9,903,265)	(13,669,579)	(23,572,844)
Total capital assets	15,455,704	15,687,988	31,143,692
Total Assets	22,637,857	20,042,847	42,680,704
Liabilities			
Current liabilities:			
Accounts payable	61,490	73,771	135,261
Accrued wages and benefits	18,457	19,036	37,493
Interest payable	10,574	63,168	73,742
Unearned revenue	-	34,000	34,000
Accrued compensated absences - current	14,744	18,084	32,829
Loans, notes and bonds payable - current	391,429	346,953	738,382
Total current liabilities	496,694	555,012	1,051,707
Noncurrent liabilities:			
Accrued compensated absences	29,489	36,169	65,657
Loans, leases and bonds payable	4,270,880	9,457,124	13,728,004
Total noncurrent liabilities	4,300,369	9,493,293	13,793,661
Total liabilities	4,797,063	10,048,305	14,845,368
Net Position			
Net investment in capital assets	10,793,395	7,190,269	17,983,664
Unrestricted	7,047,399	2,804,273	9,851,672
Total net position	17,840,794	9,994,542	27,835,336

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

CITY OF SALIDA, COLORADO
Statement of Revenues, Expenses and Changes in Fund Net Position
Proprietary Funds
For the Year Ended December 31, 2024

	Water	Wastewater	Combined Total
Operating Revenues			
Charges for services	2,060,547	2,300,197	4,360,744
Other revenues	12,926	-	12,926
Total operating revenues	2,073,473	2,300,197	4,373,670
Operating Expenses			
Administrative	285,701	243,985	529,686
Operations	887,086	855,756	1,742,842
Public Works	700,448	657,430	1,357,878
Depreciation	550,497	834,365	1,384,862
Total operating expenses	2,423,732	2,591,536	5,015,268
Operating Income (loss)	(350,259)	(291,339)	(641,598)
Non-Operating Revenues (Expenses)			
Investment earnings (loss)	166,976	97,370	264,346
Interest expense and fiscal charges	(73,172)	(248,805)	(321,977)
Gain (Loss) on sale of assets	-	4,950	4,950
Total non-operating revenue (expenses)	93,804	(146,485)	(52,681)
Income (loss) before contributions and transfers	(256,455)	(437,824)	(694,279)
Capital Contributions, Grants and Transfers:			
Development fees and other capital revenue	742,618	588,048	1,330,666
Capital grants	16,991	-	16,991
Transfers in	-	15,391	15,391
Total capital contributions, grants and transfers	759,609	603,439	1,363,048
Change in net position	503,154	165,615	668,769
Net Position, beginning of year	17,337,640	9,828,927	27,166,567
Net position, end of year	17,840,794	9,994,542	27,835,336

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

CITY OF SALIDA, COLORADO
Statement of Cash Flows
Proprietary Funds
For the Year Ended December 31, 2024

	Water	Wastewater	Combined Total
Cash Flows From Operating Activities:			
Cash received from customers, service fees	1,967,978	2,217,802	4,185,780
Cash paid to suppliers	(1,055,521)	(754,452)	(1,809,973)
Cash paid to employees	(847,063)	(954,920)	(1,801,983)
Net Cash Provided by Operating Activities	65,394	508,430	573,824
Cash Flows From Noncapital Financing Activities:			
Transfers from/(to) other funds	-	15,391	15,391
Net Cash Flows from Noncapital and Financing Activities	-	15,391	15,391
Cash Flows From Capital and Related Financing Activities:			
Purchase of capital assets	(297,363)	(641,309)	(938,672)
Sale of assets	-	4,950	4,950
Principal paid on long-term debt	(388,088)	(324,234)	(712,322)
Interest paid	(73,952)	(250,909)	(324,861)
Debt issuance	42,877	116,072	158,949
Development fees and other capital revenue	742,618	588,048	1,330,666
Capital grants	18,436	-	18,436
Net Cash Flows from Capital and Related Financing Activities	44,528	(507,382)	(462,854)
Cash Flows From Investing Activities			
Investment earnings (loss)	166,976	97,370	264,346
Net Cash Flows from Investing Activities	166,976	97,370	264,346
Net Change in Cash and Cash Equivalents	276,898	113,809	390,707
Cash and Cash Equivalents, beginning of year	6,229,166	3,764,594	9,993,760
Cash and Cash Equivalents, end of year	6,506,064	3,878,403	10,384,467
Reconciliation of Operating Income to net cash provided by operating activities:			
Net operating income/(loss)	(350,259)	(291,339)	(641,598)
Adjustments to reconcile net income/(loss) to net cash provided by operating activities:			
Depreciation/amortization	550,497	834,365	1,384,862
Changes in operating assets and liabilities			
(Increase)/decrease in accounts receivable	(105,495)	(82,395)	(187,890)
(Increase)/decrease in prepaids	(1,350)	(3,464)	(4,814)
Increase/(decrease) in payables	(37,329)	36,708	(621)
Increase/(decrease) in accrued liabilities	9,330	14,555	23,885
Total adjustments	415,653	799,769	1,215,422
Net Cash Flows from Operating Activities	65,394	508,430	573,824
Non-Cash Items:			
Capital assets transferred out	-	-	-

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

CITY OF SALIDA COLORADO

NOTES TO THE FINANCIAL STATEMENTS

I. Summary of Significant Accounting Policies

The City of Salida, Colorado (the "City"), was incorporated under the laws of the State of Colorado. An elected Mayor and City Council are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes. The City's major operations include administration, police and fire protection, road maintenance, utilities, arts and culture, parks and recreation.

The City's financial statements are prepared in accordance with generally accepted accounting principles ("GAAP"). The Governmental Accounting Standards Board ("GASB") is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). The more significant accounting policies established by GAAP used by the City are discussed below.

A. Reporting Entity

The reporting entity consists of (a) the primary government; i.e., the City, and (b) organizations for which the City is financially accountable. The City is considered financially accountable for legally separate organizations if it is able to appoint a voting majority of an organization's governing body and is either able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the City. Consideration is also given to other organizations, which are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval by the City. Organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

Based on the criteria above, the City is not financially accountable to any other entity and the City is not a component unit of any other government.

B. Government-wide and Fund Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and fund financial statements (reporting the City's major funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's police and fire protection, road maintenance, arts and culture, parks and recreation, and administration are classified as governmental activities. The City's utilities are classified as business activities.

1. Government-wide Financial Statements

In the government-wide Statement of Net Position, both the governmental and business-type activities columns are (a) presented on a consolidated basis by column, and (b) reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts - invested in capital assets, net of related debt; restricted net position; and unrestricted net position.

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

1. Government-wide Financial Statements (continued)

The government-wide Statement of Activities reports both the gross and net cost of each of the City's functions and business-type activities (public safety, highways and streets, utilities, etc.). The functions are also supported by general government revenues (Sales and franchise taxes, intergovernmental revenue, fines and permits, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function (police, roads, etc.) or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants.

The net costs (by function or business-type activity) are normally covered by general revenue (sales and franchise taxes, interest income, charges for services, etc.).

The government-wide focus is on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

2. Fund Financial Statements

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, liabilities, reserves, fund equity, revenues and expenditures/expenses. The fund focus is on current available resources and budget compliance.

The City reports the following major governmental funds:

The *General Fund* is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

The City reports the following special revenue funds:

The *Streets Fund* accounts for sales taxes to be used solely for the construction, operating, maintenance and repair of city streets and street-related infrastructure.

The *Economic Development Fund* accounts for sales taxes to be used for economic development purposes.

The *Lodging Tax Fund* accounts for revenues derived from lodging taxes to be used primarily for capital improvements and operations expenses for parks and recreation and arts facilities.

The *Conservation Trust Fund* accounts for lottery proceeds required to be expended solely on park and recreation improvements.

The *Housing Fund* accounts for housing related revenues required to be expended on affordable housing projects.

I. Summary of Significant Accounting Policies (continued)

B. Government-wide and Fund Financial Statements (continued)

2. Fund Financial Statements (Continued)

The *Capital Improvement Fund* is a capital project fund that accounts for sales taxes to be used to provide capital improvements, other than streets.

The City reports the following proprietary or business-type funds:

The *Water Fund* accounts for the delivery of water to the citizens of the City.

The *Wastewater Fund* accounts for sewer service to the citizens of the City and the Town of Poncha Springs.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

1. Long-term Economic Focus and Accrual Basis

Both governmental and business-type activities in the government-wide financial statements and the proprietary and fiduciary fund financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

2. Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., 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 (within 60 days after December 31). A few exceptions to this general rule involve the treatment of expenditure-driven grants, accrued interest and reimbursement of expenditures. Expenditure driven grants are recognized as revenue when qualified expenditures have been incurred and all other grant requirements have been met. Accrued interest at year-end is recorded as a receivable even if not paid within the 60 day timeframe. Finally, a reimbursement of expense is recorded in the period the original expenditures were incurred if the reimbursement amount is measurable within 60 days after December 31. Sales taxes, intergovernmental revenues, other taxes, and investment income associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

I. Summary of Significant Accounting Policies (continued)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (continued)

3. Financial Statement Presentation

Amounts reported as program revenues include 1) charges to customers for goods and services 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 City's enterprise funds are charges to customers for sales and services. Operating expenses for the enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues 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 City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Financial Statement Accounts

1. Cash, Cash Equivalents and Investments

Cash and cash equivalents include amounts in demand deposits as well as short-term investments with a maturity date within 3 months of the date acquired by the City.

Investments are stated at fair value, net asset value, or amortized cost. The change in fair value, net asset value, or amortized cost of investments is recognized as an increase or decrease to investment assets and investment income.

Colorado state statutes permit investments in the following type of obligations:

- U.S. Treasury Obligations (maximum maturity of 60 months)
- Federal Instrumentality Securities (maximum maturity of 60 months)
- FDIC-insured Certificates of Deposit (maximum maturity of 18 months)
- Corporate Bonds (maximum maturity of 36 months)
- Prime Commercial Paper (maximum maturity of 9 months)
- Eligible Bankers Acceptances
- Repurchase Agreements
- General Obligations and Revenue Obligations
- Local Government Investment Pools
- Money Market Mutual Funds

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

2. Receivables

Receivables are reported net of an allowance for uncollectible accounts.

3. Interfund Receivables and Payables

Balances at year-end between funds are reported as “due to / from other funds” in the fund financial statements. Any residual balances not eliminated between the governmental and business-type activities are reported as “internal balances” in the government-wide financial statements.

4. Prepaid Expenses

Prepaid expenses are amounts paid in the current year for expenses related to subsequent years. The expense is recorded in the year in which services are consumed.

5. Inventory

Inventory consists of supplies for the City’s use and is carried at cost using the first-in, first-out method. The cost of inventory items is recorded as an expenditure/expense in the funds when consumed.

6. Capital Assets

Capital assets, which include land, buildings, equipment, vehicles, and infrastructure assets, are reported in the applicable governmental or business-type activity columns in the government-wide financial statements. Capital assets are defined by the City as assets with an initial cost of $5,000 or more and an estimated useful life in excess of two years. Such assets are recorded at historical cost. Donated capital assets are recorded at acquisition value at the date of donation.

Capital outlay for projects is capitalized as projects are constructed. Interest incurred during the construction phase is expensed. Infrastructure, buildings, and equipment are depreciated using the straight line method over the following estimated useful lives:

Asset	Years
Infrastructure	40
Buildings and improvements	20 - 40
Distribution systems	10 - 50
Equipment and vehicles	5 - 10

7. Compensated Absences

Earned but unused paid time off benefits are accrued when incurred in the government-wide and proprietary fund financial statements. A liability for the amounts is reported in governmental funds only if they are required to be paid out within 60 days of year-end. The City estimates how much of the leave is more likely than not to be used as paid leave and recognizes that portion as a liability for compensated absences

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

8. Subscription Based Information Technology Arrangements and Leases

The City is party to multiple noncancellable right-of-use subscription assets and a noncancellable lease of police camera equipment. The City recognizes a subscription liability and lease liability and an intangible right-to-use subscription asset and lease asset respectively.

At the commencement of a lease, the City initially measures the subscription liability and lease liability at the present value of payments expected to be made during the term.

Subsequently, the subscription and lease liability are reduced by the principal portion of subscription and lease payments made. The subscription and lease asset are initially measured as the initial amount of the subscription and lease liability, adjusted for payments made at or before the commencement date, plus certain initial direct costs. Subsequently, the subscription and lease asset are amortized on a straight-line basis over its respective useful life.

Key estimates and judgments related to subscriptions include how the City determines the following:

Discount Rate: The City uses the interest rate charged by the vendor as the discount rate to discount the expected lease payments to present value. When the interest rate charged by the vendor is not provided, the City uses its incremental rate of borrowing.

Term: The term includes the noncancellable period of the agreement and extended term(s) that the City is reasonably certain to exercise.

Payments: Payments included in the measurement of the liability are composed of fixed increasing payments, and purchase option price that the City is reasonably certain to exercise.

The City monitors changes in circumstances that would require a remeasurement of its subscriptions and leases, and will remeasure the subscription or lease asset and liability if certain changes occur that are expected to significantly affect the amount of the subscription or lease liability.

Subscription and lease assets are reported with other capital assets and subscription and lease liabilities are reported with long-term debt on the Statement of Net Position.

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

9. Pensions

The City participates in the Statewide Defined Benefit Plan, administered by the Fire and Police Pension Association of Colorado ("FPPA"). The Statewide Defined Benefit Plan is a cost-sharing multiple-employer defined benefit pension plan. The City also sponsors the fire and police "old hire" agent multi-employer defined plans affiliated with FPPA for the purpose of administering the plan and managing the funds of the plan investments. The net pension asset (liability), deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the plans have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

10. Deferred Outflows 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, deferred outflows of resources, represents a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has one item that qualifies for reporting in this category, which is the pension-related deferred outflows reported in the government-wide Statement of Net Position.

11. Deferred Inflows of Resources

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, deferred inflows of resources, represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until that time. The City has one item that qualifies for this type of reporting: pension-related deferred inflows.

12. Fund Balance

The City classifies governmental fund balances as follows:

Non-spendable - includes fund balance amounts that cannot be spent either because it is not in spendable form or because of legal or contractual requirements.

Restricted – includes fund balance amounts that are constrained for specific purposes which are externally imposed by providers, such as creditors or amounts constrained due to constitutional provisions or enabling legislation.

I. Summary of Significant Accounting Policies (continued)

D. Financial Statement Accounts (continued)

12. Fund Balance (continued)

Committed – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision-making authority which is the City Council. The City Council must take formal action through either an ordinance or resolution – both of which are equally binding – to establish, modify, or rescind committed fund balance amounts.

Assigned – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund balance may be assigned by the City Council or its management designee.

Unassigned - includes residual positive fund balance within the General Fund which has not been classified within the other above mentioned categories. Unassigned fund balance may also include negative balances for any governmental fund if expenditures exceed amounts restricted, committed, or assigned for those specific purposes.

The City requires restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents/contracts that prohibit doing this, such as in grant agreements requiring dollar for dollar spending. Additionally, the City first uses committed, then assigned, and lastly unassigned amounts of unrestricted fund balance when expenditures are made.

The City has adopted a minimum fund balance policy, which includes the following requirements:

1. A General Fund reserve of 25% of the previous year's operating expenditures. Amount may be modified by Council upon analysis of trends and forecast along with any likely or known factors that would reduce the City's revenue.

2. A Street Fund reserve of 25% of the previous year's operating expenditures. Amount may be modified by Council upon analysis of trends and forecast along with any likely or known factors that would reduce the City's revenue. It is possible that this fund balance could grow as funds are saved up for large maintenance projects. During 2023, the Street Fund temporarily lowered its minimum fund balance in the form of an interfund loan from the General Fund to pay for a capital project. The fund is expected to repay the interfund loan within two years.

3. An Economic Development reserve of 25% of previous year's operating expenditures.

4. A Water and Wastewater reserve of 25% of the previous year's operating expenditures should be maintained for operations. For capital, reserves should accumulate for future debt service payments and in anticipation of future capital needs.

I. Summary of Significant Accounting Policies (continued)

E. Use of Estimates

The preparation of financial statements in conformity with U.S. generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amount of revenues and expenses during the reporting period. Actual results could differ from those estimates.

II. Reconciliation of Government-wide and Fund Financial Statements

A. Explanation of certain differences between the governmental fund Balance Sheet and the government-wide Statement of Net Position

The governmental fund Balance Sheet includes reconciliation between *fund balance – total governmental funds* and *net position of governmental activities* as reported in the government-wide Statement of Net Position. One element of that reconciliation explains that “Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds”. The $55,749,053 difference is related to capital assets of $83,442,038 less accumulated depreciation of $27,692,985.

B. Explanation of certain differences between the governmental fund Statement of Revenue, Expenditures and Changes in Fund Balances and the government-wide Statement of Activities

The governmental fund Statement of Revenues, Expenditures and Changes in Fund Balances includes reconciliation between *net change in fund balances of governmental funds* and *changes in net position of governmental activities* as reported in the government-wide Statement of Activities.

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III. Stewardship, Compliance, and Accountability

A. Budgetary Information

Budgets are adopted on a basis consistent with generally accepted accounting principles, except for the proprietary funds. Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year end.

As required by Colorado Statutes, the City followed the required timetable noted below in preparing, approving, and enacting its budget for 2024.

1. The Mayor, or other qualified person appointed by the Council, submitted to the Council, on or before October 15, 2023, a recommended budget which detailed available revenues to meet the City's operating requirements.

2. Prior to December 15, 2023, a public hearing was held for the budget, and the Council adopted the proposed budget and an appropriating ordinance that legally appropriated expenditures for the upcoming year.

3. After adoption of the budget resolution, the City may make the following changes: a) it may transfer appropriated money between funds; b) approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; c) approve emergency appropriations; and d) reduce appropriations for which originally estimated revenues are insufficient.

Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the City because it is at present considered not necessary to assure effective budgetary control or to facilitate effective cash planning and control.

B. TABOR Amendment

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

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

III. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The City has reserved $678,000, which is the approximate required reserve at December 31, 2024.

The City's voters approved a ballot question which will allow the City to collect, retain, and expend the full proceeds of the County's and City's sales and taxes, grants, revenue from the State of Colorado, admission charges from the Salida Hot Springs Aquatic Center, and fines and court costs imposed by the Salida Municipal Court, without increasing or adding taxes of any kind, and notwithstanding any State restrictions on fiscal year spending, including without limitation the restrictions of Article X, Section 20 of the Colorado Constitution, from the date of January 1, 1993, and thereafter.

On November 4, 2008, the City's voters approved the following ballot questions:

> "Shall the City of Salida sales tax be increased by not more than $1,500,000 in the first full fiscal year, and by such additional amounts as are generated annually thereafter, by an increase in City sales tax by one percent (1.0%) from two percent (2.0%) to three percent (3.0%) total, which increase shall take effect on January 1, 2009, and which revenues therefore, together with investment earnings thereon, shall be used solely for construction, operation, maintenance, and repair of roads and other public infrastructure of the City, and shall such revenues be collected by the City as a voter approved revenue change and tax policy change, notwithstanding any applicable revenue or expenditure limitation imposed by Article X, Section 20 of the Colorado Constitution. C.R.S. Section 29-1-301, or any other law, and shall the City of Salida's property tax be repealed?"

> "Shall the City of Salida's taxes be increased by an estimated $800,000 annually (First fiscal year increase) or such other amount that may be collected thereafter by the imposition of an occupational lodging tax on the leasing or renting of rooms or other accommodations in commercial lodging within the City for less than 30 days at a rate of $4.82 per night per occupied room, commencing January 1, 2009, the proceeds of such tax, together with investment earnings thereon, shall be used primarily for capital improvements and operations expenses for parks and recreation and arts facilities in the City, including, without limitation, the aquatic center and SteamPlant theater, and shall such revenues be collected by the City of Salida as a voter approved revenue change and tax policy change, notwithstanding any revenue or expenditure limitation set forth in Article X, Section 20 of the Colorado Constitution, C.R.S. Section 29-1-301, or any other law?"

On November 7, 2017, the City's voters approved the following ballot question:

> "Without raising tax rates or levying any new tax, shall the City of Salida be authorized to collect, keep and spend the revenues it receives from all sources commencing on January 1, 2017 as a voter approved revenue change pursuant to the Article X, Section 20 of the Colorado Constitution."

III. Stewardship, Compliance, and Accountability (continued)

B. TABOR Amendment (continued)

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

IV. Detailed Notes on All Funds

A. Deposits and Investments

The City's deposits are entirely covered by federal depository insurance ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first $250,000 of the City's deposits at each financial institution. Deposit balances over $250,000 are collateralized as required by PDPA.

Fair Value of Investments

The City measures and records its investments using fair value measurement guidelines established by generally accepted accounting principles. These guidelines recognize a three-tiered fair value hierarchy, as follows:

- *Level 1:* Quoted prices for identical investments in active markets;
- *Level 2:* Observable inputs other than quoted market prices; and,
- *Level 3:* Unobservable inputs.

At December 31, 2024, the City had the following recurring fair value measurements.

		Fair Value Measurements Using		
Investments Measured at Fair Value	**Total**	**Level 1**	**Level 2**	**Level 3**
Certificates of deposit	719,206	-	719,206	-
U.S. government agency securities	712,534	-	712,534	-
U.S. treasuries	7,992,454	-	7,992,454	-
Municipal bonds	3,991,664	-	3,991,664	-
Money market	2,216,418	2,216,418	-	-
Total	15,632,276	2,216,418	13,415,858	-

Investments Measured at Amortized Cost	
CSIP	370,687

Debt and equity securities classified in Level 1 are valued using prices quoted in active markets for those securities. Debt and equity securities classified in Level 2 are valued using the following approaches:

- U.S. Agencies: quoted prices for identical securities in markets that are not active;
- Negotiable Certificates of Deposit: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Money Market Funds: published fair value per share (unit) for each fund.

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

The Investment Pool represents investments in CSIP. The fair value of the pool is determined by the pool's share price. They operate similarly to a money market fund and each share is equal in value to $1. The City has no regulatory oversight for the pool. At December 31, 2024, the City's investments in CSIP were 3% of the City's investment portfolio.

Interest Rate Risk. As a means of limiting its exposure to interest rate risk, the City diversifies its investments by security type and institution, and limits holdings in any one type of investment with any one issuer and type of issuer. The City coordinates its investment maturities to closely match cash flow needs and restricts the maximum investment term to less than five years (less in some cases) from the purchase date. As a result of the limited length of maturities the City has limited its interest rate risk.

Credit Risk. City investment policy limits investments to those authorized by State statutes as listed in Note 1D. The City's general investment policy is to apply the prudent-person rule: investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

Concentration of Credit Risk. The City diversifies its investments by security type and institution. Financial institutions holding City funds must provide the City a copy of the certificate from the Banking Authority that states that the institution is an eligible public depository.

At December 31, 2024, the City had the following cash and investments with the following maturities:

	Standard & Poors Rating	Carrying Amounts	Less than one year	Less than five years
Deposits:				
Cash on hand	*Not Rated*	9,976	9,976	-
Checking and savings	*Not Rated*	1,179,566	1,179,566	-
Investments:				
CD	*Not Rated*	719,206	249,232	469,974
Pools	*AAAm*	370,687	370,687	-
U.S. agencies	*AA+*	712,534	470,344	242,190
U.S. treasuries	*AA+*	7,992,454	1,534,256	6,458,198
Municipal bonds	*AA-/AA+*	3,991,664	2,557,638	1,434,026
Money Market	*AAAm*	2,216,418	2,216,418	-
Total		17,192,505		

IV. Detailed Notes on All Funds (continued)

A. Deposits and Investments (continued)

The City's cash and investments are presented on the Statement of Net Position as follows:

	Governmental Activities	Business-type Activities	Total
Cash and investments	4,966,501	9,078,109	14,044,610
Restricted cash	1,841,537	1,306,358	3,147,895
Total	6,808,038	10,384,467	17,192,505

B. Receivables

Receivables as of December 31, 2024, for the City's funds, including applicable allowances for uncollectible accounts, are as follows:

	General	Street	Lodging Tax	Housing Fund
Receivables:				
Taxes	2,290,139	23,492	95,389	116,204
Accounts	50,476	-	-	-
Intergovernmental	16,899	2,091,319	-	74,599
Gross receivables	2,357,514	2,114,811	95,389	190,803
Less: allowance for uncollectible	-	-	-	-
Net receivables	2,357,514	2,114,811	95,389	190,803

	Capital Improvement	Water	Wastewater	Total
Receivables:				
Taxes	-	-	-	2,525,224
Accounts	8,618	638,372	465,558	1,163,024
Intergovernmental	51,946	-	-	2,234,763
Gross receivables	60,564	638,372	465,558	5,923,011
Less: allowance for uncollectible	-	-	-	-
Net receivables	60,564	638,372	465,558	5,923,011

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IV. Detailed Notes on All Funds (continued)

C. Capital Assets

Capital asset activity for the year ended December 31, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land	6,698,724	-	-	6,698,724
Construction in progress	5,464,824	19,620,145	(4,258,751)	20,826,218
Total capital assets, not being depreciated	12,163,548	19,620,145	(4,258,751)	27,524,942
Capital assets, being depreciated:				
Buildings	14,973,452	1,501,911	-	16,475,363
Park land and improvements	7,240,290	629,517	-	7,869,807
Vehicles	3,588,714	350,789	(98,526)	3,840,977
Equipment	2,983,932	166,601	(114,500)	3,036,033
Infrastructure	20,552,446	3,733,503	-	24,285,949
Software and other intangibles	50,593	-	-	50,593
Lease assets	105,232	-	-	105,232
Subscription based IT assets	18,737	234,405	-	253,142
Total capital assets being depreciated	49,513,396	6,616,726	(213,026)	55,917,096
Less accumulated depreciation for:				
Buildings	(8,709,309)	(461,399)	-	(9,170,708)
Park land and improvements	(3,433,691)	(409,673)	-	(3,843,364)
Vehicles	(2,418,168)	(213,260)	78,323	(2,553,105)
Equipment	(1,820,641)	(196,832)	21,946	(1,995,527)
Infrastructure	(8,936,293)	(1,013,837)	-	(9,950,130)
Software and other intangibles	(49,376)	(1,179)	-	(50,555)
Lease assets	(21,046)	(21,046)	-	(42,092)
Subscription based IT assets	(5,621)	(81,883)	-	(87,504)
Total accumulated depreciation	(25,394,145)	(2,399,109)	100,269	(27,692,985)
Total capital assets, being depreciated, net	24,119,251	4,217,617	(112,757)	28,224,111
Governmental activities capital assets, net	36,282,799	23,837,762	(4,371,508)	55,749,053

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IV. Detailed Notes on All Funds (continued)

C. Capital Assets (continued)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities:				
Capital assets, not being depreciated:				
Land	89,435	-	-	89,435
Water rights	1,391,521	-	-	1,391,521
Construction in progress	4,413,348	492,268	(3,194,658)	1,710,958
Total capital assets, not being depreciated	5,894,304	492,268	(3,194,658)	3,191,914
Capital assets, being depreciated:				
Lines	16,370,944	-	-	16,370,944
Structures	15,447,942	3,194,656	-	18,642,598
Land improvements	697,266	-	-	697,266
Equipment and vehicles	15,388,677	330,333	(21,268)	15,697,742
Subscription based IT assets	-	116,072	-	116,072
Total capital assets being depreciated	47,904,829	3,641,061	(21,268)	51,524,622
Less accumulated depreciation for:				
Lines	(7,297,353)	(411,224)	-	(7,708,577)
Structures	(6,572,005)	(329,398)	-	(6,901,403)
Land improvements	(403,971)	(21,443)	-	(425,414)
Equipment and vehicles	(7,935,921)	(615,059)	21,268	(8,529,712)
Subscription based IT assets	-	(7,738)	-	(7,738)
Total accumulated depreciation	(22,209,250)	(1,384,862)	21,268	(23,572,844)
Total capital assets, being depreciated, net	25,695,579	2,256,199	-	27,951,778
Business-type activities capital assets, net	31,589,883	2,748,467	(3,194,658)	31,143,692

Depreciation expense was charged to functions of the primary government as follows:

Governmental activities:	
General government	168,180
Public safety	286,721
Public works	1,165,236
Housing	1,600
Culture and recreation	777,372
Total depreciation expense - governmental activities	2,399,109
Business-type activities:	
Water	550,497
Wastewater	834,365
Total depreciation expense - business-type activities	1,384,862

IV. Detailed Notes on All Funds (continued)

D. Interfund Receivables, Payables, and Transfers

Interfund balances were as follows:

	Due to	Due from	Purpose
General Fund	2,199,380	-	Interfund loan and time lag
Street	-	2,103,991	Interfund loan and time lag
Lodging	-	95,389	Time lag
Total	2,199,380	2,199,380	

Transfers were as follows:

	In	Out	Purpose
General Fund	497,975	133,266	To Housing for various projects and wastewater for ARPA usage
Lodging	-	497,975	Lodging tax for parks and recreation
Housing	117,875	-	From General Fund for D street project
Governmental activities	-	-	From Steamplant capital assets
Water Fund	-	-	To fund Street Fund
Wastewater Fund	15,391	-	From General Fund for ARPA funds related to Interceptor project
Total	631,241	631,241	

E. Long-term Liabilities

1. Capital Debt – Community Services Complex 2008 and 2009

On September 1, 2008, the City entered into a $1,975,000 financed purchase agreement with Capital One Public Funding. The debt payments were amended in March 2012 and requires monthly payments of $13,486 and bears an interest rate of 3.40%. The debt matures on February 15, 2026. Proceeds from the debt were used for construction of a new police station and are secured by the land on which the station was constructed.

2. Equipment Note

On February 15, 2020, the City entered into a $542,177 note to purchase a Vacuum Truck and Sewer Camera for the Wastewater Fund. The note requires seven annual payments of $87,274 and bears an interest rate of 3.36%. The note matures October 15, 2026.

3. Lease Payable

The City entered into a 60 month lease agreement in April 2023 for the use of police camera equipment. An initial lease liability was recorded in the amount of $105,232. As of December 31, 2024 the value of the lease liability was $65,502. The City is required to make annual principal and interest payments of $23,532. The lease has an imputed interest rate of 3.84%. The equipment has an estimated useful life of five years. The value of the right-to-use asset as of December 31, 2024 was $63,140, net of accumulated amortization of $42,092.

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

4. Subscription Based IT Agreement Payables

Governmental Activities

The City entered into a 60 month subscription based IT agreement in July 2022 for the use of software. An initial subscription lease liability was recorded in the amount of $18,737. As of December 31, 2024 the value of the subscription lease liability was $10,182. The City is required to make monthly principal and interest payments of $324. The lease has an imputed interest rate of 3.84%. The equipment has an estimated useful life of five years. The value of the right-to-use asset as of December 31, 2024 was $18,737, net of accumulated amortization of $9,369.

The City entered into a 3 year subscription based IT agreement in May 2024 for the use of software for public works. An initial subscription lease liability was recorded in the amount of $234,405. As of December 31, 2024 the value of the subscription lease liability was $117,194. The City is required to make varying annual principal and interest payments. The lease has an imputed interest rate of 4.38%. The equipment has an estimated useful life of three years. The value of the right-to-use asset as of December 31, 2024 was $234,405, net of accumulated amortization of $78,135.

Business-Type Funds

The City entered into a 60 month subscription based IT agreement in September 2024 for the use of wastewater SCADA software. An initial subscription lease liability was recorded in the amount of $125,786. As of December 31, 2024 the value of the subscription lease liability was $119,006. The City is required to make monthly principal and interest payments of $2,145. The lease has an imputed interest rate of 4.38%. The equipment has an estimated useful life of five years. The value of the right-to-use asset as of December 31, 2024 was $116,072, net of accumulated amortization of $7,738.

5. Certificates of Participation, Series 2023

On December 14, 2023, the City entered into Certificates of Participation, Series 2023 for a Lease Purchase Agreement for a fire station facility in the amount of $16,850,000 at an interest rate ranging from 4.0% to 5.0%. The Lease interest payments are payable semiannually on June 1 and December 1 of each year, commencing June 1, 2024 through the maturity date of December 1, 2053. Principal payments are payable annually beginning December 1, 2026 through maturity.

6. Lease Purchase Financing, Series 2024

On August 20, 2024, the City entered into a Lease Purchases Financing, Series 2024 for a Lease Purchase Agreement for land in the amount of $1,255,000 at an interest rate of 4.511%. The Lease interest payments are payable semiannually on June 1 and December 1 of each year, commencing December 1, 2024 through the maturity date of December 1, 2039. Principal payments are payable annually beginning December 1, 2024 through maturity.

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

7. Water and Sewer Enterprise Revenue Refunding Bonds 2016

On December 6, 2016, the City issued Water and Sewer Enterprise Revenue Refunding Bonds, Series 2016, in the principal amount of $1,535,000. Proceeds from the 2016 Bonds were used to advance refund a portion of the City's Water and Sewer Refunding and Improvement Revenue Bonds, Series 2004. As a result, the refunded 2004 bonds are considered to be defeased, and the City realized a net present value on the refunding of $135,476.

The 2016 bonds require variable annual principal payments ranging from $110,000 to $155,000. Interest payments are payable semi-annually on June 1 and December 1 through 2027 and bear an interest rate of 2.16%. As of December 31, 2024, the City has reserved $166,416 for the bonds.

8. Water and Sewer Revenue Bond, Series 2013

In March 2013, the City issued Water and Sewer Revenue Bonds, Series 2013, in the principal amount of $12,103,000, which are owned by the United States Department of Agriculture. The note requires semi-annual payments of $240,242 due March 27 and September 27 and bears interest at 2.5%. The note matures September 27, 2052. The proceeds were used to upgrade the wastewater treatment plant.

The 2013 bonds require the City to maintain a debt service reserve and asset management reserve equal to 10% of the monthly payment each month over the life of the bonds until one annual installment is accumulated. The bonds also require a reserve equal to the lesser of the combined maximum annual principal and interest of the Series 2013 Bonds and all parity lien bonds. As of December 31, 2024, the City has reserved $1,139,942 for the bonds.

9. Colorado Water Resources and Power Development Authority Note

On December 21, 2011, the City entered into a $545,000 non-interest-bearing note with the Colorado Water Resources and Power Development Authority. The note requires semi-annual payments of $13,625 due November 1 and May 1. The note matures May 1, 2032. The proceeds were for the necessary repairs to the water treatment facility.

The Colorado Water Resources and Power Development Authority Loan Agreement sets forth certain covenants and restrictions. As of December 31, 2024, the City appears to be in compliance with all covenants and restrictions as set forth in Exhibit A and Exhibit F, Additional Covenants and Requirements.

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

9. Colorado Water Resources and Power Development Authority Note (continued)

Rate Covenant: The City shall establish and collect such rates, fees, and charges for the use or the sale of the products and services of the System as, together with other moneys available therefore, are expected to produce Gross revenue for each calendar year that will be at least sufficient for such calendar year to pay the sum of estimated operation and maintenance expenses, 110% of the debt service coming due on the bond during the calendar year and other debt service requirements. Gross revenue as defined in Para (3) of Exhibit A to the Loan Agreement is all income and revenues directly or indirectly derived by the government agency for the operation and use of the system, including investment income, but excluding, property taxes and grants received for capital improvements.

Total gross revenue requirement $ 1,746,294

Total water fund revenues, excluding capital grants $2,073,472

Excess (deficiency) of gross revenues $327,178

10. 2017 CWRPDA Loan – Drinking Water Revolving Fund

On February 28, 2017, the City entered into a $1,505,000 note with CWRPDA for the purposes of installing a UV disinfection system. The note requires semi-annual payments of $18,622, and are due May 1 and November 1, bearing interest at 1% per annum. The note matures November 1, 2037. As of December 31, 2019, payments were amended to semiannual payments of $12,253 due May and November 1 on debt balance of $401,911, net of draws, forgiven debts, and rescissions. The City had no remaining authorized but unissued debt.

11. 2021 CWRPDA Loan

On June 15, 2021, the City entered into a $4,184,000 note with CWRPDA for the purpose of replacing an existing water transmission main and improvements at the treatment plant, including replacement of the pump station and disinfection facilities. The note requires semi-annual payments of $123,689, and are due May 1 and November 1, bearing interest at 1% per annum. The note matures November 1, 2041. The loan is subject to a rate covenant described in Note IV.E.5. The City had no remaining authorized but unissued debt.

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

12. Schedule of Debt Service Requirements

Year ending December 31	Governmental Activities					
	Capital Debt			COPs and Site Lease		
	Principal	Interest	Total	Principal	Interest	Total
2025	155,896	6,240	162,136	60,000	813,718	873,718
2026	5,468	62	5,530	365,000	811,011	1,176,011
2027	-	-	-	385,000	793,054	1,178,054
2028	-	-	-	405,000	774,122	1,179,122
2029	-	-	-	420,000	754,215	1,174,215
2030 - 2035	-	-	-	2,445,000	3,438,875	5,883,875
2036 - 2040	-	-	-	3,100,000	2,780,752	5,880,752
2041 - 2045	-	-	-	3,190,000	2,113,181	5,303,181
2046 - 2050	-	-	-	3,915,000	1,386,725	5,301,725
2051 - 2053	-	-	-	3,805,000	437,400	4,242,400
	161,364	6,302	167,666	18,090,000	14,103,053	32,193,053

Year ending December 31	Governmental Activities			Business Type Activities		
	Lease and SBITA					
	Principal	Interest	Total	Principal	Interest	Total
2025	82,208	3,267	85,475	738,382	314,187	1,052,569
2026	86,391	2,098	88,489	756,315	298,014	1,054,329
2027	24,279	894	25,173	682,307	281,400	963,707
2028	-	894	894	537,980	267,379	805,359
2029	-	-	-	540,019	256,490	796,509
2030 - 2035	-	-	-	3,264,478	1,317,859	4,582,337
2036 - 2040	-	-	-	2,902,660	785,666	3,688,326
2041 - 2045	-	-	-	2,151,935	497,865	2,649,800
2046 - 2050	-	-	-	2,159,592	242,828	2,402,420
2051 - 2052	-	-	-	732,718	19,160	751,878
	192,878	7,153	200,031	14,466,386	4,280,848	18,747,234

13. Accrued Compensated Absences

Earned but unused paid time off benefits amounted to $427,101 in governmental activities and $98,486 in business-type activities at December 31, 2024.

IV. Detailed Notes on All Funds (continued)

E. Long-term Liabilities (continued)

13. Schedule of Changes in Long-term Liabilities

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Capital debt	314,869	-	(153,505)	161,364	155,896
Certificates of Participation 2023	16,850,000	-	-	16,850,000	-
Premium	364,029	-	(12,134)	351,895	-
Lease Purchase Financing, Series 2024	-	1,255,000	(15,000)	1,240,000	60,000
Lease payable	85,741	-	(20,239)	65,502	21,017
Subscription based IT arrangements	13,785	234,405	(120,814)	127,376	61,191
Net pension liability	1,016,160	166,286	-	1,182,446	-
Accrued compensated absences	391,718	35,383	-	427,101	142,367
Total Governmental Activities Long-term Liabilities	19,036,302	1,691,074	(321,692)	20,405,684	440,471
Business-type Activities:					
2011 CWRPDA Loan	231,625	-	(27,250)	204,375	27,250
2013 Water and Sewer Revenue Bonds	9,767,071	-	(237,815)	9,529,256	243,760
2016 Water and Sewer Revenue Bonds	610,000	-	(150,000)	460,000	150,000
2017 CWRPDA DWRF Loan	319,407	-	(21,577)	297,830	21,579
Equipment notes	245,168	-	(79,038)	166,130	81,693
2021 CWRDPA Loan	3,846,488	42,877	(189,261)	3,700,104	192,600
Subscription based IT arrangements	-	116,072	(7,381)	108,691	21,500
Accrued compensated absences	81,993	16,493	-	98,486	32,829
Total Business-type Activities Long-term Liabilities	15,101,752	175,442	(712,322)	14,564,872	771,211

The compensated absences liability will be paid from the following funds from which employees' salaries are paid: General Fund, Water Fund and Wastewater Fund. The governmental activities capital debt, leases payable, SBITA payable, Certificates of Participation, and pension liability are paid by the General Fund. The business-type 2013 bonds and equipment notes are paid by the Wastewater fund. The remaining bonds and loans are paid by the Water fund.

The change in the compensated absences liability is presented as a net change.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

1. FPPA Statewide Retirement Plan

Plan Description. The Statewide Retirement Plan (the "Plan") is a cost-sharing multiple-employer defined benefit pension plan. The Plan consists of four components: Defined Benefit Component, Hybrid Defined Benefit Component, Social Security Component and Money Purchase Component. The Plan currently has 230 participating employer fire and police departments.

The Defined Benefit Component and Social Security Component cover substantially all full-time employees of participating fire or police departments in Colorado hired on or after April 8, 1978, provided that they are not already covered by a statutorily exempt plan. Employers once had the option to withdraw from the Plan, but a change in state statutes eliminated this option effective January 1, 1988, unless the employer elects and is determined to be eligible to participate in the Statewide Money Purchase Plan.

In 2003, legislation was enacted that allows departments who cover their firefighters and police officers in money purchase plans to elect coverage under the Plan. As of August 5, 2003, clerical and other personnel from fire districts whose services are auxiliary to fire protection may also participate in the Plan. As of January 1, 2020, Colorado police and sheriff departments who participate in Social Security have the option of affiliating for coverage under the Plan.

The plan assets are in the Fire & Police Members' Benefit Investment Fund Long-Term Pool and the Fire & Police Members' Self-Directed Investment Fund (for Deferred Retirement Option Plan ("DROP") assets and Money Purchase Component assets). The Long-Term Pool is designed primarily for open plans with a longer time horizon, appropriate risk tolerance, and lower liquidity needs. The investment return assumption is 7 percent.

Members participating in DROP or in the Money Purchase Component choose among various investment options offered by an outside investment manager.

The Plan is administered by the Fire & Police Pension Association of Colorado ("FPPA"). FPPA issues a publicly available annual comprehensive financial report that can be obtained on FPPA's website at http://www.FPPAco.org.

Description of Benefits. The FPPA Board of Directors may change the retirement age on an annual basis, depending upon the results of the actuarial valuation and other circumstances. The Normal Retirement Age should not be less than age 55 or more than age 60. Any member with at least 25 years of service may retire at any time after age 55 and shall be eligible for a normal retirement pension. Members with combined age and years of service totaling 80 or more, with a minimum age of 50 also qualify for a normal retirement pension.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (Continued)

Description of Benefits (continued).

A member is eligible for retirement after attainment of age 55 with at least five years of credited service.

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.

The annual retirement benefit for the Defined Benefit Component is 2.0 percent of the average of the member’s highest three years’ base salary for each year of credited service up to ten years, plus 2.5 percent of the average of the member's highest three years' base salary for each year of service thereafter.

Beginning January 1, 2007, the annual normal retirement benefit for the Social Security Component is 1.0 percent of the average of the member's highest three years base salary for each year of credited service up to then years plus 1.25 percent of the average of the member's highest three years' base salary for each year thereafter. Prior to 2007, the benefit for members of the Social Security Component will be reduced by the amount of social security income the member receives annually, calculated as if the social security benefit started as of age 62.

The annual retirement benefit of the Hybrid Defined Benefit Component is 1.9 percent of the average of the member’s highest three years’ base salary for each year of credited service through December 31, 2022 and 1.5 percent of the average of the member’s highest three years’ base salary for each year of credited service after January 1, 2023.

Benefits paid to retired members and beneficiaries may be increased annually on October 1 via cost of living adjustment (COLA). COLAs may be compounding or non-compounding. The increase in benefits, if any, is based on the FPPA Board of Director's discretion. Compounding COLAs can range from 0 percent to the higher of 3 percent or the Consumer Price Index for Urban Wage Earners and Clerical Workers. Non-compounding COLAs take into consideration the investment returns, compounding COLAs and other economic factors. COLAs may begin once the retired member has been receiving retirement benefits for at least 12 calendar months prior to October 1.

Upon termination, the vested account balance within the Money Purchase Component becomes available to the member.

Upon termination, a member may elect to have their member contributions, along with 5.0 percent as interest, returned as a lump sum distribution in lieu of a retirement benefit.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Contributions. Contribution rates for the Plan are set by state statute. The FPPA Board of Directors may further increase the required contributions, equally between employer and member, upon approval through an election of both employers and members.

Members of the Defined Benefit Component contribute 12.0 percent of base salary. In 2020, legislation was enacted to increase the employer contributions rate to the Plan beginning in 2021. Employer contribution rates will increase 0.5 percent annually through 2030 to a total of 13.0 percent of base salary. These increases result in a combined contribution rate of 25.0 percent of base salary in 2030. In 2023, the total combined member and employer contribution rate was 21.5 percent.

Contributions from Defined Benefit Component members and employers of plans reentering the Defined Benefit Component are established by resolution and approved by the FPPA Board of Directors. The continuing rate of contribution for reentry groups is determined for each reentry group. The additional contribution amount is determined locally and may be paid by the member, the employer or split 50/50. Per the 2020 legislation, the required employer contribution rate for reentry departments also increases 0.5 percent annually. These increases result in a minimum combined contribution rate of 25.2 percent in 2030. In 2023, the total minimum required member and employer contribution rate was 21.7 percent.

Members of the Social Security Component contribute 6.0 percent of base salary. Per the 2020 legislation, employer contribution rates will increase 0.25 percent annually through 2030 to a total of 6.5 percent of base salary. These increases result in a combined contribution rate of 12.5 percent of base salary in 2030. In 2023, the total combined member and employer contribution rate was 10.75 percent.

The Hybrid Defined Benefit Component and Money Purchase Component members and their employers are currently each contributing at the rate determined by the individual employer. Effective January 1, 2023, the employer and member minimum contribution rates will increase by 0.125 percent annually until they reach a minimum rate of 9 percent each and at least a combined rate of 18 percent in 2030. In 2023, the total minimum combined member and employer contribution rate was 16.25 percent.

The Hybrid Defined Benefit Component sets contribution rates at a level that enables the defined benefits to be fully funded at the member's retirement date. The amount allocated to the Hybrid Defined Benefit Component is set annually by the FPPA Board of Directors. The Hybrid Defined Benefit Component contribution rate from July 1, 2023 through June 30, 2024 is 14.24 percent. The Hybrid Defined Benefit Component contribution rate from January 1, 2023 through June 30, 2023 was 13.90 percent. Contributions in excess of those necessary to fund the defined benefit are allocated to the member's self-directed account in the Money Purchase Component.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

Contributions (continued).

A member of the Plan may elect to make voluntary after-tax contributions to the Money Purchase Component of the Plan. Additional voluntary contributions from the employer are made on a pre-tax basis.

Within the Money Purchase Component, members are always fully vested in their own contributions, as well as the earnings on those contributions. Vesting in the employer's contributions within the Money Purchase Component, and earnings on those contributions occurs according to the vesting schedule set by the plan document at 20 percent per year after the first year of service and to be 100 percent vested after five years of service or the attainment of age 55. Employer and member contributions are invested in funds at the discretion of members.

A member of the Plan may elect to make voluntary after-tax contributions to the Money Purchase Component of the Plan. Additional voluntary contributions from the employer are made on a pre-tax basis.

At the pension measurement date of December 31, 2023 and 2022, the City's proportionate shares for fire and police were as follows:

	Proportionate Share	
	2023	2022
Fire	0.10615%	0.10842%
Police	0.14589%	0.14984%

For the year ended December 31, 2024, the City recognized net pension expense of $71,873. The City recognized $16,190 and $55,683 for fire and police, respectively.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

At December 31, 2024, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Fire		Police	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	202,147	9,713	277,833	13,348
Changes of assumptions or other inputs	117,254	-	161,154	-
Net difference between projected and actual earnings on pension plan investments	145,124	-	199,459	-
Changes in proportionate share of contributions	147,920	74,727	128,420	127,291
Contributions subsequent to the measurement date	101,970	-	156,853	-
Total	714,415	84,440	923,719	140,639

Contributions subsequent to the measurement date of December 31, 2023, which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in the subsequent year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending	Amortization	
December 31:	Fire	Police
2025	88,269	104,458
2026	125,506	155,907
2027	175,108	223,906
2028	31,330	27,994
Thereafter	107,792	113,962
	528,005	626,227

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Defined Benefit Plan (continued)

Actuarial assumptions. The total pension asset in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs:

	Total Pension Liability 2024	Actuarially Determined Contributions 2023
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 *	7.00%	7.00%
Projected Salary Increases	4.25% to 11.25%	4.25% to 11.25%
Cost of Living Adjustments	0.00%	0.00%
* Includes Inflation at	2.50%	2.50%

For determining the total pension liability , the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Healthy Annuitant Mortality Tables for males and females, amount-weighted, and then projected using the ultimate values of the MP-2020 projection scale for all years. The pre-retirement mortality assumption uses Pub-2010 Safety Healthy Employee Mortality Tables for males and females, amount-weighted, and then projected with the MP-2020 Ultimate projection scale. The pre-retirement non-duty mortality tables are adjusted to 60% multiplier. The on-duty mortality rate is 0.00015.

For determining the actuarially determined contributions, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Healthy Annuitant Mortality Tables projected with the ultimate values of the MP-2020 projection scale. The pre-retirement off-duty mortality tables are adjusted to 60% of the MP-2020 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 2022 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 & Company, based upon their analysis of past experience and expectations of the future. The assumption changes were effective for actuarial valuations beginning January 1, 2023. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (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, 2023 are summarized in the following table:

Asset Class	Target Allocation	Long Term Expected Rate of Return
Global Equity	35%	8.33%
Equity Long/Short	6%	7.27%
Private Markets	34%	10.31%
Fixed Income - Rates	10%	5.35%
Fixed Income - Credit	5%	5.89%
Absolute Return	9%	6.39%
Cash	1%	4.32%
Total	100%	

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 Statewide Retirement Plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

As of the measurement period ending December 31, 2023, the COLA assumption, which was previously 0.00%, was revised to reflect the true nature of Board's Benefits Policy which includes a variable COLA and supplemental payments. Consistent with Board's policy, the new COLA assumption will fluctuate from year to year depending on plan experience and is the long-term COLA assumption which results in no Net Pension Asset. If current assets do not support Total Pension Liabilities using a COLA assumption of greater than 0.00%, then a COLA assumption of 0.00% will be used and a Net Pension Liability will be reported.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

1. FPPA Statewide Retirement Plan (continued)

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

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00 percent; the municipal bond rate is 3.77 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.

Regarding the sensitivity of the net pension liability/(asset) to changes in the single discount rate, the following presents the plan's net pension liability/(asset), calculated using a single discount rate of 7.00 percent, as well as what the plan's net pension liability/(asset) would be if it were calculated using a single discount rate that is one percent lower or one percent higher:

	1% Decrease (6.0%)	Current Discount Rate (7.0%)	1% Increase (8.0%)
Proportionate share of net pension liability (asset)			
Fire	595,201	-	-
Police	818,044	-	-

* *The net pension liability of $0 reflects a reserve for cost of living adjustments and to manage adverse experience of $20,840 and $28,642 at a 7% discount rate and $531,116 and $729,965 at a 8% discount rate for fire and police, respectively.*

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

2. FPPA "Old Hires" Defined Benefit Plan

Plan description. The City provides two pension plans available to provide retirement income. The first is for paid firefighters and second is for police collectively referred to as the "Old Hires" plan. Both are for employees hired before April 1, 1978 in recognition of their service to the City. The "Old Hires" plan is an agent multiple-employer defined benefit pension plan administered by the FPPA. As of January 1, 2024, the Plan has two retirees and beneficiaries. FPPA issues an annual, publicly available financial report that includes the assets of the Old Hire Fire Pension Fund. The report may be obtained on FPPA's website at http://www.fppaco.org.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

Benefits provided. The plan provides normal retirement benefits, severance, and death and disability benefits. Normal retirement benefits begin at 50 years of age and upon completion of 18 years of service and include monthly pension equal to one-half of his monthly salary at the date of his retirement. For severances, firefighters and police have the option to refund their contribution with 5% annual interest, or to receive deferred retirement pensions equal to one-half their monthly salary if they meet the age and service requirements of the normal retirement benefit. If a firefighter or policeman is eligible to receive or is receiving benefits dies in retirement, the surviving spouse shall receive, until death or remarriage, a monthly pension equal to one-half the monthly pension the firefighter or policeman was entitled to receive. There are no vested retirement benefits.

Funding Policy: The funding of the plan by the City and members is authorized by the City Council. As each affiliated employer has its own plan, there is no uniform amount for either contributions or benefit provisions. Funding for the Old Hire Pension Plan is the sole obligation of the employer.

Net Pension Liability: At December 31, 2024, the Old Hire pension fund reported a net pension liability of $134,448 and $818,762 for Fire and Police, respectively. The net pension liability was measured as of December 31, 2023, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2024.

For the year ended December 31, 2024, the City recognized net pension (revenue) of ($45,434). The City recognized a pension revenue of $40,101 for fire and a pension revenue of $5,333 for police.

Actuarial Assumptions: The significant actuarial assumptions used in the valuation as of January 1, 2024 were:

Actuarial Method	Entry Age Normal
Amortization Method	N/A
Amortization Period	N/A
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.50%
Long-term investment Rate of Return *	4.5%
Retirement age	Any remaining activities are assumed to retire immediately.
Mortality	Post-retirement: 2006 central rates from RP-2014 Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years.
	Disables (pre-1980): Post-retirement rates set forward 3 years.

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

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

For the purpose of this valuation, the long-term expected rate of return on pension plan investments is 4.50%; the municipal bond rate is 3.77% (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 4.50%

In connection with the City's Fire and Police Protection Retirement Plan, the following deferred outflow of resources and deferred inflows of resources were reported at December 31, 2024:

	Fire		Police	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	5,845	-	37,657	-
Contributions subsequent to the measurement date	21,534	-	91,887	-
Total	27,379	-	129,544	-

Contributions subsequent to the measurement date of December 31, 2023, which are reported as deferred outflows of resources related to pensions, will be recognized as a reduction of the net pension liability in subsequent years. Other amounts reported as deferred outflow of resources and deferred inflow of resources related to pensions will be recognized as a component of pension expense in future years as follows:

Year Ending	Amortization	
December 31:	Fire	Police
2025	1,891	12,406
2026	2,310	14,788
2027	1,810	11,788
2028	(166)	(1,325)
Thereafter	-	-
	5,845	37,657

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

Regarding the sensitivity of the net pension asset (liability) to changes in the Single Discount Rate, the following represent the plan's net pension liability / (asset), calculated using a Single Discount Rate of 4.50%, as well as what the plan's net pension liability / (asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	1% Decrease (3.5%)	Current Discount Rate (4.5%)	1% Increase (5.5%)
Proportionate share of net pension liability (asset)			
Fire	146,610	134,448	123,606
Police	920,499	818,762	731,156

Long-term expected return on plan assets. 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 to target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of included in the Fund's target allocation as of December 31, 2023 are summarized in the following table:

Asset Class	Target Allocation	Long Term Expected Rate of Return
Cash	10%	5.50%
Fixed Income - Rates	70%	5.40%
Ficed Income - Credit	10%	5.90%
Absolute Return	0%	7.40%
Long Short	0%	7.00%
Global Public Equity	10%	8.30%
Private Capital	0%	10.20%
Total	100%	

IV. Detailed Notes on All Funds (continued)

F. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (continued)

2. FPPA "Old Hires" Defined Benefit Plan (continued)

Pension Plan Fiduciary Net Position. Detailed information about the plan's fiduciary net position is available in a separately issued Fire & Police Pension Association of Colorado financial reports which can be obtained at https://www.fppaco.org/annual-reports.html.

Old Hire Total Pension (Asset) Liability and Plan Fiduciary Net Position for fire changes as follows:

	Total Pension (Asset) Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset) Liability (a) - (b)
Balances at December 31, 2023	225,185	48,605	176,580
Changes for the year			
Interest	9,576	-	9,576
Contributions - employer	-	21,534	(21,534)
Differences in expected and actual experience	(27,555)	-	(27,555)
Changes in assumptions	(1,511)	-	(1,511)
Net investment income	-	2,903	(2,903)
Benefit payments	(25,045)	(25,045)	-
Administrative expenses	-	(1,795)	1,795
Net Changes	(44,535)	(2,403)	(42,132)
Balances at December 31, 2024	180,650	46,202	134,448

Old Hire Total Pension (Asset) Liability and Plan Fiduciary Net Position for police changes as follows:

	Total Pension (Asset) Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset) Liability (a) - (b)
Balances at December 31, 2023	1,184,107	344,527	839,580
Changes for the year			
Interest	50,857	-	50,857
Contributions - employer	-	91,887	(91,887)
Differences in expected and actual experience	44,349	-	44,349
Changes in assumptions	(4,894)	-	(4,894)
Net investment income	-	21,691	(21,691)
Benefit payments	(109,119)	(109,119)	-
Administrative expenses	-	(2,448)	2,448
Net Changes	(18,807)	2,011	(20,818)
Balances at December 31, 2024	1,165,300	346,538	818,762

IV. Detailed Notes on All Funds (continued)

G. Restricted Net Position

The City restricted net position in the following funds as of December 31, 2024:

	General Fund	Conservation Trust Fund	Description
Restricted:			
Emergency Reserve	678,000	-	Legislative restriction
Conservation Trust	-	225,421	Legislative restriction

V. Other Information

A. Other Retirement Plans

1. Deferred Compensation Plans – Section 401

In 1997, the City established a defined contribution money purchase plan in the form of the ICMA Retirement Corporation Prototype Money Purchase Plan and Trust under code section 401 of the Internal Revenue Code. The normal retirement age is age 60 (not to exceed age 65). All full time employees except Fire and Police personnel are entitled to participate in the plan. The City contributes on behalf of each participant 3% of earnings for the Plan Year. There is no minimum required contribution by the employee. Participants are 100% vested immediately and may direct their investment, without restriction, among various investment options available under the Trust. The City's contributions vest at a rate of 25% per year.

The City is the trustee of the plan and has the duty of due care that would be required of an ordinary prudent investor, but has no liability for losses under the plan.

2. Deferred Compensation Plan - Section 457

In 1997, the City established a defined contribution money purchase plan in the form of the ICMA Retirement Corporation Prototype Money Purchase Plan and Trust under code section 457 of the Internal Revenue code. The normal retirement age is age 60 (not to exceed age 65). All full-time employees except Fire and Police personnel are entitled to participate in the plan. The City will match up to 3% of employee contributions. There is no minimum required contribution by the employee. Participants are 100% vested immediately in their direct investment. The City's contributions vest at a rate of 100% per year.

B. Other Employee Benefits – Cafeteria Plan

The City offers a cafeteria compensation plan organized under IRS Section 125 that includes the following benefits: death and disability, term life insurance, health expense reimbursement and child care benefits. No cost to the City is recognized as the plan is a salary reduction plan.

V. Other Information (continued)

C. Risk Management

The City is exposed to various risks of loss related to torts; theft of, damage to, or destruction of assets; errors and omissions, and employee health claims. The City insures against these risks through its participation in the Colorado Intergovernmental Risk Sharing Agency ("CIRSA") and the purchase of commercial insurance.

The City's management is unaware of any excess losses which may have been incurred by CIRSA. There have been no settled claims in excess of coverage in any of the last three years.

CITY OF SALIDA COLORADO

REQUIRED SUPPLEMENTARY INFORMATION

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
General Fund - Budget and Actual
For the Year Ended December 31, 2024

REVENUES:	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Taxes:				
Sales tax	5,892,000	5,892,000	5,805,130	(86,870)
Sales tax - County	3,565,858	3,565,858	3,595,998	30,140
Other taxes	430,000	430,000	399,599	(30,401)
Total taxes	9,887,858	9,887,858	9,800,727	(87,131)
Charges for services:				
Planning and zoning fees	95,000	95,000	131,274	36,274
Public works charges	21,000	21,000	20,712	(288)
Public safety charges	29,500	29,500	34,386	4,886
Hot springs pool	744,600	744,600	528,750	(215,850)
Arts and culture	523,110	523,110	422,977	(100,133)
Other general governmental charges	8,000	8,000	27,882	19,882
Other recreation revenues	121,500	121,500	159,334	37,834
Total charges for services	1,542,710	1,542,710	1,325,315	(217,395)
Intergovernmental:				
Federal grants	-	-	144,417	144,417
State grants	-	-	44,815	44,815
South Ark Fire District	70,000	70,000	80,000	10,000
Other intergovernmental revenue	196,000	196,000	220,070	24,070
Total intergovernmental	266,000	266,000	489,302	223,302
Fines and Forfeitures	47,000	47,000	40,737	(6,263)
Licenses, Permits and Fees:				
Business licenses	2,000	2,000	2,750	750
Other licenses and permits	28,600	28,600	25,101	(3,499)
Total licenses, permits and fees	30,600	30,600	27,851	(2,749)
Other Revenues:				
Capital revenue				
Insurance proceeds	-	-	12,887	12,887
Donations	-	-	21,641	21,641
Other capital revenues	-	-	12,341	12,341
Miscellaneous revenue				
Investment earnings (loss)	110,000	110,000	340,792	230,792
Rent, leases and royalties	65,000	65,000	55,291	(9,709)
Land dedication fees in lieu	25,000	25,000	483,100	458,100
Donations	500	500	25,770	25,270
Other miscellaneous revenues	24,050	24,050	55,936	31,886
Total other revenue	224,550	224,550	1,007,758	783,208
TOTAL REVENUES	11,998,718	11,998,718	12,691,690	692,972

(continued)

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
General Fund - Budget and Actual (continued)
For the Year Ended December 31, 2024

EXPENDITURES:	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
General Government:				
Administration	2,055,515	2,055,515	1,880,470	175,045
Community Development	650,237	650,237	593,679	56,558
Total General Government	2,705,752	2,705,752	2,474,149	231,603
Public Safety				
Police	3,006,091	3,006,091	3,001,250	4,841
Fire	3,217,050	2,117,050	1,902,183	214,867
Total Public Safety	6,223,141	5,123,141	4,903,433	219,708
Public Works				
Public Works	439,198	439,198	527,350	(88,152)
Other	853,549	853,549	362,303	491,246
Total Public Works	1,292,747	1,292,747	889,653	403,094
Culture, Parks and Recreation				
Pool and Recreation	1,294,359	1,294,359	1,561,414	(267,055)
Parks, Open Space and Trails	1,348,102	1,348,102	1,225,486	122,616
Arts and culture	1,106,348	1,106,348	1,093,781	12,567
Total Culture, Parks and Recreation	3,748,809	3,748,809	3,880,681	(131,872)
Capital outlays	573,500	573,500	775,778	(202,278)
Debt service				
Principal	153,600	523,183	309,557	213,626
Interest	8,400	738,817	759,243	(20,426)
Total debt service	162,000	1,262,000	1,068,800	193,200
TOTAL EXPENDITURES	14,705,949	14,705,949	13,992,494	713,455
Excess of Revenues Over (Under) Expenditures	(2,707,231)	(2,707,231)	(1,300,804)	1,406,427
Other Financing Sources (Uses):				
Transfer in	900,000	900,000	497,975	(402,025)
Transfer (out)	(1,000,000)	(1,000,000)	(133,266)	866,734
SBITA issuance	-	-	234,405	234,405
Total Other Financing Sources (Uses)	(100,000)	(100,000)	599,114	699,114
Net change in fund balance	(2,807,231)	(2,807,231)	(701,690)	2,105,541
Fund balance, beginning of year	4,234,298	4,234,298	6,475,626	2,241,328
Fund balance, end of year	1,427,067	1,427,067	5,773,936	4,346,869

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Street Fund - Budget and Actual
For the Year Ended December 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Taxes:			
Sales tax	3,244,000	3,202,830	(41,170)
Intergovernmental:			
Highway users tax	240,000	294,149	54,149
State grants	3,074,505	2,091,319	(983,186)
Charges for services:			
Public works	-	2,500	2,500
Public improvement - payments in lieu	-	78,245	78,245
TOTAL REVENUES	6,558,505	5,669,043	(889,462)
EXPENDITURES:			
Public Works:			
Personnel services	531,199	555,625	(24,426)
Contracted services	300,000	435,296	(135,296)
Supplies and materials	67,000	53,602	13,398
Utilities	-	852	(852)
Other operating costs	110,500	126,708	(16,208)
Capital purchases and improvements ($5,000+)	4,975,000	3,428,669	1,546,331
TOTAL EXPENDITURES	5,983,699	4,600,752	1,382,947
Excess of Revenues Over (Under) Expenditures	574,806	1,068,291	493,485
Other Financing Sources (Uses):			
Transfer in	(500,000)	-	500,000
Total Other Financing Sources (Uses)	(500,000)	-	500,000
Net change in fund balance	74,806	1,068,291	993,485
Fund balances, beginning of year	36,318	(1,222,307)	(1,258,625)
Fund balances (deficit), end of year	111,124	(154,016)	(265,140)

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Economic Development Fund - Budget and Actual
For the Year Ended December 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Taxes:			
Sales tax	202,000	200,177	(1,823)
TOTAL REVENUES	202,000	200,177	(1,823)
EXPENDITURES:			
Community development	314,000	171,577	142,423
TOTAL EXPENDITURES	314,000	171,577	142,423
Excess of Revenues Over (Under) Expenditures	(112,000)	28,600	140,600
Other Financing Sources (Uses):			
Transfer (out)	(50,000)	-	50,000
Total Other Financing Sources (Uses)	(50,000)	-	50,000
Net change in fund balance	(162,000)	28,600	190,600
Fund balances, beginning of year	224,333	241,720	17,387
Fund balances, end of year	62,333	270,320	207,987

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Lodging Tax Fund - Budget and Actual
For the Year Ended December 31, 2024

REVENUES:	Original and Final Budget	Actual Amounts	Variance with Final Budget
Taxes:			
Sales tax	500,000	497,975	(2,025)
TOTAL REVENUES	500,000	497,975	(2,025)
Other Financing Sources (Uses):			
Transfer (out)	(500,000)	(497,975)	2,025
Total Other Financing Sources (Uses)	(500,000)	(497,975)	2,025
Net change in fund balance	-	-	-
Fund balances, beginning of year	-	-	-
Fund balances, end of year	-	-	-

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Conservation Trust Fund - Budget and Actual
For the Year Ended December 31, 2024

	Original and Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:			
Intergovernmental revenue:			
State lottery	73,000	72,315	(685)
Interest income	1,000	6,074	5,074
TOTAL REVENUES	74,000	78,389	4,389
EXPENDITURES:			
Parks and recreation:			
Administrative	500	364	136
Capital outlay	22,000	20,282	1,718
TOTAL EXPENDITURES	22,500	20,646	1,854
Net change in fund balance	51,500	57,743	6,243
Fund balances, beginning of year	165,111	167,678	2,567
Fund balances, end of year	216,611	225,421	8,810

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Housing Fund - Budget and Actual
For the Year Ended December 31, 2024

	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
REVENUES:				
Housing fee in lieu	60,000	60,000	76,821	16,821
Occupation taxes	560,000	560,000	609,492	49,492
Business licenses	160,000	160,000	199,000	39,000
Intergovernmental revenue:				
Federal grants	-	-	147,433	147,433
State grants	-	-	107,939	107,939
Investment earnings	-	-	39,700	39,700
TOTAL REVENUES	780,000	780,000	1,180,385	400,385
EXPENDITURES:				
Housing	1,476,500	3,298,500	308,956	2,989,544
TOTAL EXPENDITURES	1,476,500	3,298,500	308,956	2,989,544
Excess of Revenues Over (Under) Expenditures	(696,500)	(2,518,500)	871,429	3,389,929
Other Financing Sources (Uses):				
Sales of fixed assets	-	-	50,401	50,401
Transfer in	50,000	50,000	117,875	67,875
Total Other Financing Sources (Uses)	50,000	50,000	168,276	118,276
Net change in fund balance	(646,500)	(2,468,500)	1,039,705	3,508,205
Fund balances, beginning of year	859,391	859,391	1,081,013	221,622
Fund balances, end of year	212,891	(1,609,109)	2,120,718	3,729,827

CITY OF SALIDA, COLORADO
Schedule of City's Proportionate Share of Net Pension Asset / Liability
Statewide Defined Benefit Plans
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Measurement period ending December 31,	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Fire:										
City's portion of the net pension asset - Fire	0.106146%	0.108416%	0.122706%	0.112303%	0.109500%	0.102460%	0.113522%	0.105545%	0.111828%	0.109666%
City's proportionate share of the net pension liability (asset) - Fire	-	96,232	(664,985)	(243,809)	(61,929)	129,538	(163,320)	38,138	(1,971)	(123,767)
City's covered payroll - Fire	1,047,705	944,235	987,812	902,025	1,059,250	686,338	664,025	540,163	542,116	-
City's proportionate share of the net pension asset as a percentage of its covered payroll - Fire	0.00%	10.19%	-67.32%	-27.03%	-5.85%	18.87%	-24.60%	7.06%	-0.36%	#DIV/0!
Police:										
City's portion of the net pension asset - Police	0.145887%	0.149844%	0.160295%	0.140809%	0.148143%	0.136943%	0.134815%	0.119709%	0.126477%	0.117005%
City's proportionate share of the net pension liability (asset)- Police	-	133,004	(868,690)	(305,696)	(83,784)	173,134	(193,953)	43,255	(2,230)	(132,049)
City's covered payroll - Police	1,439,205	1,303,671	1,211,761	1,130,988	1,091,863	917,325	788,575	612,650	613,126	525,825
City's proportionate share of the net pension asset as a percentage of its covered payroll - Police	0.00%	10.20%	-71.69%	-27.03%	-7.67%	18.87%	-24.60%	7.06%	-0.36%	-25.11%
Plan fiduciary net position as a percentage of the total pension liability	100.00%	97.60%	116.20%	106.70%	101.90%	95.20%	106.30%	98.21%	100.10%	106.80%

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

CITY OF SALIDA, COLORADO
Schedule of City's Contributions
Statewide Defined Benefit Plans
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Statewide Defined Benefit Plan:	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Fire:										
Contractually required contribution	101,970	99,068	84,981	83,964	72,162	84,740	54,907	53,122	43,213	43,369
Contributions in relation to the contractually required contribution	(101,970)	(99,068)	(84,981)	(83,964)	(72,162)	(84,740)	(54,907)	(53,122)	(43,213)	(43,369)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	1,080,062	1,047,705	944,235	987,812	902,025	1,059,250	686,338	664,025	540,163	542,116
Contributions as a percentage of covered payroll	9.44%	9.46%	9.00%	8.50%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Police:										
Contractually required contribution	156,853	136,159	117,330	103,000	90,479	87,349	73,386	63,086	49,012	49,050
Contributions in relation to the contractually required contribution	(156,853)	(136,159)	(117,330)	(103,000)	(90,479)	(87,349)	(73,386)	(63,086)	(49,012)	(49,050)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	1,581,007	1,439,205	1,303,671	1,211,761	1,130,988	1,091,863	917,325	788,575	612,650	613,126
Contributions as a percentage of covered payroll	9.92%	9.46%	9.00%	8.50%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%

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

CITY OF SALIDA, COLORADO
Schedule of Changes in Net Pension Asset / Liability
Fire "Old Hire" Plan
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Measurement period ending December 31,	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability										
Service Cost	-	-	-	-	-	-	-	-	-	-
Interest on the Total Pension Liability	9,576	10,293	9,830	10,586	14,821	15,698	15,903	16,704	15,943	16,742
Benefit Changes	-	-	-	-	-	-	-	-	-	-
Difference between Expected and Actual Experience	(27,555)	-	27,852	-	10,431	-	8,761	-	8,172	-
Assumption Changes	(1,511)	-	-	-	39,872	-	-	-	13,426	-
Benefit Payments	(25,045)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)
Net Change in Total Pension Liability	(44,535)	(17,098)	10,291	(16,805)	37,733	(11,693)	(2,727)	(10,687)	10,150	(10,649)
Total Pension Liability - Beginning	225,185	242,283	231,992	248,797	211,064	222,757	225,484	236,171	226,021	236,670
Total Pension Liability - Ending (a)	180,650	225,185	242,283	231,992	248,797	211,064	222,757	225,484	236,171	226,021
Plan Fiduciary Net Position										
Employer Contributions	21,534	19,964	34,586	-	14,622	14,074	14,074	9,539	9,539	5,426
Pension Plan Net Investment Income	2,903	(7,130)	329	5,246	9,670	382	14,284	5,806	2,452	9,441
Benefit Payments	(25,045)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)	(27,391)
Pension Plan Administrative Expense	(1,795)	(3,074)	(1,445)	(2,723)	(1,585)	(3,401)	(1,065)	(2,052)	(544)	(3,351)
Net Change in Plan Fiduciary Net Position	(2,403)	(17,631)	6,079	(24,868)	(4,684)	(16,336)	(98)	(14,098)	(15,944)	(15,875)
Plan Fiduciary Net Position - Beginning	48,605	66,236	60,157	85,025	89,709	106,045	106,143	120,241	136,185	152,060
Plan Fiduciary Net Position - Ending (b)	46,202	48,605	66,236	60,157	85,025	89,709	106,045	106,143	120,241	136,185
Net Pension Liability/(Asset) - Ending (a) - (b)	134,448	176,580	176,047	171,835	163,772	121,355	116,712	119,341	115,930	89,836
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	25.58%	21.58%	27.34%	25.93%	34.17%	42.50%	47.61%	47.07%	50.91%	60.25%
Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

PRELIMINARY DRAFT

CITY OF SALIDA, COLORADO
Schedule of Changes in Net Pension Asset / Liability
Police "Old Hire" Plan
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Measurement period ending December 31,	2023	2022	2021	2020	2019	2018	2017	2016	2015	2014
Total Pension Liability										
Service Cost	-	-	-	-	-	-	-	-	-	-
Interest on the Total Pension Liability	50,857	53,395	63,158	65,909	86,476	89,445	90,074	92,791	89,922	92,650
Benefit Changes	-	-	-	-	-	-	-	-	-	-
Difference between Expected and Actual Experience	44,349	-	(162,115)	-	34,811	-	30,567	-	27,855	-
Assumption Changes	(4,894)	-	-	-	319,664	-	-	-	49,510	-
Benefit Payments	(109,119)	(110,471)	(125,342)	(128,718)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)
Net Change in Total Pension Liability	(18,807)	(57,076)	(224,299)	(62,809)	311,926	(39,580)	(8,384)	(36,234)	38,262	(36,375)
Total Pension Liability - Beginning	1,184,107	1,241,183	1,465,482	1,528,291	1,216,365	1,255,945	1,264,329	1,300,563	1,262,301	1,298,676
Total Pension Liability - Ending (a)	1,165,300	1,184,107	1,241,183	1,465,482	1,528,291	1,216,365	1,255,945	1,264,329	1,300,563	1,262,301
Plan Fiduciary Net Position										
Employer Contributions	91,887	91,887	183,774	-	80,582	75,808	75,808	66,481	66,481	56,214
Pension Plan Net Investment Income	21,691	(47,415)	2,232	29,590	50,225	1,542	68,209	27,005	10,580	39,097
Benefit Payments	(109,119)	(110,471)	(125,342)	(128,718)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)	(129,025)
Pension Plan Administrative Expense	(2,448)	(3,616)	(1,914)	(3,359)	(2,211)	(4,047)	(1,628)	(2,683)	(1,127)	(3,771)
Net Change in Plan Fiduciary Net Position	2,011	(69,615)	58,750	(102,487)	(429)	(55,722)	13,364	(38,222)	(53,091)	(37,485)
Plan Fiduciary Net Position - Beginning	344,527	414,142	355,392	457,879	458,308	514,030	500,666	538,888	591,979	629,464
Plan Fiduciary Net Position - Ending (b)	346,538	344,527	414,142	355,392	457,879	458,308	514,030	500,666	538,888	591,979
Net Pension Liability/(Asset) - Ending (a) - (b)	818,762	839,580	827,041	1,110,090	1,070,412	758,057	741,915	763,663	761,675	670,322
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	29.74%	29.10%	33.37%	24.25%	29.96%	37.68%	40.93%	39.60%	41.43%	46.90%
Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

CITY OF SALIDA, COLORADO
Schedule of City's Contributions
"Old Hire" Plan
Fire and Police Pension Association of Colorado
Last 10 Fiscal Years

Agent - Fire "Old Hire" Plan:	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Actuarially determined contribution	21,534	21,534	19,964	19,964	14,622	14,622	14,074	14,074	9,539	9,539
Actual contribution	(21,534)	(21,534)	(19,964)	(19,964)	(14,622)	(14,622)	(14,074)	(14,074)	(9,539)	(9,539)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contributions as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Agent - Police "Old Hire" Plan:	**2024**	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Actuarially determined contribution	91,887	91,887	91,887	91,887	91,887	80,582	75,808	78,808	66,481	66,481
Actual contribution	(91,887)	(91,887)	(91,887)	(91,887)	(91,887)	(80,582)	(75,808)	(78,808)	(66,481)	(66,481)
Contribution deficiency (excess)	-	-	-	-	-	-	-	-	-	-
City's covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Contributions as a percentage of covered payroll	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

I. Schedule of City's Proportionate Share of the Net Pension (Asset) Liability – Statewide Defined Benefit Plans

A. Changes to assumptions or other inputs

1. Changes since the January 1, 2022 Actuarial Valuation:

- Increasing the step-rate increase portion of the salary scale by 0.50% per year for the first 4 years of a member's career and 0.25% for years 5 through 14;
- Reducing the overall payroll growth assumption from 3.50% to 3.0%;
- Updating the base assumptions for mortality to the Pub-2010 tables for Public Safety and updating the table used to build in generational improvements in mortality for the future to the ultimate rates of the MP table 2020 for all years; and,
- For the Statewide Death & Disability Plan increase the total disability rates by 50% for members covered by a money purchase pension plan.

2. Changes since the January 1, 2021 Actuarial Valuation:

- For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees uses the Pub-2010 Safety Healthy Annuitant Mortality Tables projected with the ultimate values of the MP-2020 projection scale. The pre-retirement off-duty mortality tables are adjusted to 60% of the MP-2020 mortality tables for active employees. The on-duty mortality rate is 0.00015.
- For determing the actuarially determined contributions, the post- retirement mortality tables for non-disabled retirees uses the 2006 central rate 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.

3. Changes Since the January 1, 2018 Actuarial Valuation are as Follows:

- For determining the total pension liability, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rate 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.
- For determining the actuarial determined contributions, the post-retirement mortality tables for non-disabled retirees is a blend of the Annuitant and Employee RP-2014 generational mortality tables with blue collar adjustment projected with Scale BB. The pre-retirement off-duty mortality tables are adjusted to 55% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00020.

I. Schedule of City's Proportionate Share of the Net Pension (Asset) Liability – Statewide Defined Benefit Plans

A. Changes to assumptions or other inputs (continued)

4. Changes Since the January 1, 2015 Actuarial Valuation are as Follows:

- Effective January 1, 2016, the post-retirement mortality tables for non-disabled retirees is a blend of the Annuitant and Employee RP-2014 generational mortality tables with blue collar adjustment projected with Scale BB. The occupationally disabled post-retirement mortality assumption uses the same table as used for healthy annuitants, except that is a three-year set-forward, meaning a disabled member age 70 will be valued as if they were a 73-year-old healthy retiree. The totally disabled post-retirement mortality assumption uses the RP-2014 generational mortality tables for disabled annuitants, except an additional provision to apply a minimum 3% mortality probability to males and 2% mortality probability for females is included to reflect substantial impairment for this population. The pre-retirement off-duty mortality tables are adjusted to 55% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00020.

5. Changes Since the January 1, 2014 Actuarial Valuation are as Follows:

- For determining the total pension liability, the RP-2014 Mortality Tables for Blue Collar Employees, projected with Scale BB, 55 percent multiplier for off-duty mortality is used in the valuation for off-duty mortality of active members. On-duty related mortality is assumed to be 0.00020 per year for all members of post-retirement benefits for members under age 55. For post-retirement members ages 65 and older, the RP-2014 Mortality Tables for Blue Collar Healthy Annuitants, projected with Scale BB are used.

6. Changes of benefit terms

No changes during the years presented.

7. Changes of size or composition of population covered by benefit terms

No changes during the years presented.

II. Notes to the Schedule of City's Contributions – Statewide Defined Benefit Plans

A. Changes to assumptions or other inputs

No changes during the years presented.

B. Changes of benefit terms

No changes during the years presented.

C. Changes of size or composition of population covered by benefit terms.

No changes during the years presented.

III. Schedule of Changes in Net Pension Asset / Liability – Fire and Police "Old Hire" Plan

A. Changes to assumptions

1. Changes Since the January 1, 2020 Actuarial Valuation are as Follows:

The investment rate of return changed to 4.5%.

Post-retirement mortality assumptions: 2006 central rates from the RP-2014 Annuitant Mortality Tables for males and females projected to 2018 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years.

Disabled (pre-1980) mortality assumptions: Post-retirement rates set forward three years.

2. Changes Since the January 1, 2014 Actuarial Valuation are as Follows:

The inflation assumption was reduced from 3.0% to 2.5%.

Post-retirement mortality assumptions: For ages less than 55, RP- 2014 Mortality Tables for Blue Collar Employees. For ages 65 and older, RP-2014 Mortality Tables for Blue Collar Healthy Annuitant. For ages 55 through 64, a blend of the previous tables. All tables are projected with Scale BB.

Disabled (pre-1930) mortality assumptions: RP-2014 Disabled Generational Mortality Table generationally projected with Scale BB with a minimum 3% rate for males and 2% for females.

B. Changes of benefit terms

No changes during the years presented.

C. Changes of size or composition of population covered by benefit terms.

No changes during the years presented.

IV. Schedule of City's Contributions – Fire and Police "Old Hire" Plan

A. Changes to assumptions

1. Changes Since the January 1, 2014 Actuarial Valuation are as Follows:

The asset method valuation approximates smoothing over a five-year period by recognizing 20% of the difference between the projected actuarial value and the market value at the valuation date. The remaining amortization period is 17 years.

Disabled (pre-1980) mortality assumptions: RP-2000 Disabled Mortality Table generationally projected with Scale AA.

B. Changes of benefit terms

No changes during the years presented.

C. Changes of size or composition of population covered by benefit terms.

No changes during the years presented.

V. Budgets and Budgetary Accounting

Budgets are adopted on a basis consistent with generally accepted accounting principles, except for the proprietary funds. Annual appropriations are adopted for all funds. Expenditures may not legally exceed appropriations at the fund level. All appropriations lapse at year end.

As required by Colorado Statutes, the City followed the required timetable noted below in preparing, approving, and enacting its budget for 2024.

1. The Mayor, or other qualified person appointed by the Council, submitted to the Council, on or before October 15, 2023, a recommended budget which detailed available revenues to meet the City's operating requirements.

2. Prior to December 15, 2023, a public hearing was held for the budget, and the Council adopted the proposed budget and an appropriating ordinance that legally appropriated expenditures for the upcoming year.

3. After adoption of the budget resolution, the City may make the following changes: a) it may transfer appropriated money between funds; b) approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; c) approve emergency appropriations; and d) reduce appropriations for which originally estimated revenues are insufficient.

CITY OF SALIDA COLORADO

SUPPLEMENTARY INFORMATION

PRELIMINARY DRAFT

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Capital Improvement Fund - Budget and Actual
For the Year Ended December 31, 2024

REVENUES:	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget
Taxes:				
Sales tax	812,000	812,000	800,708	(11,292)
Intergovernmental revenue:				
State grants	1,000,000	1,000,000	925,090	(74,910)
Interest income	-	500,000	572,500	72,500
Miscellaneous revenue	-	-	320	320
TOTAL REVENUES	1,812,000	2,312,000	2,298,618	(13,382)
EXPENDITURES:				
General government:				
Capital outlay	125,000	150,000	132,521	17,479
Public safety:				
Capital outlay	17,439,999	18,671,000	17,539,898	1,131,102
Culture, parks, and recreation				
Capital outlay	1,532,000	1,532,000	580,011	951,989
Debt service:				
Interest and fiscal charges	-	26,000	46,866	(20,866)
TOTAL EXPENDITURES	19,096,999	20,379,000	18,299,296	2,079,704
Excess of Revenues Over (Under) Expenditures	(17,284,999)	(18,067,000)	(16,000,678)	2,066,322
Other Financing Sources (Uses):				
Transfer in	1,000,000	1,000,000	-	(1,000,000)
Debt issuance	16,440,000	1,255,000	1,255,000	-
Total Other Financing Sources (Uses)	17,440,000	2,255,000	1,255,000	(1,000,000)
Net change in fund balance	155,001	(15,812,000)	(14,745,678)	1,066,322
Fund balances, beginning of year	241,883	241,883	15,904,648	15,662,765
Fund balances, end of year	396,884	(15,570,117)	1,158,970	16,729,087

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Water Fund - Budget and Actual with Reconciliation to US GAAP Basis
For the Year Ended December 31, 2024

REVENUES:	Original and Final Budget	Actual Amounts	Variance with Final Budget
Fees for General Services:			
Service and usage fees	1,593,500	1,636,691	43,191
Water line maintenance	260,000	265,396	5,396
Commercial demand charges	106,000	107,486	1,486
Other revenues	62,000	50,974	(11,026)
Water leases	25,000	-	(25,000)
Total Fees for General Services	2,046,500	2,060,547	14,047
Intergovernmental Revenue			
State grants	-	16,991	16,991
Total Intergovernmental Revenue	-	16,991	16,991
Capital Revenue:			
System development fees	315,000	712,503	397,503
Sale of water meters	20,000	30,115	10,115
Other revenues	-	-	-
Total Capital Revenue	335,000	742,618	407,618
Other Revenue:			
Investment earnings (loss)	75,000	166,976	91,976
Miscellaneous revenue	-	12,926	12,926
Total Other Revenue	75,000	179,902	104,902
TOTAL REVENUES	2,456,500	3,000,058	543,558
EXPENSES:			
Administration - Water:			
Personnel services	174,473	146,296	28,177
Contracted services	34,100	85,650	(51,550)
Supplies and materials	2,000	3,260	(1,260)
Other operating costs	32,400	50,495	(18,095)
Total Administration - Water	242,973	285,701	(42,728)
Public Works - Water:			
Personnel services	388,637	392,147	(3,510)
Contracted services	29,500	65,438	(35,938)
Supplies and materials	55,500	35,923	19,577
Utilities	300	1,402	(1,102)
Other operating costs	72,800	48,622	24,178
Financing obligations	163,200	401,264	(238,064)
Total Public Works - Water	709,937	944,796	(234,859)

(continued)

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Water Fund - Budget and Actual with Reconciliation to US GAAP Basis (continued)
For the Year Ended December 31, 2024

EXPENSES:	Original and Final Budget	Actual Amounts	Variance with Final Budget
Water Plant:			
Personnel services	399,263	317,950	81,313
Contracted services	229,600	192,564	37,036
Supplies and materials	41,000	80,814	(39,814)
Utilities	110,400	92,228	18,172
Other operating costs	117,345	203,530	(86,185)
Financing obligations	299,200	59,996	239,204
Total Water Plant	1,196,808	947,082	249,726
Capital outlay	775,498	454,279	321,219
TOTAL EXPENSES	2,925,216	2,631,858	293,358
Excess of Revenues Over (Under)			
Expenses - Budget Basis	(468,716)	368,200	836,916
Other Financing Sources (Uses)			
Debt issuance	-	42,877	42,877
Total Other Financing Sources (Uses)	-	42,877	42,877
Change in Net Position - Budget Basis	(468,716)	411,077	879,793
GAAP Basis Adjustments			
Debt proceeds		(42,877)	
Capitalized expenses		297,363	
Depreciation		(550,497)	
Total GAAP Basis Adjustments		92,077	
Net Income - GAAP Basis		503,154	
Net Position, beginning of year		17,337,640	
Net Position, end of year		17,840,794	

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Wastewater Fund - Budget and Actual with Reconciliation to US GAAP Basis
For the Year Ended December 31, 2024

REVENUES:	Original and Final Budget	Actual Amounts	Variance with Final Budget
Fees for General Services:			
Metered service and usage fees	1,875,500	2,046,803	171,303
Unmetered wastewater charges	87,000	101,119	14,119
Septage receiving	100,000	113,004	13,004
Lab analysis fees	9,000	20,832	11,832
Other	25,000	18,439	(6,561)
Total Fees for General Services	2,096,500	2,300,197	203,697
Capital Revenue:			
System development fees	500,000	588,048	88,048
Total Capital Revenue	500,000	588,048	88,048
Other Revenue:			
Investment earnings (loss)	65,000	97,370	32,370
Miscellaneous revenue	20,000	-	(20,000)
Total Other Revenue	85,000	97,370	12,370
TOTAL REVENUES	2,681,500	2,985,615	304,115
EXPENSES:			
Administration - Wastewater:			
Personnel services	174,973	157,164	17,809
Contracted services	104,100	34,845	69,255
Supplies and materials	2,300	3,260	(960)
Other operating costs	32,800	48,716	(15,916)
Total Administration - Wastewater	314,173	243,985	70,188
Public Works - Wastewater:			
Personnel services	438,785	474,651	(35,866)
Contracted services	110,600	133,729	(23,129)
Supplies and materials	19,500	23,632	(4,132)
Utilities	3,600	3,136	464
Other operating costs	35,000	22,281	12,719
Total Public Works - Wastewater	607,485	657,429	(49,944)

(continued)

CITY OF SALIDA, COLORADO
Schedule of Revenues, Expenditures and Changes in Fund Balance
Wastewater Fund - Budget and Actual with Reconciliation to US GAAP Basis (continued)
For the Year Ended December 31, 2024

EXPENSES:	Original and Final Budget	Actual Amounts	Variance with Final Budget
Wastewater Plant:			
Personnel services	287,768	337,660	(49,892)
Contracted services	63,900	60,655	3,245
Supplies and materials	70,000	85,978	(15,978)
Utilities	167,100	141,789	25,311
Other operating costs	169,170	181,737	(12,567)
Financing obligations	567,758	573,039	(5,281)
Total Wastewater Plant	1,325,696	1,380,858	(55,162)
Capital outlay	723,240	689,247	33,993
TOTAL EXPENSES	2,970,594	2,971,519	(925)
Excess of Revenues Over (Under) Expenses - Budget Basis	(289,094)	14,096	303,190
Other Financing Sources			
Transfers in	-	15,391	15,391
SBITA issuance	-	116,072	116,072
Total Other Financing Sources (Uses)	-	131,463	131,463
Change in Net Position - Budget Basis	(289,094)	145,559	434,653
GAAP Basis Adjustments			
Capitalized expenses		641,309	
Gain (loss) on sale of assets		4,950	
Depreciation		(834,365)	
SBITA issuance		(116,072)	
Debt service principal		324,234	
Total GAAP Basis Adjustments		20,056	
Net Income - GAAP Basis		165,615	
Net Position, beginning of year		9,828,927	
Net Position, end of year		9,994,542	

CITY OF SALIDA COLORADO

STATUTORY REPORT SECTION

Form Approved
OMB No. 2125-0032

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

LOCAL HIGHWAY FINANCE REPORT	STATE: COLORADO
	YEAR ENDING (mm/yy): 12/2024
This Information From The Records Of: CITY OF SALIDA	Prepared By: ANGIE WILLIAMS angie.williams@cityofsalida.com

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

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

II. RECEIPTS FOR ROAD AND STREET PURPOSES		III. EXPENDITURES FOR ROAD AND STREET PURPOSES	
ITEM	AMOUNT	ITEM	AMOUNT
A. Receipts from local sources:		**A. Local highway expenditures:**	
1. Local highway-user taxes		1. Capital outlay (from page 2)	$ 3,964,785.09
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	$ 373,353.69
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	$ 49,624.30
2. General fund appropriations		b. Snow and ice removal	$ 26,453.22
3. Other local imposts (from page 2)	$ 3,202,830.42	c. Other	$ 9,701.30
4. Miscellaneous local receipts (from page 2)	$ 36,027.38	d. Total (a. through c.)	$ 85,778.82
5. Transfers from toll facilities		4. General administration & miscellaneous	$ 300,638.13
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	$ 778,849.00
a. Bonds - Original Issues		6. Total (1 through 5)	$ 5,503,404.73
b. Bonds - Refunding Issues		**B. Debt service on local obligations:**	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	$ -	a. Interest	
7. Total (1 through 6)	$ 3,238,857.80	b. Redemption	
B. Private Contributions		c. Total (a. + b.)	$ -
C. Receipts from State government		2. Notes:	
(from page 2)	$ 2,413,208.16	a. Interest	
D. Receipts from Federal Government		b. Redemption	
(from page 2)	$ -	c. Total (a. + b.)	$ -
E. Total receipts (A.7 + B + C + D)	$ 5,652,065.96	3. Total (1.c + 2.c)	$ -
		C. Payments to State for highways	
		D. Payments to toll facilities	
		E. Total expenditures (A.6 + B.3 + C + D)	$ 5,503,404.73

IV. LOCAL HIGHWAY DEBT STATUS

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)				$ -
1. Bonds (Refunding Portion)				$ -
B. Notes (Total)				$ -

V. LOCAL ROAD AND STREET FUND BALANCE (RECEIPTS AND DISBURSEMENTS ONLY)

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
		$ 5,652,065.96	$ 5,503,404.73		$ 148,661.23

Notes and Comments:

FORM FHWA-536 (Rev.06/2000) PREVIOUS EDITIONS OBSOLETE Excel (Next Page)

LOCAL HIGHWAY FINANCE REPORT	STATE: COLORADO
	YEAR ENDING (mm/yy): 12/2024

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		**A.4. Miscellaneous local receipts:**	
a. Property Taxes and Assesments		a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	$ 37,887.38
1. Sales Taxes	$ 3,202,830.42	c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	$ (1,860.00)
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other		g. Other Misc. Receipts	
6. Total (1. through 5.)	$ 3,202,830.42	h. Other	
c. Total (a. + b.)	$ 3,202,830.42	i. Total (a. through h.)	$ 36,027.38
(Carry forward to page 1)		***(Carry forward to page 1)***	

ITEM	AMOUNT	ITEM	AMOUNT
C. Receipts from State Government		**D. Receipts from Federal Government**	
1. Highway-user taxes (from Item I.C.5.)	$ 294,149.26	1. FHWA (from Item I.D.5.)	
2. State general funds		2. Other Federal agencies:	
3. Other State funds:		a. Forest Service	
a. State bond proceeds		b. FEMA	
b. Project Match		c. HUD	
c. Motor Vehicle Registrations	$ 27,739.58	d. Federal Transit Administration	
d. DOLA Grant	$ 2,091,319.32	e. U.S. Corps of Engineers	
e. Other		f. Other Federal ARPA	
f. Total (a. through e.)	$ 2,119,058.90	g. Total (a. through f.)	$ -
4. Total (1. + 2. + 3.f)	$ 2,413,208.16	3. Total (1. + 2.g)	$ -
(Carry forward to page 1)		***(Carry forward to page 1)***	

III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL

	ON NATIONAL HIGHWAY SYSTEM (a)	OFF NATIONAL HIGHWAY SYSTEM (b)	TOTAL (c)
A.1. Capital outlay:			
a. Right-Of-Way Costs			$ -
b. Engineering Costs	$ 384,389.00	$ 50,906.97	$ 435,295.97
c. Construction:			
(1). New Facilities			$ -
(2). Capacity Improvements			$ -
(3). System Preservation		$ 100,819.91	$ 100,819.91
(4). System Enhancement And Operation	$ 2,613,999.90	$ 814,669.31	$ 3,428,669.21
(5). Total Construction (1)+(2)+(3)+(4)	$ 2,613,999.90	$ 915,489.22	$ 3,529,489.12
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)	$ 2,998,388.90	$ 966,396.19	$ 3,964,785.09
(Carry forward to page 1)			

Notes and Comments:

FORM FHWA-536

CITY OF SALIDA COLORADO

STATISTICAL INFORMATION

STATISTICAL SECTION

This part of the City's annual comprehensive financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, required supplementary information, and supplementary information says about the government's overall financial health.

Contents **Page**

CITY OF SALIDA, COLORADO
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)
Schedule 1

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Governmental Activities										
Net Investment in Capital Assets	38,794,453	35,758,355	30,844,978	28,835,011	27,366,982	25,457,709	24,397,257	19,889,837	19,869,497	19,852,447
Restricted	1,132,655	692,678	2,131,786	1,342,549	670,645	596,103	415,821	357,296	673,749	394,208
Unrestricted	6,543,238	4,930,166	6,489,258	7,148,146	6,274,192	5,947,623	4,945,600	4,770,534	5,986,284	4,321,561
Subtotal Governmental Activities	46,470,346	41,381,199	39,466,022	37,325,706	34,311,819	32,001,435	29,758,678	25,017,667	26,529,530	24,568,216
Business-type Activities										
Net Investment in Capital Assets	17,983,664	17,847,505	18,089,406	18,727,404	16,565,969	19,103,620	19,543,829	19,251,243	17,626,979	17,385,077
Restricted	-	-	-	-	1,034,732	986,683	914,823	-	-	-
Unrestricted	9,851,672	9,319,062	7,458,827	6,588,818	6,448,009	5,785,854	6,143,842	4,829,020	4,044,718	3,908,583
Subtotal Business-type Activities	27,835,336	27,166,567	25,548,233	25,316,222	24,048,710	25,876,157	26,602,494	24,080,263	21,671,697	21,293,660
Primary Government										
Net Investment in Capital Assets	56,778,117	53,605,860	48,934,384	47,562,415	43,932,951	44,561,329	43,941,086	39,141,080	37,496,476	37,237,524
Restricted	1,132,655	692,678	2,131,786	1,342,549	1,705,377	1,582,786	1,330,644	357,296	673,749	394,208
Unrestricted	16,394,910	14,249,228	13,948,085	13,736,964	12,722,201	11,733,477	11,089,442	9,599,554	10,031,002	8,230,144
Total Primary Government Net Position	74,305,682	68,547,766	65,014,255	62,641,928	58,360,529	57,877,592	56,361,172	49,097,930	48,201,227	45,861,876

CITY OF SALIDA, COLORADO
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
Schedule 2

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Expenses										
Governmental Activities:										
General Government	$ 2,953,277	$ 2,127,499	$ 2,045,463	$ 2,270,818	$ 2,515,773	$ 915,020	$ 1,175,900	$ 1,574,671	$ 1,524,785	$ 1,175,090
Public Safety	5,150,797	5,098,830	4,168,154	4,371,506	4,389,355	3,509,183	3,283,906	3,096,405	2,715,406	2,578,402
Public works/Streets	3,540,305	3,891,917	3,755,062	2,591,055	2,862,257	3,445,982	1,827,415	2,056,193	1,568,062	1,275,564
Culture, parks and recreation	4,757,206	4,523,655	3,982,076	3,336,151	2,812,178	2,044,294	1,824,233	1,520,283	1,301,834	1,241,164
Housing	310,556	834,848	848,903	1,029,125	-	-	-	-	-	-
Interest on long-term debt	785,399	49,930	28,340	34,966	41,070	42,165	37,263	41,032	252,804	299,103
Total Governmental Activities	17,497,540	16,526,679	14,827,998	13,633,621	12,620,633	9,956,644	8,148,717	8,288,584	7,362,891	6,569,323
Business-type Activities:										
Water	2,496,904	2,124,737	1,925,790	1,946,386	2,194,312	1,799,018	1,286,580	1,421,395	1,992,682	1,405,023
Wastewater	2,840,341	2,616,065	2,765,478	2,947,512	2,699,215	2,434,702	2,365,047	2,173,083	2,117,033	2,014,136
Steamplant Event Center	-	-	-	-	-	747,091	715,902	548,550	480,588	431,307
Total Business-type Activities	5,337,245	4,740,802	4,691,268	4,893,898	4,893,527	4,980,811	4,367,529	4,143,028	4,590,303	3,850,466
Total Primary Government Expenses	$ 22,834,785	$ 21,267,481	$ 19,519,266	$ 18,527,519	$ 17,514,160	$ 14,937,455	$ 12,516,246	$ 12,431,612	$ 11,953,194	$ 10,419,789
Program Revenues										
Governmental Activities:										
Charges for services										
General government	$ 690,202	$ 349,679	$ 304,071	$ 307,328	$ 263,609	$ 193,202	$ 314,597	$ 251,388	$ 196,540	$ 185,753
Public safety	173,592	179,155	200,968	208,595	250,794	202,702	79,729	91,675	85,844	116,168
Public works/Streets	121,619	31,759	19,929	49,502	35,033	26,733	23,147	24,230	56,644	29,631
Culture, parks and recreation	1,111,061	1,111,185	998,797	479,100	311,145	524,994	472,912	464,586	466,241	843,380
Housing	76,821	42,618	74,655	46,870	70,741					
Operating grants and contributions	2,845,318	607,645	1,526,503	1,651,206	1,017,909	499,086	389,021	327,318	311,556	417,178
Capital grants and contributions	1,193,545	709,910	92,500	400,902	28,944	371,830	827,689	363,576	305,619	1,736,311
Total Governmental Activities	6,212,158	3,031,951	3,217,423	3,143,503	1,978,175	1,818,547	2,107,095	1,522,773	1,422,444	3,328,421
Business-type Activities:										
Charges for services										
Water	2,073,473	2,018,864	1,958,620	1,868,307	1,859,763	1,746,298	1,756,919	1,671,803	1,659,177	1,521,749
Wastewater	2,300,197	2,080,318	1,861,263	1,696,724	1,556,395	1,378,262	1,377,798	1,345,584	1,345,305	1,304,101
Steamplant Event Center	-	-	-	-	-	392,721	368,684	324,615	259,240	220,070
Operating grants and contributions	-	-	-	-	-	903	5,060	16,911	8,031	44,479
Capital grants and contributions	1,347,657	2,047,227	1,318,757	2,616,685	1,283,573	1,198,157	2,191,124	2,677,589	1,554,433	2,536,446
Total Business-type activities	5,721,327	6,146,409	5,138,640	6,181,716	4,699,731	4,716,341	5,699,585	6,036,502	4,826,186	5,626,845
Total Primary Government Program Revenues	$ 11,933,485	$ 9,178,360	$ 8,356,063	$ 9,325,219	$ 6,677,906	$ 6,534,888	$ 7,806,680	$ 7,559,275	$ 6,248,630	$ 8,955,266
Net (Expense)/Revenue										
Governmental Activities	$ (11,285,382)	$ (13,494,728)	$ (11,610,575)	$ (10,490,118)	$ (10,642,458)	$ (8,138,097)	$ (6,041,622)	$ (6,765,811)	$ (5,940,447)	$ (3,240,902)
Business-type Activities	384,082	1,405,607	447,372	1,287,818	(193,796)	(264,470)	1,332,056	1,893,474	235,883	1,776,379
Total Primary Government Net (Expense)/Revenue	$ (10,901,300)	$ (12,089,121)	$ (11,163,203)	$ (9,202,300)	$ (10,836,254)	$ (8,402,567)	$ (4,709,566)	$ (4,872,337)	$ (5,704,564)	$ (1,464,523)

CITY OF SALIDA, COLORADO
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)
Schedule 2 (Continued)

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Revenues and other changes in net position										
Governmental Activities:										
Sales Tax	$ 10,008,845	$ 9,509,494	$ 9,513,748	$ 9,194,557	$ 7,723,299	$ 6,609,399	$ 6,110,252	$ 5,725,577	$ 5,162,570	$ 4,859,598
Sales Tax - County	3,595,998	3,517,848	3,429,551	3,207,757	2,580,358	2,303,168	1,997,746	1,849,781	1,785,695	1,586,472
Franchise Taxes	399,599	475,794	433,799	351,746	329,232	345,904	339,620	308,338	303,382	334,172
Occupation Taxes	1,306,467	1,261,007	457,207	467,235	349,513	337,316	-	-	248,230	205,150
Unrestricted Investment Earnings	959,067	395,784	(209,573)	(17,573)	79,103	115,718	75,419	32,320	15,386	10,256
Capital Contributions					-	-	3,172,780	-	-	-
Miscellaneous	119,944	247,526	126,159	300,283	159,024	76,441	214,764	433,146	518,794	11,112
Gain (Loss) on sale of assets	-	2,452	-	-	-	17,628	-	(9,328)	75,903	-
Transfers in (out)	(15,391)	-	-	-	1,732,313	575,280	(1,127,948)	(635,280)	(124,100)	(220,103)
Total general revenues, special items, and transfers	16,374,529	15,409,905	13,750,891	13,504,005	12,952,842	10,380,854	10,782,633	7,704,554	7,985,860	6,786,657
Business-type Activities:										
Unrestricted investment earnings	$ 264,346	$ 212,727	$ (215,361)	$ (20,906)	$ 98,662	$ 113,413	$ 62,227	$ 33,354	$ 18,054	$ 9,008
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Gain (Loss) on sale of assets	4,950	-	-	600	-	-	-	(10,316)	-	-
Transfers in (out)	15,391	-	-	-	(1,732,313)	(575,280)	1,127,948	635,280	124,100	220,103
Total Business-type activities	284,687	212,727	(215,361)	(20,306)	(1,633,651)	(461,867)	1,190,175	658,318	142,154	229,111
Total primary government	$ 16,659,216	$ 15,622,632	$ 13,535,530	$ 13,483,699	$ 11,319,191	$ 9,918,987	$ 11,972,808	$ 8,362,872	$ 8,128,014	$ 7,015,768
Change in Net Position										
Governmental Activities	$ 5,089,147	$ 1,915,177	$ 2,140,316	$ 3,013,887	$ 2,310,384	$ 2,242,757	$ 4,741,011	$ 938,743	$ 2,045,413	$ 3,545,755
Business-type Activities	668,769	1,618,334	232,011	1,267,512	(1,827,447)	(726,337)	2,522,231	2,551,792	378,037	2,005,490
Total Change in Net Position	$ 5,757,916	$ 3,533,511	$ 2,372,327	$ 4,281,399	$ 482,937	$ 1,516,420	$ 7,263,242	$ 3,490,535	$ 2,423,450	$ 5,551,245

CITY OF SALIDA, COLORADO
Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
Schedule 3

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Fund										
Nonspendable	$ 109,677	$ 210,338	$ 139,917	$ 62,427	$ 37,072	$ 24,454	$ 22,985	$ 92,753	$ 57,959	$ 10,846
Restricted	678,000	525,000	486,000	480,000	380,000	360,000	224,000	225,000	265,000	275,014
Committed	3,521,463	2,657,656	2,276,390	2,010,234	1,809,178	-	-	-	-	1,117,840
Assigned	-	-	-	-	-	-	-	-	-	8,855
Unassigned	1,464,796	3,082,632	3,988,551	4,913,821	3,965,276	5,477,983	5,235,354	5,126,170	5,553,396	3,297,580
Total General Fund	$ 5,773,936	$ 6,475,626	$ 6,890,858	$ 7,466,482	$ 6,191,526	$ 5,862,437	$ 5,482,339	$ 5,443,923	$ 5,876,355	$ 4,710,135
All other governmental funds										
Nonspendable	$ 37,080	$ 34,146	$ 28,022	$ 28,473	$ 27,100	$ 18,612	$ -	$ -	$ -	$ -
Restricted	225,421	167,678	112,111	313,044	290,645	236,103	191,821	132,296	125,983	119,194
Committed	3,513,997	17,194,011	1,561,223	1,358,079	888,678	146,016	580,679	281,084	282,766	253,277
Assigned	-	-	-	-	-	280,558	-	-	-	-
Unassigned	(155,085)	(1,223,083)	-	-	-	-	(893,418)	(729,473)	-	-
Total all other governmental funds	$ 3,621,413	$ 16,172,752	$ 1,701,356	$ 1,699,596	$ 1,206,423	$ 681,289	$ (120,918)	$ (316,093)	$ 408,749	$ 372,471

CITY OF SALIDA, COLORADO
Changes in Fund Balances of Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)
Schedule 4

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Revenues										
Taxes	$ 15,111,909	$ 14,535,542	$ 13,834,306	$ 13,221,295	$ 10,997,130	$ 9,609,947	$ 8,433,918	$ 7,883,696	$ 7,499,877	$ 6,985,392
Intergovernmental	4,127,547	1,427,189	1,717,389	2,130,907	1,177,558	985,137	1,310,372	796,926	722,328	1,486,055
Charges for services	1,404,636	1,331,991	1,264,396	746,275	572,005	680,845	689,228	641,149	628,553	635,945
Fines and forfeitures	40,737	57,004	37,619	49,037	47,791	57,472	72,183	61,756	46,737	50,192
Interest revenue	386,566	395,784	(209,573)	(17,573)	79,094	115,718	75,419	32,320	15,386	10,256
Insurance Proceeds	12,887	76,606	21,159	173,131	90,788	-	-	-	-	-
Other revenues	1,531,995	635,565	277,697	349,426	251,933	187,374	243,776	456,088	648,401	701,104
Total Revenues	22,616,277	18,459,681	16,942,993	16,652,498	13,216,299	11,636,493	10,824,896	9,871,935	9,561,282	9,868,944
Expenditures										
Current:										
General government	2,645,726	2,653,322	2,322,020	2,028,216	2,259,376	1,718,222	1,334,406	1,445,588	1,241,479	1,041,907
Public safety	4,903,433	4,690,588	4,393,346	4,086,886	3,638,008	3,394,005	3,003,536	2,820,575	2,451,591	2,509,421
Public works/streets	2,061,736	2,170,395	3,046,477	2,418,652	1,301,433	1,303,326	1,079,137	1,134,641	937,511	737,210
Culture, parks and recreation	3,881,045	3,785,697	3,271,797	2,433,578	2,228,879	1,522,322	1,254,096	1,186,520	1,036,540	902,875
Housing	308,956	821,798								
Capital outlay	22,477,159	6,915,931	4,243,139	3,669,531	2,583,790	3,093,862	3,995,457	3,362,007	2,014,813	3,523,792
Debt service:										
Principal	309,557	225,206	211,738	212,540	212,495	211,401	160,053	120,800	418,536	216,677
Interest and fiscal charges	806,109	354,609	28,340	34,966	41,070	42,165	37,263	41,032	134,214	280,670
Total Expenditures	37,393,721	21,617,546	17,516,857	14,884,369	12,265,051	11,285,303	10,863,948	10,111,163	8,234,684	9,212,552
Excess (Deficiency) of Revenue over Expenditures	$ (14,777,444)	$ (3,157,865)	$ (573,864)	$ 1,768,129	$ 951,248	$ 351,190	$ (39,052)	$ (239,228)	$ 1,326,598	$ 656,392
Other Financing Sources (Uses):										
Transfers in	$ 615,850	$ 503,997	$ 2,455,206	$ 984,730	$ 252,488	$ 1,580,006	$ 796,319	$ -	$ -	$ -
Transfers out	(631,241)	(503,997)	(2,455,206)	(984,730)	(349,513)	(1,004,726)	(1,061,128)	(635,280)	(124,100)	(220,103)
Debt/Lease proceeds	1,489,405	16,850,000	-	-	-	255,835	161,723	-	-	-
Premium on debt	-	364,029	-	-	-	-	-	-	-	-
TABOR Refund	-	-	-	-	-	-	(84,101)	-	-	-
Capital Contributions	50,401	-	-	-	-	-	439,830	-	-	-
Total Other Financing Sources (Uses)	1,524,415	17,214,029	-	-	(97,025)	831,115	252,643	(635,280)	(124,100)	(220,103)
Net change in fund balances	$ (13,253,029)	$ 14,056,164	$ (573,864)	$ 1,768,129	$ 854,223	$ 1,182,305	$ 213,591	$ (874,508)	$ 1,202,498	$ 436,289
Debt service as a percentage of noncapital expenditures	6.10%	3.41%	1.80%	2.10%	2.42%	2.90%	2.78%	3.97%	8.80%	8.74%

CITY OF SALIDA, COLORADO
Tax Revenues by Source - Governmental Funds
(Major Component of Revenue Base)
Last Ten Fiscal Years
Schedule 5

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Tax Revenue Source										
Sales Tax (net of rebates)	$ 10,008,845	$ 9,509,494	$ 9,513,748	$ 9,194,557	$ 7,723,299	$ 6,609,399	$ 5,881,098	$ 5,540,130	$ 5,162,570	$ 4,859,598
Sales Tax - County	3,595,998	3,517,848	3,429,551	3,207,757	2,580,358	2,303,168	1,997,746	1,849,781	1,785,695	1,586,472
Franchise Tax	399,599	475,794	433,799	351,746	329,232	345,904	339,620	308,338	303,382	334,172
Occupation Tax	1,306,467	1,261,007	457,207	467,235	349,513	337,316	229,154	185,447	248,230	205,150
	$ 15,310,909	$ 14,764,143	$ 13,834,305	$ 13,221,295	$ 10,982,402	$ 9,595,787	$ 8,447,618	$ 7,883,696	$ 7,499,877	$ 6,985,392
% Change from Prior Year	3.7%	6.7%	4.6%	20.4%	14.5%	13.6%	7.2%	5.1%	7.4%	9.3%
Percentage of Total Tax Revenues										
Sales Tax	65.4%	64.4%	68.8%	69.5%	70.3%	68.9%	69.6%	70.3%	68.8%	69.6%
Sales Tax - County	23.5%	23.8%	24.8%	24.3%	23.5%	24.0%	23.6%	23.5%	23.8%	22.7%
Franchise Tax	2.6%	3.2%	3.1%	2.7%	3.0%	3.6%	4.0%	3.9%	4.0%	4.8%
Occupation Tax	8.5%	8.5%	3.3%	3.5%	3.2%	3.5%	2.7%	2.4%	3.3%	2.9%
% of Total Tax Revenue	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
% of Total Governmental Fund Revenues	67.7%	80.1%	81.7%	79.4%	83.2%	82.5%	77.9%	79.9%	78.4%	70.8%

CITY OF SALIDA, COLORADO
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years
Schedule 6

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Estimated Actual Value										
Agricultural	$ 51,036	$ 51,036	$ 371,012	$ 500,329	$ 373,360	$ 372,599	$ 411,421	$ 412,401	$ 288,370	$ 363,277
Commercial	239,060,120	269,506,571	207,599,977	223,353,032	182,739,025	176,804,847	163,298,276	166,688,470	152,410,307	146,664,715
Exempt	255,035,271	251,824,648	190,908,211	186,727,835	170,604,354	169,805,691	160,488,186	157,538,242	153,549,567	136,538,236
Industrial	5,662,411	7,252,008	9,169,862	9,718,900	6,694,588	7,168,079	6,630,129	6,196,817	6,033,518	6,048,389
Residential	1,860,309,323	1,814,524,464	1,271,640,660	1,233,372,796	1,030,166,281	1,007,678,761	777,475,475	749,999,937	625,274,481	611,270,187
State Assessed	2,089,440	16,519,310	2,626,820	19,297,800	17,964,430	24,065,520	15,012,280	15,498,090	14,512,700	14,115,300
Vacant Land	56,175,926	61,138,880	33,409,409	37,012,498	25,768,674	24,853,057	16,867,409	17,512,005	13,762,393	14,155,190
Total estimated actual value	$ 2,418,383,527	$ 2,420,816,917	$ 1,715,725,951	$ 1,709,983,190	$ 1,434,310,712	$ 1,410,748,554	$ 1,140,183,176	$ 1,113,845,962	$ 965,831,336	$ 929,155,294
Percentage change from prior year	*-0.1%*	*41.1%*	*0.3%*	*19.2%*	*1.7%*	*23.7%*	*2.4%*	*15.3%*	*3.9%*	*8.7%*
Taxable Assessed Value										
Agricultural	$ 13,490	$ 13,490	$ 106,430	$ 145,100	$ 108,270	$ 108,050	$ 119,330	$ 119,620	$ 83,620	$ 105,350
Commercial	66,697,840	75,192,350	60,204,050	64,772,360	52,993,970	51,273,260	47,356,280	48,339,590	44,199,170	42,532,780
Exempt	67,870,644	66,667,153	53,429,585	52,609,260	48,250,180	48,018,550	45,541,060	44,766,580	43,567,690	38,634,410
Industrial	1,579,800	2,023,300	2,659,250	2,818,450	1,941,430	2,078,740	1,922,740	1,797,080	1,749,690	1,753,990
Residential	124,641,250	121,573,630	88,268,180	88,187,840	73,657,000	72,049,270	55,977,910	53,999,620	49,772,610	48,657,930
State Assessed	582,850	4,608,890	763,440	5,594,520	5,208,320	6,978,990	4,353,570	4,494,450	4,208,710	4,093,360
Vacant Land	15,673,210	17,057,760	9,689,010	10,733,980	7,472,980	7,207,490	4,891,620	5,079,520	3,991,168	4,105,053
Total Taxble Assessed Value	$ 277,059,084	$ 287,136,573	$ 215,119,945	$ 224,861,510	$ 189,632,150	$ 187,714,350	$ 160,162,510	$ 158,596,460	$ 147,572,658	$ 139,882,873
Taxable Assessed Value as a Percentage of Estimated Actual Value										
Agricultural	26.4%	26.4%	28.7%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Commercial	27.9%	27.9%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Exempt	26.6%	26.5%	28.0%	28.2%	28.3%	28.3%	28.4%	28.4%	28.4%	28.3%
Industrial	27.9%	27.9%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Residential	6.7%	6.7%	6.9%	7.2%	7.2%	7.2%	7.2%	7.2%	8.0%	8.0%
State Assessed	27.9%	27.9%	29.1%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Vacant Land	27.9%	27.9%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%	29.0%
Total	11.5%	11.9%	12.5%	13.1%	13.2%	13.3%	14.0%	14.2%	15.3%	15.1%

Source: County Assessor's Office
Note: The City of Salida does not levy a property tax.
Property in the county is reassessed every two years in each odd-numbered year (2023, 2021, etc)

CITY OF SALIDA, COLORADO
Direct and Overlapping Sales Tax Rates
Last Ten Fiscal Years
Schedule 7

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Taxing Entity										
City of Salida	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Chaffee County	2.75%	2.75%	2.75%	2.75%	2.75%	2.75%	2.5%	2.5%	2.5%	2.0%
State of Colorado	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%
Total Sales Tax Rate	8.65%	8.65%	8.65%	8.65%	8.65%	8.65%	8.40%	8.40%	8.40%	7.90%

CITY OF SALIDA, COLORADO
Taxable Sales and Sales Tax Collections by Category
Last Nine Fiscal Years
Schedule 8

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Total Sales (Calculated) *	$ 333,628,167	$ 316,983,133	$ 317,124,933	$ 306,485,233	$ 257,443,300	$ 221,688,582	$ 198,080,774	$ 184,671,000	$ 175,391,233	$ 166,062,700
Sales Tax Collections										
Retail trade	$ 6,720,457	$ 6,432,814	$ 6,310,643	$ 6,231,857	$ 5,517,768	$ 4,404,863	$ 4,048,814	$ 3,748,399	$ 3,617,791	$ 3,421,713
Accomodation & Food Service	1,893,750	1,755,587	1,737,503	1,670,369	1,206,824	1,307,816	1,203,600	1,147,335	1,036,736	975,740
Wholesale Trade	343,797	352,907	311,607	272,264	188,030	162,239	67,657	58,350	58,009	51,792
Manufacturing	221,660	198,944	292,527	266,513	228,877	170,388	159,524	112,518	91,631	66,813
Other Services	168,315	158,091	205,856	182,374	143,086	125,846	103,786	93,025	79,785	84,828
Information	132,881	121,202	120,176	92,519	77,196	123,619	87,368	90,414	95,678	100,060
Real Estate and Rental and Leasing	78,922	93,885	97,982	67,624	44,797	66,721	51,782	42,320	38,071	43,768
Construction	69,453	73,469	152,440	140,568	100,919	100,171	64,623	61,360	69,343	60,775
Professional, Scientific and Technical	49,181	53,606	42,246	38,621	31,931	15,078	15,808	13,186	19,576	13,580
Arts, Entertainment & Recreation	53,701	44,438	44,072	49,272	24,642	20,076	17,051	15,021	10,345	11,956
Administrative and Support and Waste Management and Remediation	21,016	14,948	8,374	6,743	3,426	7,349	2,184	3,828	2,941	3,743
Transportation and Warehousing	16,107	11,522	5,955	2,687	3,207	2,302	-	-	-	-
Finance and Insurance	2,037	5,659	6,321	7,948	7,617	6,670	3,847	3,023	2,965	2,270
Mining, Quarrying and Oil & Gas Extraction	22,362	4,427	4,834	2,211	1,961	1,467	327	-	31	192
Health Care and Social Assistance	2,037	1,978	3,002	2,574	1,602	1,687	1,671	1,373	6,669	11,992
Agriculture, Forestry, Fishing and Hunting	1,642	1,139	2,007	2,118	1,415	3,803	3,042	2,454	2,312	1,796
Educational Services	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Management of Companies and Enterprises	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Public Administration	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Utilities	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
Grand Total	$ 10,008,845	$ 9,509,494	$ 9,513,748	$ 9,194,557	$ 7,723,299	$ 6,650,657	$ 5,942,423	$ 5,540,130	$ 5,261,737	$ 4,981,881
Percentage of Total Sales Tax										
Retail trade	67.1%	67.6%	66.3%	67.8%	71.4%	66.2%	68.1%	67.7%	68.8%	68.7%
Accomodation & Food Service	18.9%	18.5%	18.3%	18.2%	15.6%	19.7%	20.3%	20.7%	19.7%	19.6%
Wholesale Trade	3.4%	3.7%	3.3%	3.0%	2.4%	2.4%	1.1%	1.1%	1.1%	1.0%
Manufacturing	2.2%	2.1%	3.1%	2.9%	3.0%	2.6%	2.7%	2.0%	1.7%	1.3%
Other Services	1.7%	1.7%	2.2%	2.0%	1.9%	1.9%	1.7%	1.7%	1.5%	1.7%
Information	1.3%	1.3%	1.3%	1.0%	1.0%	1.9%	1.5%	1.6%	1.8%	2.0%
Real Estate and Rental and Leasing	0.8%	1.0%	1.0%	0.7%	0.6%	1.0%	0.9%	0.8%	0.7%	0.9%
Construction	0.7%	0.8%	1.6%	1.5%	1.3%	1.5%	1.1%	1.1%	1.3%	1.2%
Professional, Scientific and Technical	0.5%	0.6%	0.4%	0.4%	0.4%	0.2%	0.3%	0.2%	0.4%	0.3%
Arts, Entertainment & Recreation	0.5%	0.5%	0.5%	0.5%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%
Administrative and Support and Waste Management and Remediation	0.2%	0.2%	0.1%	0.1%	0.0%	0.1%	0.0%	0.1%	0.1%	0.1%
Transportation and Warehousing	0.2%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Finance and Insurance	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%
Mining, Quarrying and Oil & Gas Extraction	0.2%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Health Care and Social Assistance	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.2%
Agriculture, Forestry, Fishing and Hunting	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.0%	0.0%	0.0%
NR	2.1%	1.9%	1.8%	1.7%	1.8%	2.0%	1.9%	2.7%	2.5%	2.6%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

** As a Colorado Statutory City, the state manages sales tax collections. The state does not share total sales so this number has been calculated based on the City's tax rate of 3%.*

NR - Not releasable due to taxpayer confidentiality requirements. Total includes NR data.

CITY OF SALIDA, COLORADO
Portion of Sales Taxes Provided by PrincipalTaxpayers
Current Year and 8 years ago (not tracked previously)
Schedule 9

Unlike the majority of Colorado municipalities, the City of Salida does not collect property taxes. Sales tax is the major revenue source for the City. As a statutory city, the State of Colorado manages the tax collection process and does not allow top taxpayers to be disclosed. The following schedule shows the amount and percent of total contributed by the top ten taxpayers.

	2024	**2015**
Total sales taxes paid by top 10 taxpayers	$ 4,437,546	$ 2,493,436
Percentage of Total Sales Tax Collected	44.3%	50.1%

CITY OF SALIDA, COLORADO
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years
Schedule 10

	Fiscal Year									
	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Governmental Activities										
Certificates of Participation	$ 17,201,895	$ 17,214,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Leases	1,466,866	400,610	517,232	754,202	974,784	1,187,150	1,142,716	1,141,046	1,261,846	1,378,614
Subscription based IT arrangements	127,376	13,785	17,137	-	-	-	-	-	-	-
	18,796,137	17,628,424	534,369	754,202	974,784	1,187,150	1,142,716	1,141,046	1,261,846	1,378,614
Business Type Activities										
Notes & Loans	$ 4,202,309	$ 4,397,520	$ 2,792,704	$ 647,628	$ 708,987	$ 768,647	$ 678,551	$ 444,919	$ 483,172	$ 2,465,900
Revenue Bond	9,989,256	10,377,071	10,759,050	11,125,337	11,481,071	11,831,388	12,176,422	12,491,301	12,811,155	13,416,102
Leases	166,130	245,168	321,636	395,619	467,198	-	-	-	-	-
Subscription based IT arrangements	108,691	-	-	-	-	-	-	-	-	-
Total	$ 14,466,386	$ 15,019,759	$ 13,873,390	$ 12,168,584	$ 12,657,256	$ 12,600,035	$ 12,854,973	$ 12,936,220	$ 13,294,327	$ 15,882,002
Total Debt	$ 33,262,523	$ 32,648,183	$ 14,407,759	$ 12,922,786	$ 13,632,040	$ 13,787,185	$ 13,997,689	$ 14,077,266	$ 14,556,173	$ 17,260,616
Percentage of Personal Income (1)	(2)	12.0%	6.5%	6.8%	8.1%	7.9%	8.0%	8.3%	8.8%	11.4%
Debt per Capita (1)	(2)	$ 5,534	$ 2,480	$ 2,223	$ 2,406	$ 2,267	$ 2,342	$ 2,415	$ 2,588	$ 3,164

(1) Personal income and population are disclosed on Demographic and Economic Statistics table.
(2) Statistics are not yet available for 2023.

CITY OF SALIDA, COLORADO
Ratios of Net General Bonded Debt Outstanding
Last Ten Fiscal Years
Schedule 11

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
General Obligation Debt	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Less: Bond Reserves	-	-	-	-	-	-	-	-	-	-
Total	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Percentage of Estimated Actual Value of Taxable Property (1)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Debt per Capita (2)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Note: The City does not have any general obligation debt.

(1) Actual Property values are disclosed on Assessed Value and Estimated Actual Value of Taxable Property Schedule
(2)Population figures are disclosed on Demographic and Economic Statistics table

CITY OF SALIDA, COLORADO
Direct and Overlapping Governmental Activities Debt
Schedule 12

Government Unit	Debt Outstanding	Estimated Percentage Applicable (2)	Amount Applicable to City of Salida
Salida School District (1)	$ 16,527,611	48.7%	$ 8,054,959
Chaffee County	16,895,000	25.5%	4,306,420
Subtotal Overlapping Debt			12,361,379
City of Salida direct debt			18,796,137
Total direct and overlapping debt			$ 31,157,516

(1) As of June 30, 2024.
(2) Assessed values used to estimate applicable percents.

CITY OF SALIDA, COLORADO
Legal Debt Margin Information
Last Ten Fiscal Years
Schedule 13

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Actual Value *	$ 2,294,251,222	$ 2,168,992,269	$ 1,627,335,100	$ 1,587,986,772	$ 1,301,081,857	$ 1,274,522,142	$ 1,019,622,128	$ 993,692,869	$ 850,354,292	$ 831,734,976
Debt Limit (3% of Actual Value)	68,827,537	65,069,768	48,820,053	47,639,603	39,032,456	38,235,664	30,588,664	29,810,786	25,510,629	24,952,049
Debt Applicable to Limit - General Obligation Bonds	-	-	-	-	-	-	-	-	-	-
Legal Debt Margin	$ 68,827,537	$ 65,069,768	$ 48,820,053	$ 47,639,603	$ 39,032,456	$ 38,235,664	$ 30,588,664	$ 29,810,786	$ 25,510,629	$ 24,952,049

The Constitutional debt limitation applies to all general obligation bonds authorized. Additional general obligation bonds may be authorized to be issued if so approved by a majority of those voting in an election held for that purpose.

* Source: County Abstract of Assessment

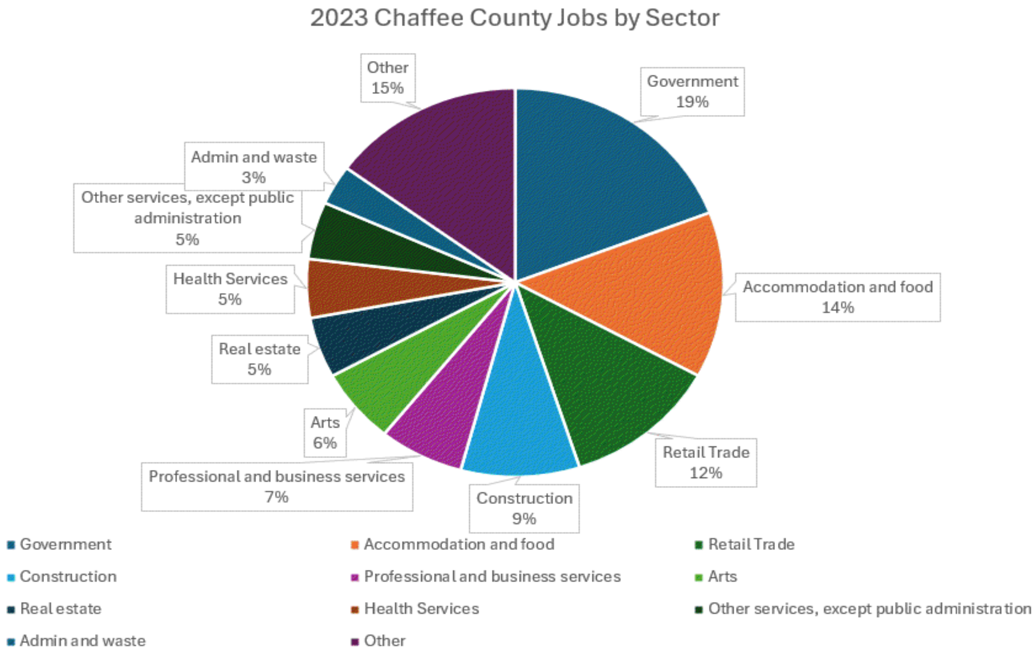
CITY OF SALIDA, COLORADO
Demographic and Economic Statistics
Last Ten Fiscal Years
Schedule 14

	Fiscal Year									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
Population (1)	*	5,900	5,809	5,812	5,666	6,082	5,977	5,828	5,624	5,455
Median Age (4) ~	*	43.1	44.3	43.8	44.0	47.2	46.7	50.0	48.9	46.6
Per Capita Income (1)(4) ~	*	$ 46,002	$ 38,081	$ 32,684	$ 29,727	$ 28,619	$ 29,382	$ 28,991	$ 29,281	$ 27,743
Personal Income	*	$ 271,411,800	$ 221,212,529	$ 189,959,408	$ 168,433,182	$ 174,060,758	$ 175,616,214	$ 168,959,548	$ 164,676,344	$ 151,338,065
Public School Enrollment (K-12) (2)	1,435	1,415	1,502	1,449	1,362	1,445	1,380	1,373	1,343	1,291
Unemployment Rate (3)	4.2	3.2	2.5	3.2	5.4	2.2	2.6	2.3	2.0	2.7
Median Household Income for all Occupied Housing Units (1)(4) ~	*	$ 69,773	$ 63,775	$ 62,668	$ 49,939	$ 46,875	$ 46,308	$ 39,741	$ 39,706	$ 40,801
Median Value of Owner-Occupied Housing Units (1)(4) ~	*	$ 583,400	$ 459,200	$ 377,500	$ 342,200	$ 328,200	$ 306,100	$ 274,900	$ 252,900	$ 248,400

Sources and Explantory Notes:
(1) U.S. Census Bureau
(2) Salida Public School District R-32-J and Salida Montessori Charter School
(3) fred.stlouisfed.org (Note this is the Chaffee County unemployment rate as there is no Salida, CO specific information)
(4) American Community Survey
* Statistics not yet released for 2024

CITY OF SALIDA, COLORADO
Principal Employers
Fiscal Year 2024
Schedule 15

The census bureau quick facts reports that the City of Salida has a 2023 estimated population of 5,900 with 65% being in the labor force. Principal employers for the area include City and County Government, schools, a community hospital, Walmart, a ski resort and a nursing home. Accurate employee counts are not available for the City of Salida specifically. The below chart shows employment for the region (Chaffee County) by industry sector as tracked by the Colorado Department of Local Affair's State Demography Office. 2023 is the most recent year of data available.



CITY OF SALIDA, COLORADO
Operating Information - Full-time Equivalent Employees by Function
Schedule 16

	Fiscal Years									
	2024	**2023**	**2022**	**2021**	**2020**	**2019**	**2018**	**2017**	**2016**	**2015**
General Fund										
Administration & Finance	6.11	6.43	6.32	6.67	5.90	5.90	5.83		------------Not Tracked------------	
Community Development	4.33	3.69	4.00	3.33	3.00	3.00	2.82		------------Not Tracked------------	
Police Department	22.5	22.92	22.75	21.33	21.00	20.00	18.55		------------Not Tracked------------	
Fire Department	14.33	15.00	15.00	14.83	14.00	13.15	12.11		------------Not Tracked------------	
Public Works - General	1.27	1.00	1.00	1.00	1.00	1.00	1.00		------------Not Tracked------------	
Public Works - Streets	5.36	5.38	4.70	4.34	4.34	4.34	4.34		------------Not Tracked------------	
Arts & Culture*	9.42	9.82	8.16	5.90	6.40	7.00	7.08		------------Not Tracked------------	
Parks & Recreation	26.37	27.65	24.93	20.53	17.70	19.25	18.39		------------Not Tracked------------	
Subtotals	89.69	91.89	86.86	77.93	73.34	73.64	70.12		------------Not Tracked------------	
Water and Wastewater Enterprise										
Water Plant	9.04	8.06	8.13	7.28	6.68	6.53	7.28		------------Not Tracked------------	
Sewer Plant	9.05	8.35	9.03	7.36	7.28	7.43	7.19		------------Not Tracked------------	
Totals	107.78	108.30	104.02	92.57	87.30	87.60	84.59		------------Not Tracked------------	

*Prior to 2020, this department was a separate Enterprise fund, the SteamPlant fund.

CITY OF SALIDA, COLORADO
Operating Indicators by Function
Schedule 17

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Government:										
Building permits processed	137	248	168	253	183	192	207	183	197	151
Administrative Review Projects reviewed	86	90	83	74	31	31	26	Data Not Available		
Limited Impact Reviews/Variances reviewed	12	11	11	12	13	9	5	Data Not Available		
Major Impact Review/Annexations reviewed	10	5	17	9	7	8	4	Data Not Available		
Primary Dwelling Unit Permits processed	125	145	93	148	75	54	80	Data Not Available		
Accessory Dwelling Unit permits processed	16	27	21	28	18	18	10	Data Not Available		
Birth certificates processed***	0	161	403	346	249	415	370	412	392	430
Death certificates processed***	0	615	1814	1371	1440	1355	1188	1321	1370	1421
Licenses processed	99	67	48	45	Data Not Available					
Council resolutions	78	55	62	44	47	65	57	70	97	103
Council ordinances	22	21	26	20	14	18	17	23	28	24
Open records requests	80	96	77	41	54	126	92	48	87	66
Number of Invoices Processed	4605	4572	4535	4271	4041	4331	4176	Data Not Available		
Number of Active Utility Accounts	4039	3931	3797	3666	3542	3452	3357	Data Not Available		
Public Safety:										
Number of police calls for service	11,732	10,660	8,047	7,969	6,747	5,381	5,287	5,826	5,782	4,717
Number of arrests	332	311	390	432	355	373	397	440	351	275
Number of citations	842	781	684	837	932	863	1,273	1,228	860	778
Number of fire emergency responses	1,119	1,132	1,050	1,053	1,088	984	956	969	897	1,081
Number of fires extinguished	25	21	33	27	16	19	21	61	23	22
Number of fire inspections	211	294	248	244	213	247	246	250	242	276
Water Treatment Plant:										
Water Treated (in millions of gallons)	484	417	427	493	534	497	504	503	461	Data Not Available
Number of new taps	71	84	54	183	65	58	93	64	76	52
Wastewater Treatment Plant:										
Sewage Treated (in millions of gallons)	267	240	220	222	206	221	177	230	235	Data Not Available
Number of new taps*	98	130	129	271	146	118	133	93	116	68
Pool, Parks and Recreation:**										
Park rentals booked	120	95	123	138	79	Data Not Available				
Participants in Rec Programs	3,527	3,009	2,689	1,047	266	Data Not Available				
Number of Access passes sold	1,388	1,381	2,103	1,843	6,266	Data Not Available				
Number of Drop-in Registrations	32,912	26,577	23,817	26,131	41,993	Data Not Available				
Arts and Culture:										
Number of events at SteamPlant	598	551	610	576	361	825	661	498	528	590
Projects Completed with Public Arts Commission	1	1	-	-	-	-	-	Data Not Available		
SteamPlant free events	133	105	83	140	117	243	204	174	204	238
People attending events	33,679	35,448	31,623	16,525	10,775	46,248	39,719	31,160	31,416	35,468

*Beginning in 2017, the City of Salida started handling Town of Poncha Springs Sewer Taps
**Estimated figures for 2020
***In May 2023, the City of Salida ceased serving as a Vital Records Office and handed these tasks over to Chaffee County
Sources: Various City Departments

CITY OF SALIDA, COLORADO
Capital Asset Statistics by Function
Schedule 18

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
General Government										
Number of General Government Buildings	1	1	1	1	1	1	1	1	1	1
Number of Airports*	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Number of Community Centers^	0	0	0	1	1	1	1	1	1	1
Number of Museums	1	1	1	1	1	1	1	1	1	1
Number of Golf Courses	1	1	1	1	1	1	1	1	1	1
Public Safety										
Number of Police Stations^^	1	1	1	1	1	1	1	1	1	1
Number of Police Vehicles	23	23	21	21	20	20	19	19	19	18
Number of Mobile Speed Trailers	2	2	2	1	1	1	1	1	1	1
Number of K-9 Officer's	1	1	1	1	0	0	0	0	0	0
Number of Fire Stations^^^	1	1	1	1	1	1	1	1	1	1
Number of Fire Trucks	3	3	3	3	3	3	3	3	4	4
Water / Wastewater Treatment										
Number of Treatment Plants	4	4	4	4	4	4	4	4	4	4
Miles of Sewer Lines	50.1	49.8	49.8	48.6	46.7	45.8	44.3	44.1	43.7	43.2
Miles of Water Lines	58.8	58.6	58.6	57.4	44.6	44.2	44.2	44.2	43.2	42.8
Public Works										
Miles of Streets	40.3	40.3	39.8	38.8	38.2	38.2	37.7	37.4	37.4	37.4
Number of Street Lights***	622	622	570	565	560	550	540	530	525	525
Number of Electric Vehicle (EV) Charging Stations	5	5	5	5	3	3	0	0	0	0
Parks & Recreation										
Number of Aquatic Centers	1	1	1	1	1	1	1	1	1	1
Miles of Hot Water Lines	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85	3.85
Number of Bike Racks	13	22	22	21	21	----Data Not Available----				
Number of Skate Parks	2	2	2	2	1	1	1	1	1	1
Acres of Parks**	445	445	445	445	445	----Data Not Available----				
Number of Parks	18	18	17	16	16	----Data Not Available----				
Number of Trees	728	690	566	533	533	----Data Not Available----				
Number of Amphitheaters	1	1	1	1	1	1	1	1	1	1
Miles of Trails	10.34	7.68	7.68	6.55	6.55	----Data Not Available----				
Number of Trash Cans	108	99	97	95	----Data Not Available----					
Number of Mutt Mitt Stations	27	20	17	17	----Data Not Available----					
Number of Irrigation Heads	726	726	726	726	----Data Not Available----					
Number of Playgrounds	9	9	9	9	----Data Not Available----					
Arts & Culture										
Number of Arts & Culture Facilities	3	3	3	3	3	3	3	2	2	2
Number of Sculpture Gardens	1	1	1	1	1	1	1	1	1	1

Notes:

* The City of Salida shares ownership of the Salida Harriet Alexander Airport with Chaffee County.
**This includes acreage for Vandaveer Ranch property and Arkansas Hills
***Estimate prior to 2020
^The voters of the City of Salida voted to sell the Community Center to Salida Senior Citizens Inc. in November 2022.
^^In 2024, the City acquired a new building for a future new home of the police station. The building is currently vacant but renovations are planned for the future.
^^^Construction of a new fire station occurred throughout 2024, and at the end of the 2024 fiscal year, it was not yet completed or being utilized for fire operations.
Sources: Various City Departments

City Council Action Form

Department	**Presented By**	**Date**
Community Development	Kristen Hodges - Associate Planner	June 17, 2025

Agenda Item

Resolution 2025-24: A Resolution of the City Council for the City of Salida, Colorado Adopting the 2025 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sales Prices for Inclusionary Housing Units.

Background

With this Resolution, staff is proposing that Council adopt the attached Exhibit A, 2025 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units. This will establish the maximum monthly rental and sales prices for those units that are deed restricted as part of the City of Salida's Inclusionary Housing requirement, and also the date that those prices are effective.

Colorado Housing and Finance Authority (CHFA) releases updated Area Median Income (AMI) data by County each year based on numbers provided by the US Department of Housing and Urban Development (HUD). This data sets the maximum monthly rental price based on the household AMI category. The City uses these AMI and rental numbers as a standard.

To establish maximum for-sale prices at each AMI category, staff has utilized the previously approved formulas. The formula takes the maximum monthly rental price set by CHFA as the basis of what a household can afford to pay monthly for the principal and interest. It subtracts from that monthly rental price an estimate of taxes, homeowner's insurance, and HOA dues. This amount is estimated at $350 per month for homes priced for those making greater than 100% AMI, and $250 per month for homes priced for those making 100% AMI or less. The formula also accounts for the interest rate on a mortgage – in this case, the interest rate is calculated utilizing the 10-year trailing average of an FHLMC mortgage loan, with an additional 1.5% added as an affordability factor. This 1.5% accounts for fluctuations as well as costs that may be associated with mortgage insurance premiums or other factors affecting the mortgage rate that are not as prevalent in market rate home mortgages. The formula utilizes a 30-year loan with a loan-to-value ratio of .95, or 5% down payment, typical to CHFA or other assistance-based loans. Utilizing each of these factors, one can then determine the maximum sales price that is affordable to households in each AMI category using a standard amortization schedule.

CHFA updates the AMI chart by County annually and staff updates the prices accordingly within a reasonable time frame of receiving the information from CHFA. This adoption will establish the date as of which a landlord or developer of deed-restricted housing can (if higher) or must (if lower) utilize the updated prices.

Recommendation

Staff recommends that Council approve the resolution adopting the 2025 maximum monthly rental and for-sale prices for inclusionary housing units.

Fiscal Impact

There is no fiscal impact.

Motion

A City Councilmember should state "I move to _______________ Resolution 2025-24 adopting the 2025 maximum monthly rental and for-sale prices for inclusionary housing units, effective June 17, 2025", followed by a second and a roll call vote.

Attachments:
Resolution No. 2025-24
2025 Inclusionary Housing Program Table

City Of Salida, Colorado
Resolution No. 24
Series of 2025

A Resolution of the City Council of the City of Salida, Colorado, Adopting 2025 Inclusionary Housing Maximum Sales And Rental Prices

WHEREAS, the Salida Municipal Code ("Code"), Article XIII, establishes rules and regulations for inclusionary housing requirements; and,

WHEREAS, Section 16-13-60 of the Code defines affordable for-sale unit prices as those affordable to households earning specified percentages of the Area Median Income (AMI) for Chaffee County, as defined annually by CHFA; and,

WHEREAS, Section 16-13-70 of the Code defines affordable rental unit prices as those affordable to households earning specified percentages of the Area Median Income (AMI) for Chaffee County; and,

WHEREAS, Section 16-13-80 of the Code states: To the extent the City Administrator deems necessary, rules and regulations pertaining to this Article will be developed and approved by the City Council, and thereby maintained and enforced in order to assure that the purposes of this Article are accomplished; and,

WHEREAS, based on the Chaffee County AMI, CHFA has calculated the "Maximum Affordable Monthly Rent, Including Utilities" as 30% of a household's income and shall be utilized for Maximum Affordable Monthly Rent Calculations; and,

WHEREAS, to ensure that the purposes of Article XIII are accomplished, the City Administration has deemed necessary the development of a formula for calculating the maximum sales prices, by AMI, utilizing the Colorado Housing and Finance Authority (CHFA) determination of AMI for Chaffee County as the basis of those prices; and,

WHEREAS, based on the Maximum Affordable Monthly Rent Calculations, a "Maximum Sales Price Affordability Guidelines Formula" has been developed by staff based on the practices of housing authorities in similar communities that accounts for the additional variables inherent in a mortgage and home ownership; and,

WHEREAS, on an annual basis these numbers shall be updated within a reasonable time frame after updated AMI information is issued by CHFA; and,

WHEREAS, an updated Maximum Affordable Monthly Rent Prices and Sale Prices for Inclusionary Housing Units shall take effect after adoption by City Council or Chaffee Housing Authority; and,

WHEREAS, Council has determined that the "2025 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units" in Exhibit A, attached hereto and incorporated herein, are appropriate, desirable, prudent, and in the best interest of the residents, customers, businesses, and taxpayers of the City.

Now, therefore, be it resolved by the City Council of the City of Salida, Colorado that:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

2. Effective upon approval, the City hereby adopts the 2025 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units (Exhibit A).

Resolved, Approved and Adopted this 17 day of June, 2025.

City of Salida, Colorado

By______________________________

Mayor

[SEAL]

[ATTEST]______________________________

City Clerk/Deputy City Clerk

City of Salida 2025 Inclusionary Housing Program - Maximum Incomes, Rental Rates, and Sales Prices by AMI, Update Effective June 17, 2025.

2025 CHAFFEE COUNTY AREA MEDIAN INCOME (AMI)

Household size	60%	80%	100%	119%	120%	139%	140%	159%	160%	179%
1 person	$43,200	$57,600	$72,000	$85,680	$86,400	$100,080	$100,800	$114,480	$115,200	$128,880
2 person	$49,380	$65,840	$82,300	$97,937	$98,760	$114,397	$115,220	$130,857	$131,680	$147,317
3 person	$55,560	$74,080	$92,600	$110,194	$111,120	$128,714	$129,640	$147,234	$148,160	$165,754
4 person	$61,680	$82,240	$102,800	$122,332	$123,360	$142,892	$143,920	$163,452	$164,480	$184,012
5 person	$66,660	$88,880	$111,100	$132,209	$133,320	$154,429	$155,540	$176,649	$177,760	$198,869
6 person	$71,580	$95,440	$119,300	$141,967	$143,160	$165,827	$167,020	$189,687	$190,880	$213,547
7 person	$76,500	$102,000	$127,500	$151,725	$153,000	$177,225	$178,500	$202,725	$204,000	$228,225
8 person	$81,420	$108,560	$135,700	$161,483	$162,840	$188,623	$189,980	$215,763	$217,120	$242,903

Incomes in blue represent the 19% additional income allowance for *ownership unit* households, as prescribed by City ordinance.

Maximum Affordable Monthly Rent

(set by Colorado Housing & Finance Authority (CHFA), INCLUDES utilities)

	60%	80%	100%
Studio (1 person)	$1,080	$1,440	*$1,800*
1 bed (1.5 person)	$1,157	$1,543	$1,928
2 bed (3 person)	$1,389	$1,852	$2,315
3 bed (4.5 person)	$1,604	$2,139	$2,673
4 bed (6 person)	$1,789	$2,386	$2,982

Figures in gray represent levels that do not satisfy inclusionary housing requirements.

Maximum Sales Price Affordability Guidelines Formula

These are maximum sales prices only.
There is no guarantee that a unit will sell to a qualified buyer for the maximum sales price.

≤100% *Subtract $250 from affordable monthly rents for taxes, insurance & HOA = principal & interest payment*
>100% *Subtract $350 from affordable monthly rents for taxes, insurance & HOA = principal & interest payment*

Use interest rate of ***6.11%**** *to calculate max affordable sales price, divide by .95 for a 95% LTV*
**Represents 10-year trailing average of FHLMC mortgage loans plus 1.5% affordability factor*

	100%	120%	140%	160%
Studio (1 person)	$268,953	$314,068	*$376,534*	*$439,001*
1 bed (1.5 person)	$291,163	$340,790	$407,767	*$474,745*
2 bed (3 person)	$358,315	$421,302	$501,641	$581,980
3 bed (4.5 person)	$420,434	$495,915	$588,747	$681,579
4 bed (6 person)	$474,051	$560,290	$663,707	$767,297

Figures in gray represent levels that do not satisfy inclusionary housing requirements.

City Of Salida, Colorado
Resolution No. 24
Series of 2025

A Resolution of the City Council of the City of Salida, Colorado, Adopting 2025 Inclusionary Housing Maximum Sales And Rental Prices

WHEREAS, the Salida Municipal Code ("Code"), Article XIII, establishes rules and regulations for inclusionary housing requirements; and,

WHEREAS, Section 16-13-60 of the Code defines affordable for-sale unit prices as those affordable to households earning specified percentages of the Area Median Income (AMI) for Chaffee County, as defined annually by CHFA; and,

WHEREAS, Section 16-13-70 of the Code defines affordable rental unit prices as those affordable to households earning specified percentages of the Area Median Income (AMI) for Chaffee County; and,

WHEREAS, Section 16-13-80 of the Code states: To the extent the City Administrator deems necessary, rules and regulations pertaining to this Article will be developed and approved by the City Council, and thereby maintained and enforced in order to assure that the purposes of this Article are accomplished; and,

WHEREAS, based on the Chaffee County AMI, CHFA has calculated the "Maximum Affordable Monthly Rent, Including Utilities" as 30% of a household's income and shall be utilized for Maximum Affordable Monthly Rent Calculations; and,

WHEREAS, to ensure that the purposes of Article XIII are accomplished, the City Administration has deemed necessary the development of a formula for calculating the maximum sales prices, by AMI, utilizing the Colorado Housing and Finance Authority (CHFA) determination of AMI for Chaffee County as the basis of those prices; and,

WHEREAS, based on the Maximum Affordable Monthly Rent Calculations, a "Maximum Sales Price Affordability Guidelines Formula" has been developed by staff based on the practices of housing authorities in similar communities that accounts for the additional variables inherent in a mortgage and home ownership; and,

WHEREAS, on an annual basis these numbers shall be updated within a reasonable time frame after updated AMI information is issued by CHFA; and,

WHEREAS, an updated Maximum Affordable Monthly Rent Prices and Sale Prices for Inclusionary Housing Units shall take effect after adoption by City Council or Chaffee Housing Authority; and,

WHEREAS, Council has determined that the "2025 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units" in Exhibit A, attached hereto and incorporated herein, are appropriate, desirable, prudent, and in the best interest of the residents, customers, businesses, and taxpayers of the City.

Now, therefore, be it resolved by the City Council of the City of Salida, Colorado that:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

2. Effective upon approval, the City hereby adopts the 2025 Chaffee County Area Median Income (AMI) Derived Maximum Affordable Monthly Rent and Sale Prices for Inclusionary Housing Units (Exhibit A).

Resolved, Approved and Adopted this 17 day of June, 2025.

City of Salida, Colorado

By______________________________

Mayor

[SEAL]

[ATTEST]______________________________
City Clerk/Deputy City Clerk

City Council Action Form

Department	Presented By	Date
Community Development	Kristen Hodges - Associate Planner	June 17, 2025

Agenda Item

Resolution No. 2025-25: A Resolution of the City Council for the City of Salida, Colorado Amending the 2025 Fee Schedule.

Background

With this Resolution, staff is proposing to update the Inclusionary Housing (IH) Fee-in-lieu (FIL) on the 2025 Adopted Fee Schedule for for-sale units. No change is proposed to the IH FIL for multi-family rental units. The City Council has requested periodic updates to the IH FIL to account for changes between median market rate home sales prices and the price of for-sale homes deemed affordable to our workforce by our IH policy.

Per Section 16-13-30 of the Salida Municipal Code, a developer may satisfy the requirement for providing Inclusionary Housing units by paying a fee-in-lieu of built housing only if the development proposes five (5) or fewer units or if the calculation for built Inclusionary Housing units results in a fractional portion above a whole unit.

The previously approved formula to calculate the fee-in-lieu will be maintained. This means that fee-in-lieu utilizes the maximum affordable sales price of a 3-bedroom home priced for a household making 130% AMI (i.e. the average AMI targeted by IH) as the basis for the FIL.

Using this formula for calculation, and the median sales price data for the prior 12 months (from May 2024 through April 2025, the most recent data available), this amendment to the fee schedule proposes the For-Sale Inclusionary Housing fee-in-lieu to be set at **$13.98** per square foot. This is a $0.39 increase from the previous fee-in-lieu of $13.59. The median home value has increased by $37,993 over the same period a year ago.

SALIDA INCLUSIONARY HOUSING FEE CALCULATOR								
	A	B	C	D	E	F	G	H
Project	Total No. of Units	No. of IH units required	Units of IH Provided in Project	Median Home Value*	IH Price for 3BD Home @ 130% AMI	Affordability Gap of One Unit (D-E)	Affordability Gap on a Per Unit Basis (F x 1/6)	Affordability Gap on a Per Square Foot Basis (G divided by 1650 (Avg SF))
For projects <6 units/lots and for partial IH units	6	1	0	$ 680,613	$ 542,244	$ 138,369	$ 23,062	**$ 13.98**
* All home types sold in Chaffee County, per Realtors of Central Colorado, prior 12 mos. (May 2024 - April 2025)								

Similarly, the previously approved sliding scale fee-in-lieu will also be maintained. The calculations based on the new FIL are as follows:

5 new units/lots created, or remainder of 5 = .9 FIL/SF (= $12.58 / SF for each unit based on the new FIL)
4 new units/lots created, or remainder of 4 = .8 FIL/SF (= $11.18 /SF for each unit based on the new FIL)
3 new units/lots created, or remainder of 3 = .7 FIL/SF (= $9.79 / SF for each unit based on the new FIL)
2 new units/lots created, or remainder of 2 = .6 FIL/SF (= $8.39 / SF for each unit based on the new FIL)
1 new unit/lot created, or remainder of 1 = .5 FIL/SF (= $6.99 / SF for each unit based on the new FIL)

Recommendation
Staff recommends that the updated City of Salida Fee Schedule be approved by City Council.

Fiscal Impact
The fiscal impact of this Resolution is a slight increase in fee-in-lieu collected per dwelling unit. The Inclusionary Housing fee-in-lieu is one of the funding sources for the City's Affordable Housing Fund. The proposed revision to the FIL creates alignment with the latest local market trends.

Motion

A City Councilmember should state "I move to _______________ Resolution 2025-25 and amend the 2025 Fee Schedule", followed by a second and a roll call vote.

Attachments:
Resolution No. 2025-25
2025 IH Fee-In-Lieu portion of the Fee Schedule

City Of Salida, Colorado
Resolution No. 25
Series of 2025

A Resolution of the City Council of the City of Salida, Colorado, Amending the 2025 Fee Schedules.

WHEREAS, the Salida Municipal Code ("Code") establishes rules and regulations for the operations of the City of Salida ("City") and provides for the establishment of fees for various City services throughout the Code; and,

WHEREAS, the City relies upon fees to provide many services to its customers and citizens; and,

WHEREAS, fees associated with the services provided by the City require adjustment from time to time to account for the increase in the costs to provide such services, as well as for the implementation of new services and regulations, or applicable amendments to the Code; and,

WHEREAS, on February 4, 2025, the City Council adopted the 2025 Fee Schedules via City Resolution No. 2025-06; and,

WHEREAS, since the previous Inclusionary Housing fee-in-lieu update adopted via City Resolution No. 2024-32 (using YTD sales data through March 2024), the median sales price for all residential units in Chaffee County has increased, (using the previous twelve months of sales data, through April 2025); and,

WHEREAS, no additional data has been collected regarding median rental unit rates in Chaffee County since the last Inclusionary Housing fee-in-lieu update, and therefore no changes to the Inclusionary Housing fee-in-lieu for rental units are currently proposed; and,

WHEREAS, Council has directed staff to periodically update the Inclusionary Housing fees-in-lieu, as included in Exhibit A, attached hereto and incorporated herein and included as part of the City's overall Fee Schedules, as appropriate to track with the market rate sales prices.

Now, therefore, be it resolved by the City Council of the City of Salida, Colorado that:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

2. This resolution and accompanying amended Fee Schedules are intended to supersede all previous fee schedules adopted by the City Council.

3. Effective upon approval, the City hereby adopts the updated Inclusionary Housing Fees-in-Lieu in full (attached hereto as Exhibit A).

Resolved, Approved and Adopted this 17th day of June, 2025.

City of Salida, Colorado

By_______________________________

Mayor

[SEAL]

[ATTEST]_______________________________
City Clerk/Deputy City Clerk

Exhibit A

2025 Inclusionary Housing
Updated In-Lieu Fees

Inclusionary Housing In-Lieu Fees:

Inclusionary housing requirements apply to Annexations, Planned Developments, Minor and Major Subdivisions, Condominium Plats, Duplex Conversion Subdivisions, and Multi-Family rental projects of five (5) or more units. The in-lieu fee option is only available for the fractional portion above the number of inclusionary housing units required to be built and deed-restricted in a development, and where the total number of proposed units or lots in a development is five (5) or fewer.

If an applicant opts to pay an in-lieu fee to satisfy the inclusionary housing requirement as permitted by Sec. 16-13-30 of the Salida Municipal Code, the fees shall be calculated as described here, and based upon the date of building permit application submittal.

(a) The in-lieu fee for each for-sale unit within the applicable development shall be:

<u>$13.98</u> per square foot of the principal unit (excluding garages), which equates to the following amounts applicable to projects or to the fractional remainder based on unit/lot count:

5 new units/lots created, or remainder of 5 = .9 FIL/SF = $12.58 / SF for each unit
4 new units/lots created, or remainder of 4 = .8 FIL/SF = $11.18 / SF for each unit
3 new units/lots created, or remainder of 3 = .7 FIL/SF = $9.79 / SF for each unit
2 new units/lots created, or remainder of 2 = .6 FIL/SF = $8.39 / SF for each unit
1 new unit/lot created, or remainder of 1 = .5 FIL/SF = $6.99 / SF for each unit

(b) The in-lieu fee for each unit within a multi-family RENTAL project of five (5) or more units under single ownership and on the same lot (whether attached or not) shall be:

<u>$3.00</u> per square foot of the rental unit (excluding garages)*

*Should such a unit be converted to a saleable unit (via subdivision, condominiumization, etc.), the applicant shall be responsible for paying the difference between the rental unit in-lieu fee originally paid and the for-sale unit in-lieu fee applicable at the time of such conversion, unless the requisite number of inclusionary housing units are then deed-restricted.

Updated 06/17/25

City Of Salida, Colorado
Resolution No. 25
Series of 2025

A Resolution of the City Council of the City of Salida, Colorado, Amending the 2025 Fee Schedules.

WHEREAS, the Salida Municipal Code ("Code") establishes rules and regulations for the operations of the City of Salida ("City") and provides for the establishment of fees for various City services throughout the Code; and,

WHEREAS, the City relies upon fees to provide many services to its customers and citizens; and,

WHEREAS, fees associated with the services provided by the City require adjustment from time to time to account for the increase in the costs to provide such services, as well as for the implementation of new services and regulations, or applicable amendments to the Code; and,

WHEREAS, on February 4, 2025, the City Council adopted the 2025 Fee Schedules via City Resolution No. 2025-06; and,

WHEREAS, since the previous Inclusionary Housing fee-in-lieu update adopted via City Resolution No. 2024-32 (using YTD sales data through March 2024), the median sales price for all residential units in Chaffee County has increased, (using the previous twelve months of sales data, through April 2025); and,

WHEREAS, no additional data has been collected regarding median rental unit rates in Chaffee County since the last Inclusionary Housing fee-in-lieu update, and therefore no changes to the Inclusionary Housing fee-in-lieu for rental units are currently proposed; and,

WHEREAS, Council has directed staff to periodically update the Inclusionary Housing fees-in-lieu, as included in Exhibit A, attached hereto and incorporated herein and included as part of the City's overall Fee Schedules, as appropriate to track with the market rate sales prices.

Now, therefore, be it resolved by the City Council of the City of Salida, Colorado that:

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations and findings.

2. This resolution and accompanying amended Fee Schedules are intended to supersede all previous fee schedules adopted by the City Council.

3. Effective upon approval, the City hereby adopts the updated Inclusionary Housing Fees-in-Lieu in full (attached hereto as Exhibit A).

Resolved, Approved and Adopted this 17th day of June, 2025.

City of Salida, Colorado

By_______________________________

Mayor

[SEAL]

[ATTEST]_______________________________

City Clerk/Deputy City Clerk

Exhibit A

2025 Inclusionary Housing
Updated In-Lieu Fees

Inclusionary Housing In-Lieu Fees:

Inclusionary housing requirements apply to Annexations, Planned Developments, Minor and Major Subdivisions, Condominium Plats, Duplex Conversion Subdivisions, and Multi-Family rental projects of five (5) or more units. The in-lieu fee option is only available for the fractional portion above the number of inclusionary housing units required to be built and deed-restricted in a development, and where the total number of proposed units or lots in a development is five (5) or fewer.

If an applicant opts to pay an in-lieu fee to satisfy the inclusionary housing requirement as permitted by Sec. 16-13-30 of the Salida Municipal Code, the fees shall be calculated as described here, and based upon the date of building permit application submittal.

(a) The in-lieu fee for each for-sale unit within the applicable development shall be:

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3 new units/lots created, or remainder of 3 = .7 FIL/SF = $9.79 / SF for each unit
2 new units/lots created, or remainder of 2 = .6 FIL/SF = $8.39 / SF for each unit
1 new unit/lot created, or remainder of 1 = .5 FIL/SF = $6.99 / SF for each unit

(b) The in-lieu fee for each unit within a multi-family RENTAL project of five (5) or more units under single ownership and on the same lot (whether attached or not) shall be:

$3.00 per square foot of the rental unit (excluding garages)*

*Should such a unit be converted to a saleable unit (via subdivision, condominiumization, etc.), the applicant shall be responsible for paying the difference between the rental unit in-lieu fee originally paid and the for-sale unit in-lieu fee applicable at the time of such conversion, unless the requisite number of inclusionary housing units are then deed-restricted.

Updated 06/17/25

CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
APRIL 2025

The City of Salida Sales Tax and Chaffee County Sales Tax report examines tax collections for the month of April 2025, which were remitted to the City of Salida in June 2025.

Summary Results for City and Chaffee County Sales Taxes

April City sales tax collections decreased by $50,990 (-6.7%) as compared to April 2024. The City's portion of Chaffee County sales tax collections increased by $17,117, a 7.1% increase over April 2024. In total, sales tax receipts are 3.4% lower for April and 1.8% higher year-to-date. Actual collections are 0.3% ahead of the budget year-to-date (budget is spread throughout the year based on historical collection proportions, not evenly).

Current Month

	April 2025	April 2024	2025 - 2024 $ Change	2025 - 2024 % Change	April 2025 Budget	2025 Budget $ Variance	2025 Budget % Variance
3% City Sales Tax	$ 715,535	$ 766,525	$ (50,990)	-6.7%	$ 773,152	$ (57,617)	-7.5%
Shared County Tax	$ 259,903	$ 242,786	$ 17,117	7.1%	$ 254,991	$ 4,912	1.9%
Total	$ 975,438	$ 1,009,312	$ (33,874)	-3.4%	$ 1,028,143	$ (52,705)	-5.1%

Year-to-Date

	Year-to-date 2025	Year-to-date 2024	2025 - 2024 $ Change	2025 - 2024 % Change	Year-to-date 2024 Budget	2025 Budget $ Variance	2025 Budget % Variance
3% Sales Tax	$ 2,909,401	$ 2,891,651	$ 17,750	0.6%	$ 2,936,384	$ (26,983)	-0.9%
Shared County Tax	$ 1,040,636	$ 986,893	$ 53,743	5.4%	$ 1,002,254	$ 38,382	3.8%
Total	$ 3,950,037	$ 3,878,544	$ 71,493	1.8%	$ 3,938,638	$ 11,399	0.3%

CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
APRIL 2025

Below is the tracking by NAICS industry sector report for the 3% City sales tax collections.

3% City Sales Tax by Industry Sector

	Current Month				Year to Date			
NAICS Sector	April 2025	April 2024	2025-2024 $ Change	2025-2024 % Change	YTD 2025	YTD 2024	2025-2024 $ Change	2025-2024 % Change
Retail Trade	$ 503,034	$ 551,745	$ (48,711)	-8.8%	$ 2,002,204	$ 2,000,664	$ 1,540	0.1%
Accomodation & Food Service	$ 106,122	$ 110,005	$ (3,883)	-3.5%	$ 471,022	$ 479,003	$ (7,981)	-1.7%
All Other	$ 39,082	$ 39,987	$ (905)	-2.3%	$ 171,677	$ 156,608	$ 15,069	9.6%
Wholesale Trade	$ 28,708	$ 26,559	$ 2,149	8.1%	$ 114,649	$ 106,501	$ 8,148	7.7%
Manufacturing	$ 18,053	$ 17,779	$ 274	1.5%	$ 66,695	$ 62,244	$ 4,451	7.2%
Information	$ 12,461	$ 10,046	$ 2,415	24.0%	$ 46,762	$ 41,962	$ 4,800	11.4%
Construction	$ 5,336	$ 5,425	$ (89)	-1.6%	$ 22,006	$ 23,223	$ (1,217)	-5.2%
Real Estate,Rental and Leasing	$ 2,739	$ 4,979	$ (2,240)	-45.0%	$ 14,386	$ 21,446	$ (7,060)	-32.9%
Total	**$ 715,535**	**$ 766,525**	**$ (50,990)**	**-6.7%**	**$ 2,909,401**	**$ 2,891,651**	**$ 17,750**	**0.6%**

CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
APRIL 2025

This presentation of the City sales tax uses sales tax license addresses to break the data into location groups; the "downtown" group is defined as the location within the boundaries of D to I street and Sacket to 4th street excluding grocery, construction, auto supply, gasoline and furniture stores.

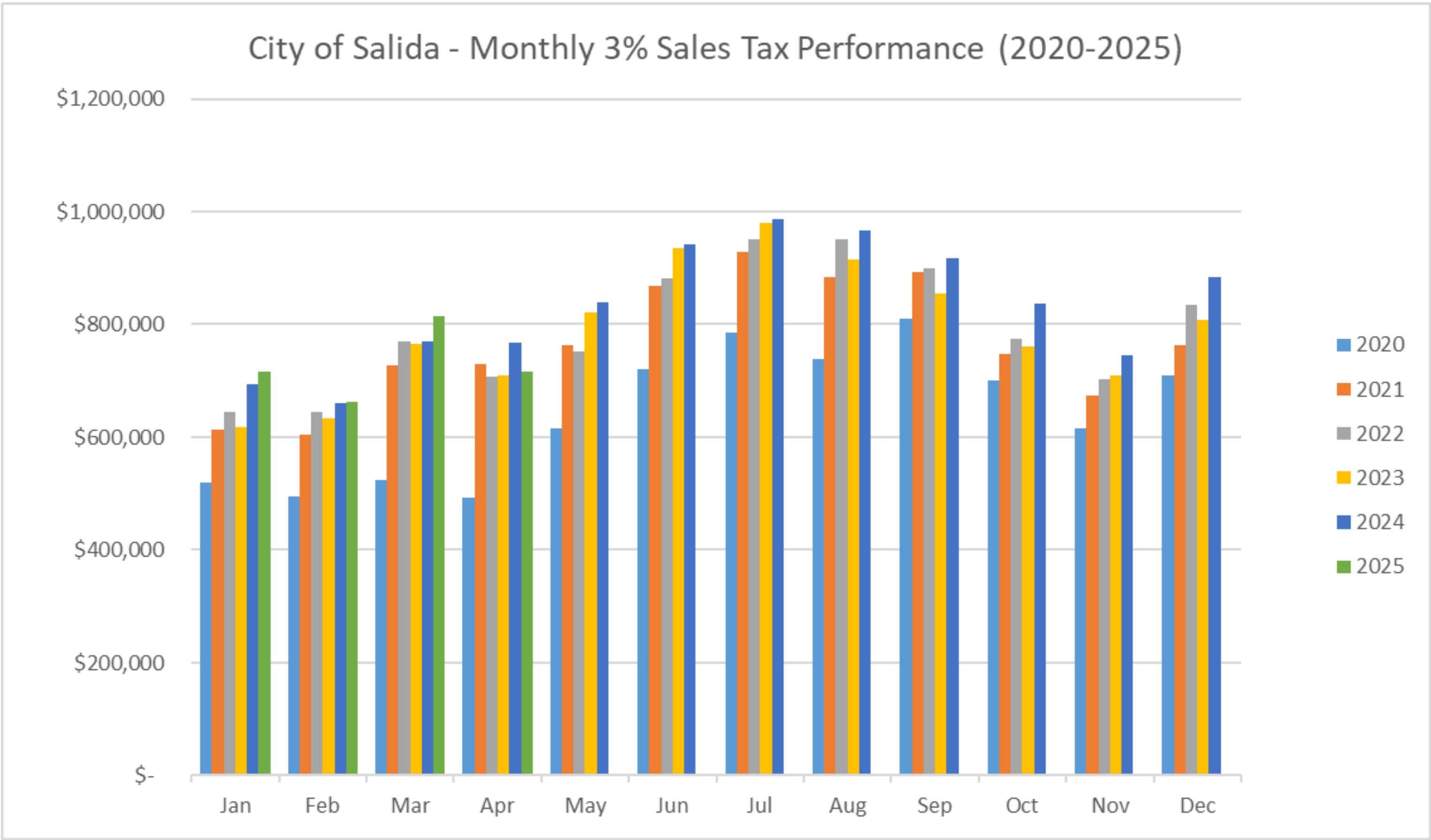
Current Month

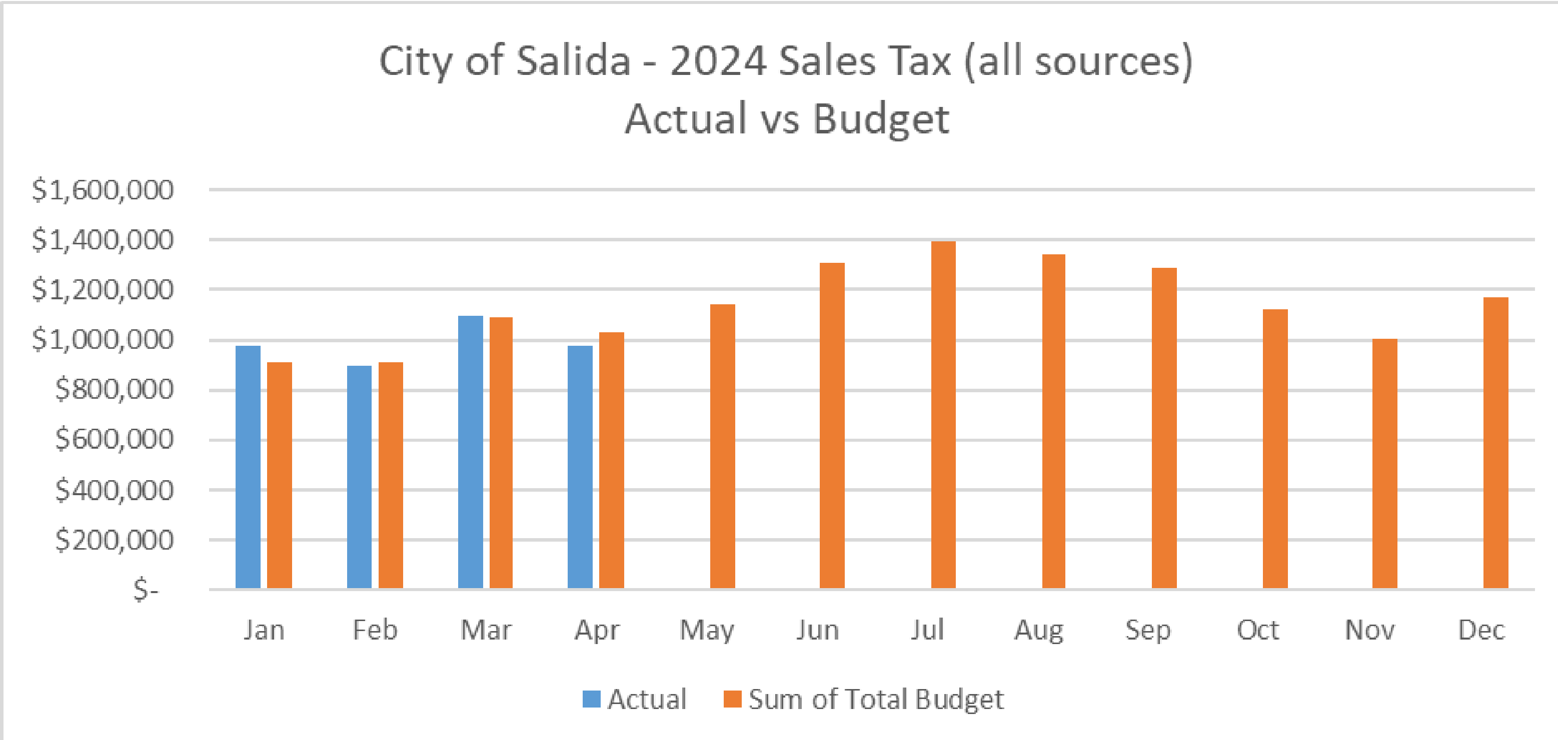
	April 2025	April 2024	2025-2024 $ Change	2025-2024 % Change
Local, not downtown	$ 484,485	$ 534,370	$ (49,885)	-9.3%
Downtown	$ 76,573	$ 87,032	$ (10,459)	-12.0%
Remote	$ 154,477	$ 145,123	$ 9,354	6.4%
Total	**$ 715,535**	**$ 766,525**	**$ (50,990)**	**-6.7%**

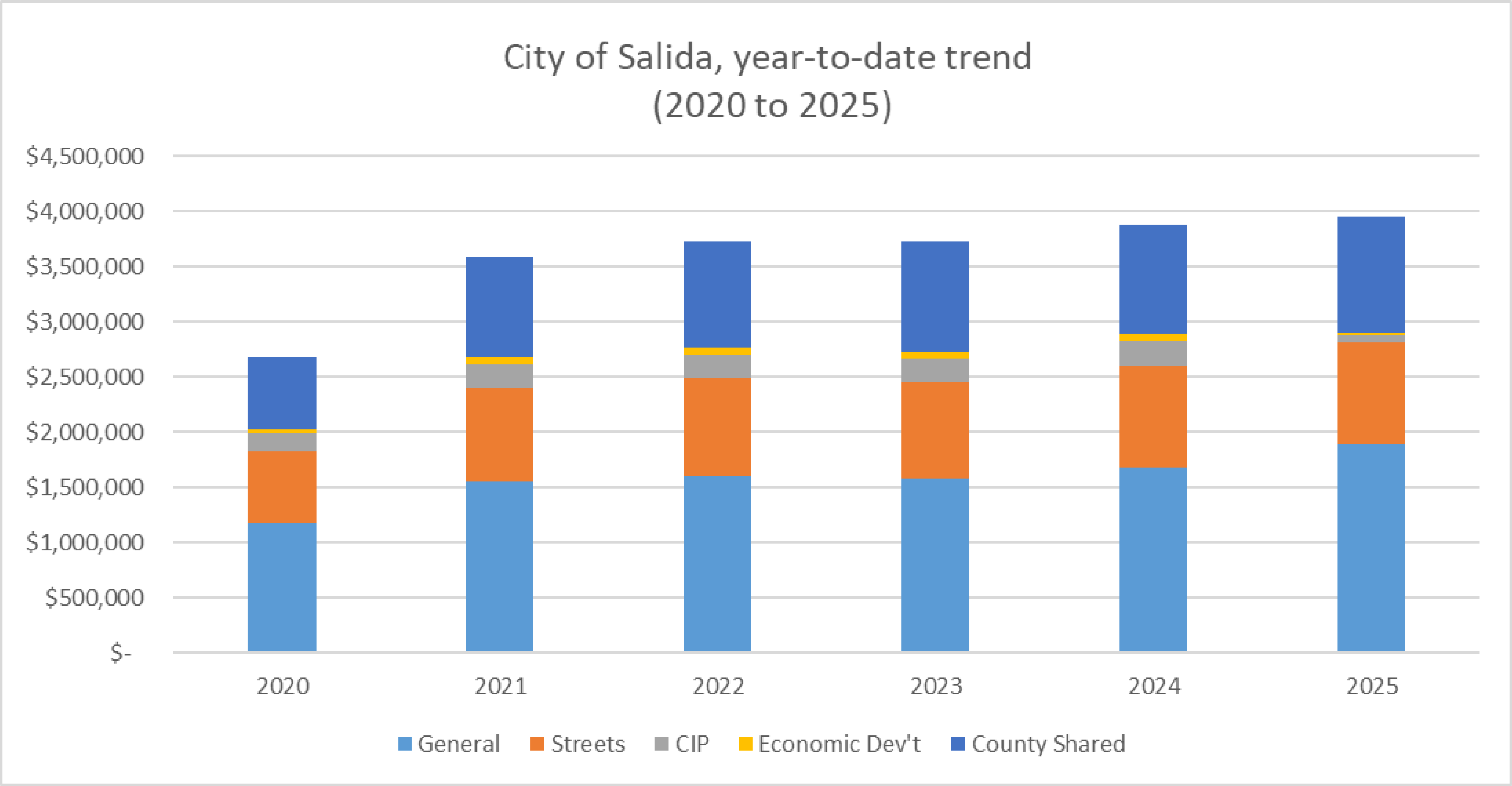
Year to Date

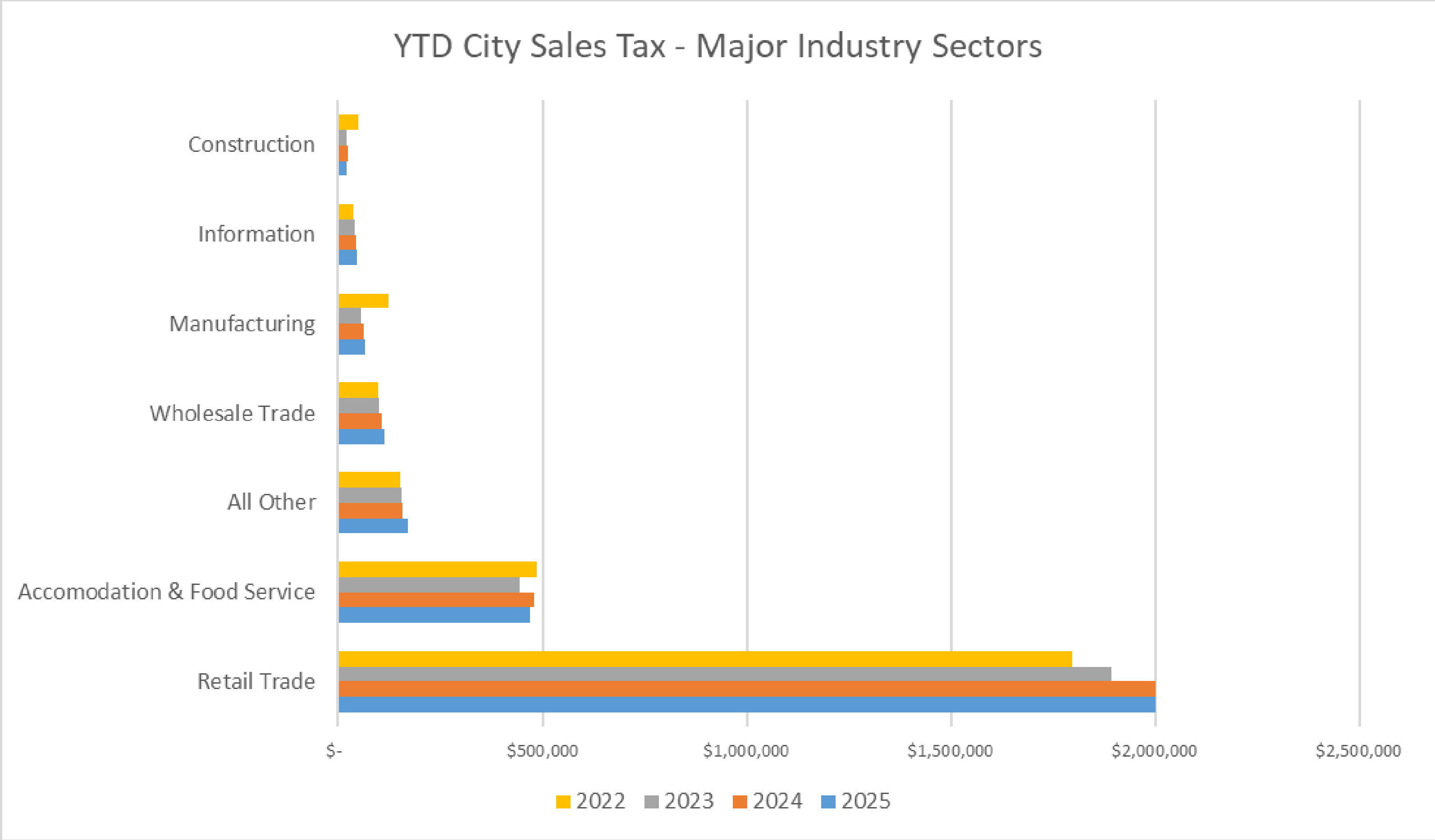
YTD 2025	YTD 2024	2025-2024 $ Change	2025-2024 % Change
$ 1,934,615	$ 2,001,711	$ (67,096)	-3.4%
$ 356,089	$ 353,502	$ 2,587	0.7%
$ 618,697	$ 536,438	$ 82,259	15.3%
$ 2,909,401	**$ 2,891,651**	**$ 17,750**	**0.6%**

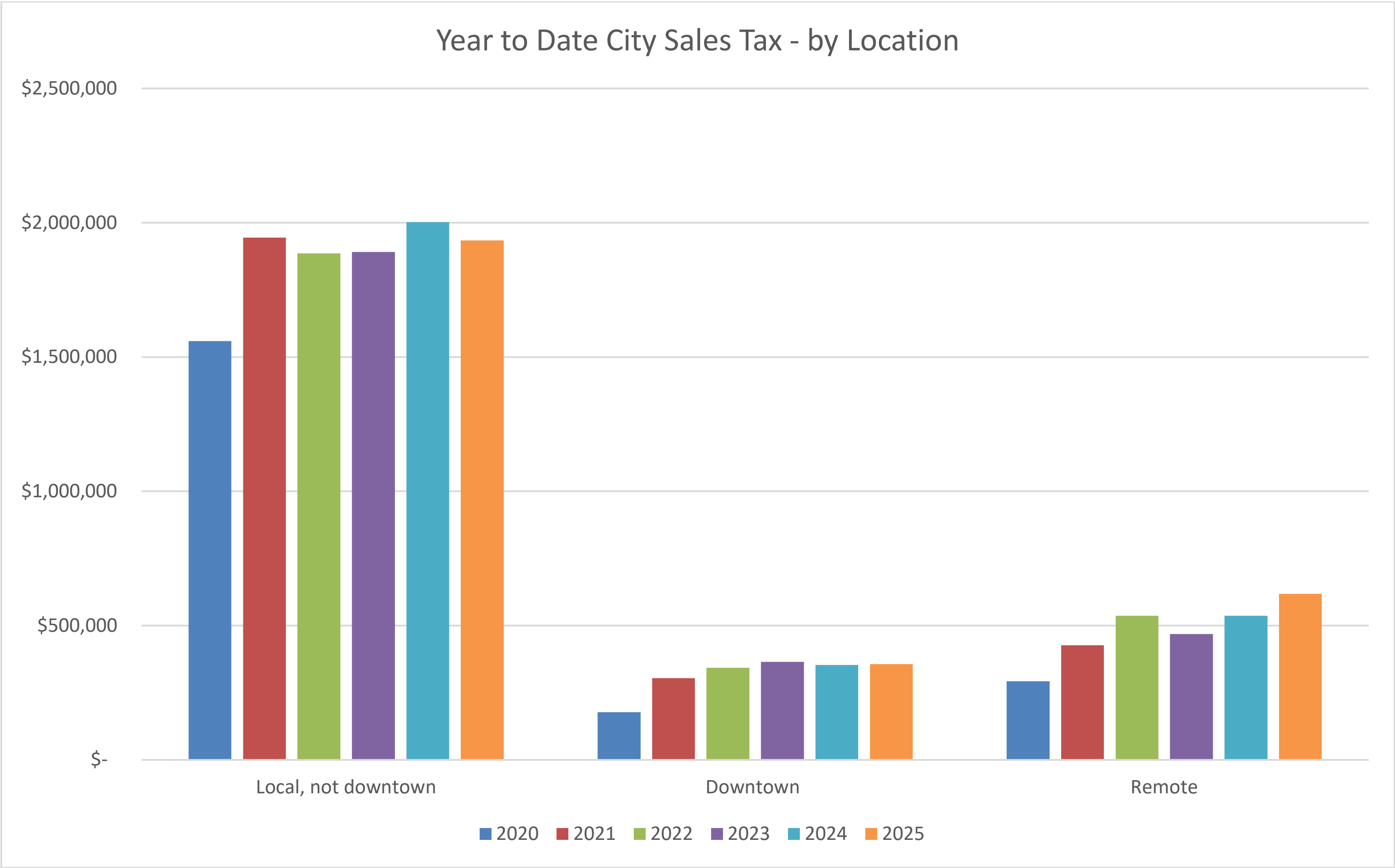
CITY OF SALIDA, COLORADO
CITY SALES TAX AND COUNTY SALES TAX SHARED WITH CITY
APRIL 2025

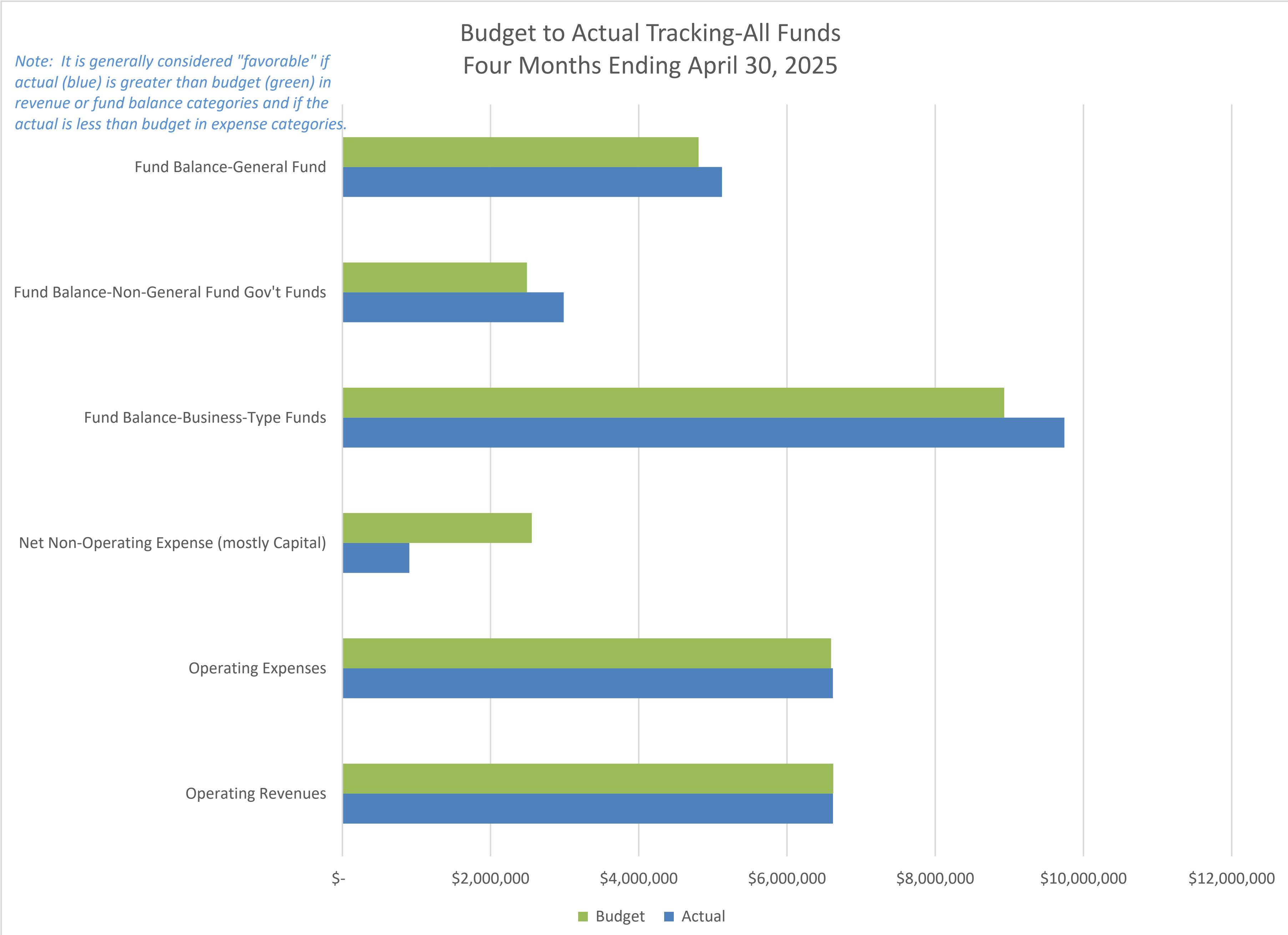



City of Salida - 2024 Sales Tax (all sources)
Actual vs Budget
$1,600,000
$1,400,000
$1,200,000
$1,000,000
$800,000
$600,000
$400,000
$200,000
$-
Jan
Feb
Mar
Apr
May
Jun
Jul
Aug
Sep
Oct
Nov
Dec
Actual
Sum of Total Budget


City of Salida, year-to-date trend
(2020 to 2025)
$4,500,000
$4,000,000
$3,500,000
$3,000,000
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
2020
2021
2022
2023
2024
2025
General
Streets
CIP
Economic Dev't
County Shared


YTD City Sales Tax - Major Industry Sectors
Construction
Information
Manufacturing
Wholesale Trade
All Other
Accomodation & Food Service
Retail Trade
$-
$500,000
$1,000,000
$1,500,000
$2,000,000
$2,500,000
2022
2023
2024
2025


Year to Date City Sales Tax - by Location
$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
Local, not downtown
Downtown
Remote
2020
2021
2022
2023
2024
2025


Budget to Actual Tracking-All Funds
Four Months Ending April 30, 2025
Note: It is generally considered "favorable" if actual (blue) is greater than budget (green) in revenue or fund balance categories and if the actual is less than budget in expense categories.
Fund Balance-General Fund
Fund Balance-Non-General Fund Gov't Funds
Fund Balance-Business-Type Funds
Net Non-Operating Expense (mostly Capital)
Operating Expenses
Operating Revenues
$-
$2,000,000
$4,000,000
$6,000,000
$8,000,000
$10,000,000
$12,000,000
Budget
Actual

City of Salida
Budget Tracking Analysis
Combined Funds: General and Lodging Tax Funds
Four Months Ending April 30, 2025

Percentage of year passed: *33%*

		YTD April 2024	YTD April 2025	YTD Budget *		YTD Budget Variance Favorable (Unfavorable)	Anual Budget	% Spent
1	Operating Revenues							
2	Tax Revenue (Sales, Lodging, Franchise fees)	$ 1,854,390	$ 2,153,059	$ 2,130,927	(1)	$ 22,132	$ 7,490,000	28.7%
3	Fees for General Services	98,154	53,342	50,813	(1)	2,529	152,500	35.0%
4	Fines & Forfeitures	16,666	15,728	13,994		1,734	42,000	37.4%
5	Licenses and Permits	10,809	9,534	10,529		(995)	31,600	30.2%
6	County sales tax and other intergovernmental revenue	1,075,900	1,140,258	1,140,617		(359)	3,981,858	28.6%
7	Fees for Recreation & Event Services	332,666	365,920	417,427		(51,507)	1,252,782	29.2%
8	Miscellaneous Revenue	105,319	99,975	70,138		29,837	210,500	47.5%
9	**Total Operating Revenues**	3,493,904	3,837,816	3,834,445		3,371	13,161,240	29.2%
10	Operating Expenses							
11	Cost of Sales	28,304	22,199	49,980		27,781	150,000	14.8%
12	Personnel	2,661,053	2,912,425	3,084,093	(2)	171,668	9,536,024	30.5%
13	Contracted Services	346,699	441,250	345,652		(95,598)	1,037,370	42.5%
14	Supplies & Materials	132,486	141,621	169,665		28,044	509,200	27.8%
15	Utilities	134,679	176,596	190,157		13,561	570,700	30.9%
16	Other Operating Costs ^	626,154	628,589	754,332		125,743	2,263,903	27.8%
17	Financing Obligations	53,944	53,944	53,944	(3)	-	1,033,413	5.2%
18	**Total Operating Expenses**	3,983,319	4,376,624	4,647,823		271,199	15,100,610	29.0%
19	**Revenues over (under) expenses-operating only**	$ (489,415)	$ (538,808)	$ (813,378)		$ 274,570	$ (1,939,370)	27.8%
20	Non Operating Revenue and Expense ~							
21	Capital Revenue	441,454	67,115	33,320		33,795	100,000	-
22	Grant Revenue	1,798	3,291	10,320		(7,029)	31,000	-
23	Net Transfers out (transfers made at year end)					-	(180,000)	0.0%
24	Capital Expenditures ($500 - $4,999)	(59,117)	(46,233)	(58,477)		12,244	(175,500)	26.3%
25	Capital Purchases & Improvements ($5,000 +)	(272,922)	(137,008)	(139,444)		2,436	(418,500)	32.7%
26	**Total (net) Non Operating Revenues & Expenses**	$ 111,213	$ (112,835)	$ (154,281)		$ 41,446	$ (643,000)	17.5%
27	**Revenues over (under) expenses**	(378,202)	(651,643)	(967,659)		316,016	(2,582,370)	
28	Fund Balance at 1/1/24		5,773,936	5,773,936			5,773,936	
29	**Fund Balance at period end**		**$ 5,122,293**	**$ 4,806,277**		**316,016**	**$ 3,191,566**	

* YTD budget spread evenly throughout year except as noted in (1) and (2) below
(1) Budget spread in the same (seasonal) proportion as actual collections in previous year.
(2) Salaries, FICA tax and retirement benefits within the payroll group are spread over 26 pay periods rather than evenly throughout the year.
(3) Financing Obligations budget spread based on when debt payments are due.
~ Non operating revenues and expenses are related to capital equipment or projects and interfund transfers; expenses can fluctuate greatly from month to month and are difficult to predict timing of.
^ Operating Costs includes all costs of running government not broken out in other line items to include Airport contribution, community support, staff training, subscriptions, travel costs, Repairs & Maintenance, lease expense, bank fees, advertising, publications, subcriptions, etc.

City of Salida
Budget Tracking Analysis
Combined Funds: Streets, Capital Improvement, CTF, Economic Development & Housing
Four Months Ending April 30, 2025

Percentage of year passed: *33%*

#		YTD April 2024	YTD April 2025	YTD Budget *		YTD Budget Variance Favorable (Unfavorable)	Anual Budget	% Spent
1	Operating Revenues							
2	Tax Revenue	$ 1,352,918	$ 1,148,235	$ 1,188,630	(1)	$ (40,395)	$ 4,201,500	27.3%
3	Fees Services	40,213	40,419	33,320		7,099	100,000	40.4%
4	License & Permits	3,000	2,000	2,000		-	220,000	0.9%
5	Highway Users Tax & other intergovernmental revenues	88,127	84,876	85,406		(530)	315,000	26.9%
6	Miscellaneous Revenue	220,170	26,484	333		26,151	1,000	2648.4%
7	**Total Operating Revenues**	$ 1,704,428	$ 1,302,014	$ 1,309,689		$ (7,675)	$ 4,837,500	26.9%
	Operating Expenses							
8	Personnel	173,613	228,387	222,463	(2)	(5,924)	678,066	33.7%
9	Contracted Services	47,654	158,835	115,787		(43,048)	347,500	45.7%
10	Supplies & Materials	19,679	16,302	16,660		358	50,000	32.6%
11	Other Operating Costs ^	106,525	163,939	102,459		(61,480)	307,500	53.3%
12	**Total Operating Expenses**	$ 347,471	$ 567,463	$ 457,369		$ (110,094)	$ 1,383,066	41.0%
13	**Revenues over (under) expenses-operating only**	$ 1,356,957	$ 734,551	$ 852,320		$ (117,769)	$ 3,454,434	21.3%
14	Non Operating Revenue and Expense ~							
15	Grant Revenue	279,173	259,766	2,743,635		(2,483,869)	8,234,200	3.2%
16	Capital Revenue	13,845	43,712		(3)	43,712	-	
17	Net Transfers In (transfer made at year end)					-	180,000	0.0%
18	Capital Purchases & Improvements ($5,000 +)	(5,234,419)	(1,178,819)	(4,233,306)		3,054,487	(12,705,000)	9.3%
19	**Total (net) Non Operating Revenues & Expenses**	$ (4,941,401)	$ (875,341)	$ (1,489,671)		$ 614,330	$ (4,290,800)	20.4%
20	**Revenues over (under) expenses**	(3,584,444)	(140,790)	(637,351)		496,561	(836,366)	
21	Fund Balance at 1/1/24		3,127,958	3,127,958			3,127,958	
22	**Fund Balance at period end**		**$ 2,987,168**	**$ 2,490,607**		**496,561**	**$ 2,291,592**	

* YTD budget spread evenly throughout year except as noted in (1)

(1) Tax revenue budget spread in the same (seasonal) proportion as actual collections in previous year.

(2) Salaries, FICA tax and retirement benefits within the payroll group are spread over 26 pay periods rather than evenly throughout the year.

(3) The 2024 budget includes $16,440,000 in COPS proceeds that were actually received in 2023 and sitting in reserves at year end. This report does not show budgeted proceeds.

~ Non operating revenues and expenses are related to capital equipment or projects including interfund transfers; expenses can fluctuate greatly from month to month and are difficult to predict timing of. 2023 includes the cost of a firestation project that will not begin until later in the year.

^ Operating Costs includes all costs of running government not broken out in other line items to include Repairs & Maintenance, lease expense, training, subscriptions, etc.

City of Salida

Budget Tracking Analysis - Business-Like Fund Types

Combined Funds: Water and Wastewater

Four Months Ending April 30, 2025

Percentage of year passed: *33%*

		YTD April 2024	YTD April 2025	YTD Budget *		YTD Budget Variance Favorable (Unfavorable)	Anual Budget	% Spent
1	Operating Revenues							
2	Fees for General Services	1,251,048	1,401,580	1,433,542		(31,962)	4,302,348	32.6%
3	Miscellaneous Revenue	132,998	78,208	46,648		31,560	140,000	55.9%
4	**Total Operating Revenues**	1,384,046	1,479,788	1,480,190		(402)	4,442,348	33.3%
5	Operating Expenses							
6	Personnel	572,376	716,407	661,837	(1)	(54,570)	2,035,374	35.2%
7	Contracted Services	231,908	150,046	138,678		(11,368)	416,200	36.1%
8	Supplies & Materials	65,799	88,053	62,908		(25,145)	188,800	46.6%
9	Utilities	62,107	92,944	84,500		(8,444)	253,600	36.6%
10	Other Operating Costs	205,142	237,385	151,084		(86,301)	453,433	52.4%
11	Financing Obligations	389,809	389,809	389,809	(2)	-	1,027,100	38.0%
12	**Total Operating Expenses**	1,527,141	1,674,644	1,488,816		(185,828)	4,374,507	38.3%
13	**Revenues over (under) expenses-operating only**	$ (143,095)	$ (194,856)	$ (8,626)		$ (186,230)	$ 67,841	-287.2%
14	Non Operating Revenue and Expense ~							
15	Capital Revenue (dev't fees, financing proceeds)	564,363	529,841	281,554		248,287	845,000	62.7%
16	Grant Revenue		130,723			130,723		#DIV/0!
17	Capital Expenditures ($500 - $4,999)	(5,746)	(9,719)	(2,166)		(7,553)	(6,500)	
18	Capital Purchases & Improvements ($5,000 +)	(242,098)	(565,800)	(1,191,590)		625,790	(3,576,200)	15.8%
19	**Total (net) Non Operating Revenues & Expenses**	$ 316,519	$ 85,045	$ (912,202)		$ 997,247	$ (2,737,700)	-3.1%
20	**Revenues over (under) expenses**	173,424	(109,811)	(920,828)		811,017	(2,669,859)	
21	Fund Balance at 1/1/21 (Unrestricted)		9,851,672	9,851,672			9,851,672	
22	**Fund Balance at period end**		**$ 9,741,861**	**$ 8,930,844**		**811,017**	**$ 7,181,813**	

* YTD budget spread evenly throughout year except as noted in (1) and (2)

(1) Salaries, FICA tax and retirement benefits within the payroll group are spread over 26 pay periods rather than evenly throughout the year.

(2) Financing Obligations budget spread based on when debt payments are due.

~ Non operating revenues and expenses are related to capital equipment or projects, expenses can fluctuate greatly from month to month and are difficult to predict timing of.

^ Operating Costs includes all costs of running government not broken out in other line items to include insurance, repairs & maintenance, lease expense, training, etc.

DEPARTMENT UPDATES

DEPARTMENT	PRESENTED BY	DATE
Administration	Christy Doon - City Administrator	March 18, 2025

Administration and Human Resources

- Year to date 6/10/2025
  - Current Headcount 236
  - Hires and Rehires 65
  - Terminations 30
  - Christy Finally Got Her Bike!!

Arts and Culture

- No report available this month.

City Clerk

- In late May, we identified an error in the renewal notice distributed to short-term rental (STR) license holders via MuniRevs. The notice incorrectly stated that renewal applications were due by **June 30th**, whereas City code establishes a **June 1st** deadline for renewal application submission, with all STR licenses required to be **approved** by June 30th.
  We immediately notified MuniRevs of the issue; however, they did not send out the corrected notice to license holders until June 4th. To mitigate confusion, we issued a follow-up email via MuniRevs to all STR owners clarifying the correct deadlines and extending the application submission deadline to **June 13th**. We have since began processing the applications received to date.
  As of June 10th, we have received approximately 105 renewal applications, representing about half of all active STR licenses. We expect to complete the review and approval process for all timely renewal applications by June 30th. Once that process is complete, we will begin reviewing new STR applications submitted for residential properties.
- Completed my first CBI audit and the City was found in compliance.
- We have processed 34 CORA requests so far this year.
- Municipal Court has 29 cases for the June docket.
- Completed the online payment process for Liquor License renewals.
- We processed 36 amplified sound permits this past month. So far we have processed 79 amplified sound permits in 2025.
- We are currently processing one (1) new liquor license application and processing several liquor license renewals.
- We also renewed 12 Tobacco Licenses.

Community Development

- Building Permits: We have received 74 building permits through June 10, including 23 primary units and 10 accessory dwelling units.
- 1st and D Apartments Space-to-Create Project: There was a request from Council to learn more about Artspace's anticipated timeline for the 1st & D property/housing project. Here is what we received from them:

  "We have two major apps pending for MIHTC (Middle Income Housing Tax Credit) and CRTC (Colorado Community Revitalization Tax Credit), which we'll hear about for both yet this Summer. We'd then reapply to DOH in August to get all funds secured. Assuming all that goes to plan, the timeline would look something like:

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June 2025 — Submit for land use permit
July 2025 — Major funding secured
July 2025 — Advance Construction Documents
Sept 2025 — All funds secured
Oct 2025 — Full building permit submission
Dec 2025 — Closing due diligence begins (60-90 days)
Q1 2026 — Construction begins
Q4 2026 — Leasing marketing
Q1 2027 — Construction completion
Q2 2027 — Lease-up complete
Q3 2027 — Stabilized operations

If one or more of the major funding sources doesn't come through, we'd shift the schedule forward 3-6 months to accommodate a resubmission and award, then restart the timeline."

- Staff continues to work on finalization of the draft consolidated land use code. We received survey responses on both the land use code and the proposed zoning map that are being tabulated and incorporated as warranted into new revisions. We will be holding another public meeting on Wednesday, June 18th at the Steamplant Annex to discuss the draft code and zoning map, go over comments received, and to describe the remaining timeline and other input opportunities. A new draft of the zoning map is on the website and a new draft of the code is anticipated by early July at: www.cityofsalida.com/commdev/page/land-use-code-rewrite

- Based off of communications and meetings with various developers, there are numerous annexations, zoning, subdivisions, and planned developments on the horizon that will be going in front of Planning Commission and eventually City Council this summer/fall, under the existing code.

- The infrastructure design for the South Ark Neighborhood continues to progress. It is anticipated that full designs will be available this summer and an RFP for construction of the infrastructure will go out shortly thereafter. Additional clearances for work around the wetlands and for river crossings will also be required.

- Mountain Valley Transit is excited to announce the pilot of a new circular transit route this summer. This initiative aims to enhance connectivity and provide more convenient transportation options. Details regarding the specific stops and schedule will be shared in the near future.

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Finance

- 2026 base budgets were sent out to Department Heads who now have until July 25 to complete budget reviews/requests. In August, Finance staff and City Administrator Christy Doon will meet with each department to better understand needs and review each department's budget proposals. Staff plan to present a draft budget to Finance Committee and City Council around mid-August or early September. Updates on the budget process are provided to the Finance Committee each month.
- Staff, in coordination with the City's Fleet Manager, are working toward implementing a new fuel card program for all City vehicles to better track vehicle mileage, keep up with routine maintenance, and allow drivers to utilize gas stations most convenient to them.
- Staff are exploring a new tool that would integrate with the City's existing ERP system and reduce the amount of manual entry required in the Accounts Payable process. The tool would also give departments the opportunity to route and approve invoices electronically to the appropriate personnel. Demonstrations of the tool have been completed, and staff is currently gathering input from various departmental staff and other municipalities currently utilizing the tool.
- Staff have been working hard to update the utility accounting system as meter swaps continue in Public Works.
- In coordination with the City Clerk, staff have completed setting up an online payment option for Business Licenses handled through the Clerk's office.
- The following table shows some of the key daily accounting work that is accomplished in this office:

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Finance Office - Key Operating Metrics	2024			2025				
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Number of front desk customers served	246	181	200	220	187	234	238	224
Number of invoices paid	415	409	315	375	350	359	433	407
Number of utility bills processed	4,335	4,331	4,354	4,362	4,367	4,368	4,373	4,408
Number of online utility payments received	2,773	2,811	2,798	2,890	2,939	2,907	2,914	3,059
Number of delinquent utility accounts processed	487	389	472	375	350	370	411	404
Number of journal entries prepared	56	22	63	58	66	23	62	33
Number of payroll checks processed	321	340	303	321	340	324	324	318
Number of utility service orders processed	116	56	53	35	255	124	94	187
Number of new construction utility accounts set up	4	6	1	5	5	1	10	-
Number of Accounts Receivable billings	40	37	44	33	32	32	48	38
Percent of Utilities customers paying via digital payment methods	*64.0%*	*64.9%*	*64.3%*	*66.3%*	*67.3%*	*66.6%*	*66.6%*	*69.4%*

Fire

- On Friday, May 23rd, the Salida Fire Department proudly hosted our Open House at the new station. The event brought together over 200 members of the community who came to tour the facility, meet the team, and celebrate this important milestone in public safety. Guests enjoyed free hot dogs generously provided by Scanga Meat Company and expertly grilled by the team from Atmos Energy. Moonlight Pizza contributed delicious root beer, and multiple community organizations joined with information booths to share safety tips and resources. The turnout and community spirit made the event a resounding success. We are grateful to everyone who attended and to our partners who helped make this day special. Thank you for celebrating the future of fire and emergency services in Salida with us!



- On the morning of May 31, a wildfire broke out at Cutty's Resort in Coaldale, igniting a large pile of tree limbs and woody debris—measuring up to 6 feet high and covering nearly one-third of an acre. As the fire intensified and began to spread into nearby trees, aerial support was requested to assist with containment.

  Salida Fire Department's A-Shift responded promptly, navigating challenging terrain to engage the fire. With rising afternoon winds, embers sparked spot fires as far as 250 yards from the main burn area. Crews hiked several miles to reach and secure the fire's perimeter.

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Thanks to the coordinated efforts of Salida Fire, the South Arkansas Fire Protection District, and multiple partner agencies, the fire was contained by June 1. All spot fires were fully extinguished by June 2.

- A-Shift responded to a fatal motorcycle accident on Sunday, June 1st, near mile marker 230 on U.S. Highway 50, between Howard and Salida. The victim was identified as a 63-year-old female resident of Pueblo. According to reports, she was the sole rider of a Harley-Davidson motorcycle traveling westbound around 1 p.m. when the bike failed to navigate a left-hand curve, veering off the right side of the roadway.

Parks and Recreation

- No report available this month.

Police

- We have been collaborating with school administration in an effort to obtain funding for the SRO. The School District will be voting this week on paying $30,000 towards the SRO salary. This does not represent half; however, it is a step in the right direction for the City.
- We were looking into obtaining new medical kits for our patrol cars. As a result, Chaffee County EMS is going to donate medical kits to be placed in every patrol car in Salida. We are still working out the final details, but this is going to save us around $3,000. We will make a post for the community once it is completed. We are very appreciative of the donation and love working with Chaffee EMS.
- We need help at the DA's Office. I have spoken with Commissioner Wood about obtaining more funding so we can add another Attorney to our local office. Our call volume has gone up 120% since 2019 and our DA's office has the same number of staff it had in 2005. Any support we can get from the City Council to add another Attorney is appreciated. This will definitely assist our victims as we continue to grow.

Public Works

- Planning and Construction
    - Streets
        - Oak Street – Sanitary sewer construction underway along with detour
        - Downtown Streetscape – 2nd Street complete as of last update. 3rd Street near complete. Work at 2nd and G to start after FIBARK.

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        - SRTS CDOT Local Agency Project - Final FOR plans submitted to CDOT. To be bid after West SH-291 Improvements due to grant timelines
        - 50-291 Intersection (CDOT Project) – CDOT provide preliminary design plans
        - West 291 Entry (Mesa Ln to M St) – Final design updates underway

    - Utilities
        - Poncha Sewer Line project advertised with bid review planned in July.
        - SCADA system being designed and coordinated with contractor
        - Design underway for new water tank at Mesa site (existing tank between WTP and Salida)

    - Other CIP Items
        - South Ark Neighborhood – Consultant working on final design and preparing permitting items for ACOE and CDOT
- Operations
    - Streets
        - Completed 1st and D parking lot
        - Event / road closure work and coordination
        - Support on items related to downtown work
    - Utilities
        - Considerable assistance with Poncha Meadows and Tailwinds new phases of sewer construction which is now underway along with water work occurring with the Downtown Streetscape work
        - Smart meter swap out
        - The integration of WTP SCADA re-build is in process
        - Sewer plant equipment repairs and prep for hauling off annually permitted biosolids