



Town Council
Tuesday, February 25, 2025
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

*This agenda and the meetings can be viewed at www.Townofeagle.org.
Times listed are approximate and are subject to change.*

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This will be an in-person meeting using Teams. Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees. When it's your turn to speak, you will have three (3) minutes for public comment. PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, and will be included as part of the record. For technical difficulties, please email jenny.rakow@townofeagle.org and we will do our best to assist you.*

1. **Microsoft Teams** [Need help?](#)

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Meeting ID: 287 072 880 910

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Phone conference ID: 391 699 00#

CALL TO ORDER - 6:00 PM

ROLL CALL

ADOPTION OF AGENDA *Opportunity for amendment or deletions to the agenda.*

PUBLIC COMMENT *Citizen public comment offers an opportunity for citizens to express opinions or ask questions regarding town services, policies, or other matters of community concern, and any items that are not on the agenda. Please attempt to keep comments to three (3) minutes; time limits are established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. When appropriate, any questions by the public during public comment will be followed up on by the Town Manager and Town staff. Those who are speaking are requested to state their name and address for the record.*

PRESENTATIONS - 6:05 PM *Prescheduled presentations from the public are limited to 5 minutes. Invited presentations are limited to 10 minutes. Prior arrangements for presentations are made with the Town Clerk. The Council cannot appropriate funds or waive fees in response to a presentation.*

1. Life Saving Award, Eagle Police
2. National Donate Life Month Proclamation 2025

CONSENT AGENDA - 6:10 PM *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.*

1. Minutes - February 11, 2025
2. Resolution 16, Series 2025 "A Resolution of the Town Council of the Town of Eagle, Colorado Supporting the Application for Grant Funding from the Colorado Department of Local Affairs"

STAFF REPORTS - 6:15 PM *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Housing Update

BUSINESS ITEMS - 6:20 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. 2023 Audit Presentation, Roger Maggard, Maggard & Hood, P.C.
2. Energy Efficiency Rebates - 2024 Recap and 2025 Discussion
3. PUBLIC HEARING: Reserve at Hockett Gulch Phase 1b and Phase 2

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 8:30 PM *Council will use this time to propose future agenda items, provide updates on Council Committees, and address general discussion items.*

EXECUTIVE SESSION - 8:35 PM

1. To discuss the acquisition, transfer, and sale of real property interests under C.R.S Section 24-6-402(4)(a) as it relates to Old Town Hall located at 112 West Second Street.
2. And further move to conclude the regular meeting upon the adjournment of the Executive Session.

ADJOURN - 8:45 PM

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Camille Deering
Town Clerk

PUBLIC WIFI – Eagle Guest



TOWN OF EAGLE OFFICIAL PROCLAMATION NATIONAL DONATE LIFE MONTH

Whereas, this April 2025 is the 22nd with a goal to raise awareness about organ, eye, and tissue donation, encourage Americans to register as donors, and honor those that have saved and healed lives through the gift of donation; and

Whereas, 95% of Americans support organ donation, but only 48% register; yet 1 donor can save up to 8 lives through organ donation, save and heal more than 75 lives through tissue donation, and help restore sight in up to 2 people through cornea transplants; and

Whereas, Colorado has led the nation with more than 2/3 of Coloradans selflessly registering to be organ, eye, and tissue donors at the DMV; and

Whereas, In Colorado in 2024, a record 311 heroic organ donors provided 947 lifesaving transplants; and 1,860 heroic tissue donors saved and healed nearly 144,000 individuals through tissue grafts; and

Whereas, registering gives hope to the 1,300+ people waiting for a lifesaving organ transplant in Colorado, while compassionately celebrating donors and their families for giving the gift of life; and

Whereas, Organ, eye and tissue donation is only possible with our communities and partners coming together for one united purpose. Saying "Yes" to be an organ, eye, and tissue donor is not just checking a box, it is saving and healing lives.

Now, therefore, I, Scott Turnipseed, Mayor of the Town of Eagle of the State of Colorado, do hereby proclaim the month of April 2025 as National Donate Life Month.





MEETING MINUTES
Town Council
Tuesday, February 11, 2025
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This was an in-person meeting using Teams.*

CALL TO ORDER - 6:00 PM

Mayor Turnipseed called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Mikel Kerst, Scott Turnipseed, Ellen Bodenhemier,
Geoffrey Grimmer, Nick Sunday, Jamie Woodworth
Foral, Bryan Woods

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Richard J. Peterson-Cremer, Town Attorney
Ruthanne A. Goff, Town Attorney
Jenny Rakow, Town Clerk
Jill Kane, Finance Director/Treasurer
Luke Causey, Lieutenant
Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development Director
Tez Hawkins, Planner
Lynette Horan, Human Resources Manager
Brian Lieberman, Open Space & Trails Manager
Ryan Goebel, IT Analyst
Kevin Aoki, Information Technology Manager

ADOPTION OF AGENDA

There were no changes to the agenda.

MOTION: Council Member Nick Sunday motioned to adopt the consent agenda as presented. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

PUBLIC COMMENT

Jack Albertson; 327 Howard Street. Expressed concern regarding the proposed development Capitol Flats.
Dawn Koenig, 328 Capitol Street. Expressed concern regarding the Capitol Flats project.

Annie Egan 215 Howard Street. Expressed concern regarding the Capitol Flats project and inquired if any permits have been issued for the current work being done. Staff will follow up on this concern.

CONSENT AGENDA

MOTION: Council Member Bryan Woods motioned to approve the consent agenda. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenheimier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

1. Minutes - January 28, 2025
2. Bill Pay - January 2025

STAFF REPORTS

1. Town Manager Update
Larry Pardee thanked the Eagle River Fire Protection District for their mitigation work.

Larry also stated that updates on the pool opening timeline will be provided to council as they become available.
2. Department Update
Council comments: requested staff updates on housing regarding occupancy of units to inform partnering on down payment assistance programs.

BUSINESS ITEMS

1. Ranger Funding Agreements Review
Brian Lieberman presented this item. An updated IGA and salary funding plan will be brought back to the council for review and approval after meeting with the Eagle Ranch Wildlife Committee and the Metro District.
2. IT and Broadband Contracted Services Update, Proposed Staffing Opportunity
Kevin Aoki presented this item.

The council expressed support for the proposal, noting the benefits of faster response times and cost savings. They agreed that bringing the work in-house would help take the IT and broadband services to the next level.

MOTION: Council Member Nick Sunday motioned to approve staff request to pursue the Information Technology (IT) Analyst I position. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenheimier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council Member Bodenheimier: updated on OSRAC meeting with BLM and ebike proposal and the ranger position. Requested additional information on the Haymeadow real estate transfer assessment and updates needed on how ReCode will be reviewed and updated.

Council Member Grimmer: attended the wildfire collaborative and requested that our codes be reviewed to be consistent with wildfire protection.

Council Member Sunday: stated that the EVC is now meeting quarterly, and that CORE transit is looking into a cashless system for riders.

ADJOURN - 6:30 PM

MOTION: Council Member Mikel Kerst motioned to adjourn. The motion was seconded and Passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenheimier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

Date:

Scott Turnipseed, Mayor

Jenny Rakow, CMC Town Clerk



To: Mayor Turnipseed and Town Council

From: Denise Cardoza, Administrative Technician II, Community Development

Date: February 25, 2025

Agenda Item: Resolution 16, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Supporting the Application for Grant Funding from the Colorado Department of Local Affairs"

REQUEST:

Staff requests the Town Council review and approve Resolution 16, Series 2025 supporting a grant application to fund software that would complement previously awarded DOLA funds. This software would facilitate the 90-day fast-track process, that is under development, and bridge the gap between the Planning, Building, Public Works Departments, and Finance, creating a more cohesive and streamlined processes within the organization.

INTRODUCTION:

The Colorado Department of Local Affairs ("DOLA"), with funding from the Statewide Affordable Housing Support Fund, has established the Local Planning Capacity ("LPC") grant program. This is one of several Proposition 123 funding programs available through DOLA and the Colorado Housing and Finance Authority ("CHFA").

On February 5, 2025, the Town attended a meeting with DOLA to explore the possibility of securing additional funding in support of the Affordable Housing Accelerator Project ("AHAP"). DOLA had previously awarded funds to this project through the LPC grant program. The Town intends to request funding for upgrades to the permitting software, data migration, and implementation of a system to expedite the development approval process.

DOLA has invited the Town of Eagle to apply. The application for the Local Planning Capacity Grant opens on February 14, 2025 and closes March 14, 2025. The grant awards are anticipated this spring.

ANALYSIS:

The program's primary intent is to support local governments' capacity to address affordable housing challenges through expediting review, permitting, zoning, and development. Applications emphasizing the implementation of a fast-track process (required by January 2027 for those who opted into Proposition 123) and improve inter-departmental coordination will be highly competitive. Through this grant opportunity, the Town aims to ensure upgraded software will connect the Planning, Building, Public Works, and Finance departments to simplify the current processes and create additional capacity for projects within the Proposition 123 scope. The current budget only provides software solutions for the Planning Department.

COMMUNITY INPUT:

None.

BUDGET / STAFF IMPACT:

To inform our funding request, staff gathered cost estimates from potential software companies that would provide support Town wide. Based on the proposed scope for this software, which includes data migration, configuration, project management, and training, the estimated cost is between \$200,000-300,000. The grant requires a 20% community match which equates to \$40,000-60,000. This will be sourced from the Community Development budget. Staff does not anticipate the receipt of funds, and the selection of a more capable software system to increase the ongoing software costs already included in the 2025 budget.

The project will require a substantial amount of staff time to draft RFPs, facilitation, and grant administration. However, certain efforts will be undertaken regardless of the grant as the incorporation of software is included in the Planning Department's work plan for this year.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

If awarded the funds, the projects would support the 2023 Town Council Strategic Plan's Major Objective focus on sound planning with an emphasis on adequate resources, reliable infrastructure, compliance with regulations and appropriate investments to provide reliable services and to support investments in the Town's vision for the future. Additionally, the projects would support Goal 5 of the Elevate Eagle Comprehensive Plan to use technology to further connect the community and become more efficient, sustainable and improve the quality of life.

RECOMMENDED ACTION OR PROPOSED MOTION:

A motion to **APPROVE** Resolution 16, Series 2025, "A Resolution of the Town Council of the Town of Eagle, Colorado Supporting the Application for Grant Funding from the Colorado Department of Local Affairs."

ATTACHMENTS:

- Resolution 16, Series 2025
- Local Planning Capacity Grant Program Guidelines ([LINK](#))

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 16
(Series of 2025)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
SUPPORTING THE APPLICATION FOR GRANT FUNDING FROM THE COLORADO
DEPARTMENT OF LOCAL AFFAIRS.

WHEREAS, a major objective of the 2023 Town Council Strategic is to focus on sound planning with an emphasis on adequate resources, reliable infrastructure, compliance with regulations and appropriate investments to provide reliable services and to support investments in the Town's vision for the future; and

WHEREAS, Goal 5 of the Elevate Eagle Comprehensive Plan is to use technology to further connect the community and become more efficient sustainable and improve the quality of life; and

WHEREAS, the Town plans to apply for the Local Planning Capacity Grant Program through the Colorado Department of Local Affairs ("DOLA") to identify software that would support the previously awarded funds from DOLA and bridge the gap between the Planning Department, Building Department and the Public Works Department to create a cohesive entitlement process; and

WHEREAS, the application for the Local Planning Capacity Grant opens on February 14, 2025 and closes March 14, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The Town Council hereby supports the Town's application for funds from DOLA's Local Planning Capacity Grant Program.

INTRODUCED, READ, PASSED AND ADOPTED ON FEBRUARY 25, 2025.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: February 25, 2024
Re: Town Manager Report

Community Engagement & Meetings: This report highlights our recent community outreach efforts and critical regional and project-specific meetings. Our top priority is to engage with stakeholders, stay abreast of developments, and contribute to our Community's growth.

The Eagle County Wildfire Collaborative (ECWC) has submitted a detailed letter to the Colorado Department of Fire Prevention and Control, providing feedback on the draft statewide Wildfire Resiliency Code. The collaborative recognizes the importance of this effort in reducing wildfire risks across Colorado and supports the initiative while recommending several key revisions. Their comments focus on enhancing building material standards by including California State Fire Marshal testing requirements, clarifying definitions for noncombustible decks, and incorporating stricter guidelines for roof intersections and low-height decks to mitigate ember accumulation. Additionally, they emphasize the need for more precise defensible space and landscaping standards, including prohibiting trees within five feet of structures and defining ignition-resistant vegetation more precisely. Concerns are also raised regarding the current wildfire hazard mapping process, which the ECWC believes fails to capture real-world fire risks due to its reliance on outdated modeling criteria.

The Wildland-Urban Interface (WUI) Working Group meeting on February 20, 2025, focused on these wildfire resiliency efforts. The agenda includes updates on the statewide resiliency code, particularly the draft code and hazard maps, and a discussion on the ECWC's submitted comments. The meeting also addresses jurisdictional code implementation, model code discussions, and defensible space requirements, drawing from various sources such as the IBHS Model WUI Code, NFPA FireWise, and Colorado State Forest Service guidelines. In addition, the group discussed an ASIP course in Avon and outlined the next steps for the WUI code implementation process.

This meeting presented an opportunity for stakeholders to refine wildfire mitigation strategies and ensure that the statewide code effectively addresses the unique challenges faced by communities in Eagle County and beyond. Through continued collaboration and informed policy adjustments, the WUI Working Group aims to strengthen wildfire resilience efforts in Colorado.

The Core Transit Board convened on February 12, 2025, to review critical operational updates and strategic initiatives. Director of Transportation Dave Snyder presented the upcoming Spring/Summer service schedule, set to launch on April 14, featuring targeted adjustments to enhance connectivity and efficiency. Key modifications include expanded service on the Leadville and Minturn routes, additional early morning and midnight trips on the Highway 6 corridor, and optimized scheduling for improved regional integration. The Board emphasized the need for accessibility and reliability in these updates. Executive Director Tanya Allen also led a discussion on the agency's transition to a cashless fare system, scheduled for full implementation on March 17. While the Board acknowledged the operational benefits, concerns about the impact on cash-reliant riders in Leadville and Red Cliff were raised. In response, staff detailed mitigation efforts, including widespread distribution of smartcards, expansion of in-person sales locations, and potential deployment of vending machines to facilitate the transition.

In further business, the Board unanimously approved Resolution 2025-05, updating the Core Transit CORA Open Records Request Policy to align with best practices and designate an official custodian of records. Additionally, the Board authorized CDOT grant contracts to secure funding for a new diesel bus and FY2025 operational support, reinforcing Core Transit's commitment to fleet modernization and service continuity.

Deputy Director Scott Robinson presented financial reporting enhancements, highlighting the transition to accrual-based accounting and the integration of Tyler Technologies ERP Pro 10 for improved financial management. The meeting concluded with staff reports on surging ridership figures, workforce recruitment efforts, and preparations for the public engagement process for Core Transit's 10-Year Plan, set to launch in March and April. The Board also approved Resolution 2025-06, formally adopting the Eagle County Hazard Mitigation Plan, ensuring Core Transit remains eligible for pre- and post-disaster mitigation funds under FEMA guidelines.

Our scheduled meeting for today, February 19, has been canceled, and we will reconvene on Wednesday, March 5, for our next regularly scheduled session. In the meantime, the draft Final Report will be distributed this week. Given its comprehensive nature, please take the time to review it thoroughly and come prepared with your feedback, questions, and comments for discussion at our next meeting.

Also, please continue developing your Action Plan drafts, as each jurisdiction will adopt its own. While DOLA has yet to release its Action Plan guidelines—expected in June—some adjustments may be necessary once they become available. However, the Final Report can be submitted to DOLA ahead of the Action Plans, potentially supporting applications for Prop 123 funding.

For those involved in Final Report presentations, please provide Rachel and me with your availability. Note that Rachel will be unavailable from February 18 to March 5, and Patti has limited availability in March, particularly on the 5th-7th, 11th, 14th-23rd, and 25th. If you are comfortable introducing Rachel, Patti's presence may not be required.

Administration and Organization Update:

In 2025, the Town of Eagle aims to fill 11 vacant positions to enhance service delivery and operational capacity. Five full-time roles remain unfilled, and recruitment efforts focus on candidates whose skills and values align with the Town's mission. To maintain fiscal sustainability, hiring for general fund-supported positions has been temporarily paused, ensuring workforce expansion aligns with revenue stability. This strategic approach reflects the Town's commitment to building a resilient, high-performing team that adapts to the Community's evolving needs.

The Grand Avenue Multimodal Project BUILD Grant is to announce Final selections for Round 2 of the BUILD Grant Program will be announced **no later than June 28, 2025**. We remain committed to advocating for this critical infrastructure investment and will continue to monitor updates as the review process unfolds.

The latest Notice of Funding Opportunity (NOFO) has been updated to align with new Executive Orders, removing references to rescinded directives and introducing key policy adjustments. A total of **\$150 million in funding** is available for award in this round, with revised eligibility criteria and stricter terminology requirements. Notably, references to "climate change" and "disadvantaged communities" are now restricted, and the definition of Historically Disadvantaged Communities has been redefined to match the statutory classification for Areas of Persistent Poverty—a shift that could influence match waiver eligibility. Additionally, all grant agreements and contracts must now fully comply with Section 3(C)(iv) of the Executive Order on Ending Illegal Discrimination and Restoring Merit-Based Opportunity.

Economic Development:

In keeping with its commitment to transparency and strategic development, the Town of Eagle has actively solicited interest in the Old Town Hall property by publishing a public notice on its website and featuring updates in the *Eagle Spirit* newsletter. These efforts have generated four inquiries from realtors representing potential buyers, indicating strong market interest in the site. The Town continues to engage the Community by sharing the commercial appraisal of Old Town Hall and exploring opportunities that support business and housing development. Under Article XII, Section 12.01 of the Town of Eagle Home Rule Charter, the Town Council can acquire, sell, exchange, or dispose of real property through an ordinance. At the same time, lease agreements are approved via resolution.

The Town of Eagle proactively aligns commercial development with local housing needs through ongoing collaboration with Economic & Planning Systems (EPS). On February 19, Town staff engaged with EPS to advance the Commercial Linkage Fee initiative, a strategic approach to funding housing solutions connected to commercial growth. Concurrently, financial assessments for potential annexations are progressing, with EPS preparing draft recommendations on infrastructure funding and revenue-sharing models.

Simultaneously, the Town is working alongside East Eagle Partners to explore development opportunities within annexed properties while finalizing the annexation of Parcels A and F. These efforts are integral to our broader vision of sustainable growth in the East Eagle Subarea. We reinforce our commitment to a thriving and resilient future for the Eagle community by addressing and fostering balanced economic development and critical housing needs.

WORK SESSIONS: *To help the Town Council keep track of upcoming work sessions, below is a table of topics to discuss over the next several months. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:*

Date	Topic
March 4, 2025 Work Session	Affordable Housing Accelerator Project (AHAP) 2-hours
April 1, 2025 Work Session	Grand Avenue update discussion 1-hour
May 6, 2025 Work Session	Joint Long-Range Planning Discussion Council and P & Z - 2-hours
June 3, 2025	Regional Net Zero Roadmap 1-hour
July 1, 2025	
August 5, 2025	
Request for Additional Work Sessions	Topic



To: Mayor Turnipseed and Town Council
From: Nikki Davis, Economic Development & Housing Specialist
Date: February 25, 2025
Agenda Item: Town of Eagle Housing Update

Staff have prepared the following update regarding the state of affordable housing efforts in Eagle. Housing remains a vital component of our town's overall well-being and development. It not only impacts the quality of life of our residents but also plays a significant role in the local economy and community cohesion.

This memo will cover several topics including an update on Eagle's housing profile, deed restricted inventory, recent and upcoming housing development, partnership with The Valley Home Store, and progress on staff-led housing initiatives.

Eagle's Housing Profile.

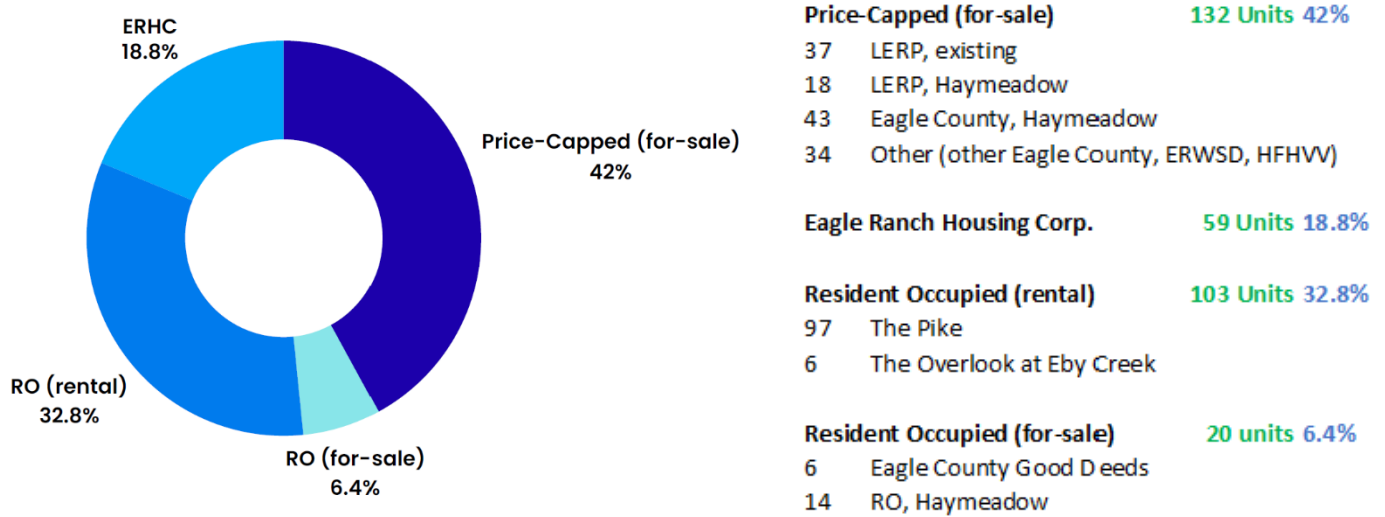
Since publishing the Comprehensive Affordable Housing Assessment in February 2023, which largely reported up to 2020 U.S. Census data, Eagle's housing environment has experienced both expansion and contraction.

Description	2000	2010	2020	2022
Population	3,032	6,483	7,484	7,488
Households (HH)	1,064	2,211	2,551	2,370
Family HH	-	76%	82%	74%
Non-Family HH	-	24%	19%	26%
Average HH Size	-	2.96	2.90	3.12
Owners	675	1,477	1,698	1,605
Renters	389	706	853	765
Total Housing Units	1,117	2,416	2,705	2,796
Median Home Sale Price	-	\$ 453,123	\$ 659,000	\$ 1,074,500
Median Rent / Bedroom	-	\$ 1,058	-	\$ 1,612

Source: EPS 2023 Town of Eagle CAHA; EPS 2024 Regional Housing Assessment

Deed Restricted Housing Inventory.

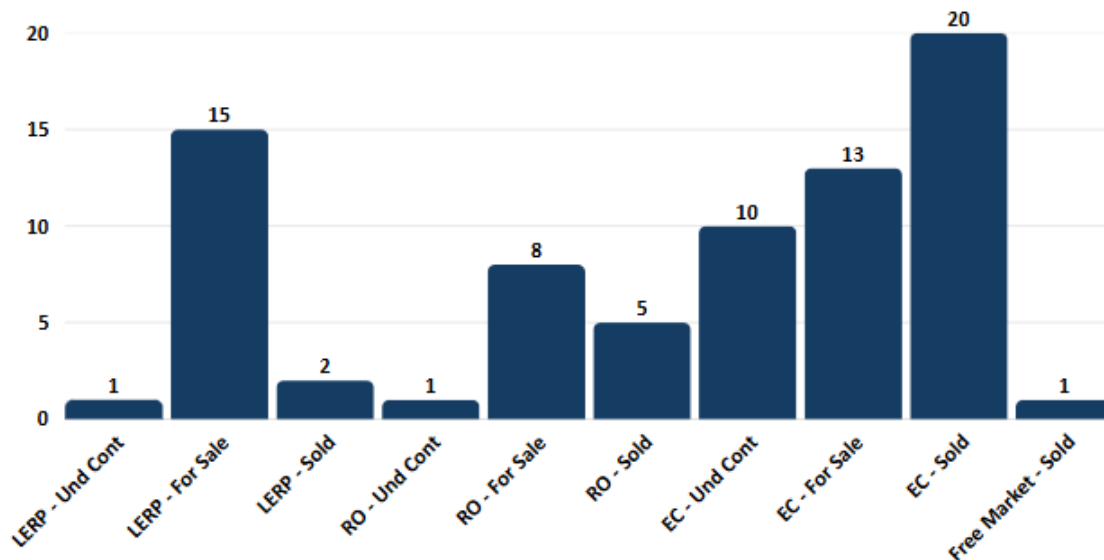
As of February 2025, approximately 314 deed restricted units are available throughout Eagle, including Eagle Ranch. Currently, there are no rent-capped rental units in the town.



The concentration of deed restricted homes can be found in subdivisions such as 7 Hermits in Haymeadow, Adam's Way, The Bluffs, Brush Creek Village Townhomes, Eagle Landing, Founders Place Condos, West Village Condos, and The Pike Apartments. The figures above do not include the affordable rental housing developments of Eagle Villas I + II (120 units), Two10 @ Castle Peak (22 units), Golden Eagle Senior Apartments (36 units), and Seniors on Broadway (14 units).

Housing Development.

Haymeadow - The 7 Hermits Condominiums phase is underway, delivering 76 homeownership units. The inventory is categorized as follows: one free market unit; 43 Eagle County price-capped units; 18 LERP price-capped units; and 14 LERP resident occupied (RO) units.



Below are recent examples of closings costs to purchase LERP units at 7 Hermits. The dollar figures have been modified slightly to protect buyer confidentiality. To date, 7 Hermits has generated approximately \$123,447.13 from the 0.6% real estate transfer assessment to the Town.

LERP Price-Capped Unit

<u>Description</u>	<u>Debit</u>	<u>Credit</u>
Sales Price	\$ 368,400.00	
Earnest Money		\$ 10,000.00
Title Fees	\$ 500.00	
Closing Fees	\$ 500.00	
Recording Fees	\$ 166.00	
Town of Eagle Transfer Assessment (0.6%)	\$ 2,210.47	
Owner's Association, 7 Hermits Condos	\$ 1,455.00	
Owner's Association, Haymeadow Master (1.4%)	\$ 5,157.75	
New Loan		\$ 331,600.00
Underwriting, Processing, Misc Fees	\$ 11,373.00	
Real Estate Tax, Eagle County Treasurer		\$ 200.00
Dues from Buyer/Borrower		\$ 47,962.22
Subtotals	\$ 389,762.22	\$ 389,762.22

LERP RO Unit

<u>Description</u>	<u>Debit</u>	<u>Credit</u>
Sales Price	\$ 755,000.00	
Earnest Money		\$ 44,000.00
Title Fees	\$ 75.00	
Closing Fees	\$ 100.00	
Recording Fees	\$ 100.00	
Town of Eagle Transfer Assessment (0.6%)	\$ 4,530.00	
Owner's Association	\$ 1,300.00	
Owner's Association, Haymeadow Master (1.4%)	\$ 10,570.00	
Real Estate Tax, Eagle County Treasurer		\$ 100.00
Credit, Homestart Agent		\$ 9,000.00
Dues from Buyer/Borrower		\$ 718,575.00
Subtotals	\$ 771,675.00	\$ 771,675.00

The Pike Apartments – Representing Phase 1A of the Reserve at Hockett Gulch project, The Pike property management team has reported strong occupancy growth since opening in spring of 2024. The Pike offers 216 rental units. At a minimum, 45% of the units are required to comply with a rental restriction that prioritizes full-time Eagle County workers. The Pike's recent communication to the Town confirmed nearly 200 units are occupied; 75% - 80% of which are leased to Eagle County workers. Blocks of units are under various corporate leases, though the exact unit count is unverified. Staff also have not verified what percentage of leases are seasonal.

The Overlook at Eby Creek – The 30-unit rental complex is also operating at near capacity. At The Overlook, six units are restricted as resident occupied. This ensures renters are working in Eagle County full-time and occupying the unit as their principal place of residence.

Adam's Way Neighborhood – Formerly known as the Habitat for Humanity 3rd Street Housing Project, Adam's Way welcomed 16 new homeowners in August 2024. All townhomes are deed restricted through Habitat for Humanity Vail Valley.

Housing on the Horizon – The following are current active land use applications:

- Reserve at Hockett Gulch Phase 1B and 2
 - A subsequent development following The Pike Apartments.
 - Proposing 255 multifamily units and 28 townhome rental units.
 - 45% of all units include a deed restriction requiring local residency.
- Red Mountain Ranch Parcel 1
 - Proposing 66 total dwelling units (42 townhomes, 12 duplexes, 12 detached single family residences).
 - No units will be restricted under LERP.
- Capitol Flats
 - Proposing 171 condominiums at the intersection of Capitol Street and Grand Avenue.
 - A portion of units will be restricted under LERP.

The Valley Home Store.

In April 2023, the Town entered into an updated intergovernmental agreement (IGA) with the Valley Home Store to administer the Town's deed restricted inventory, also known as the Local Employee Residency Program (LERP). As outlined in the IGA, the Town may renew services for up to three additional one-year terms (2024, 2025, and 2026). The Eagle Ranch Housing Corporation has a separate agreement with the Home Store for similar services.

Beginning in March, the Home Store will initiate compliance efforts for 2024 homeownership and rentals. Initial tasks include preparing a joint letter from Town of Eagle and Home Store notifying homeowners about the compliance process. This will be followed by an electronic affidavit which staff will also audit before distribution. Separately, staff will prepare a workflow for rental compliance in service of achieving the standards outlined in the 2024 LERP Guidelines. Staff are committed to ensuring the compliance roll out will be a joint effort between the Town and Home Store.

Lastly, the Eagle County Housing and Development Authority are on pace to close on the remaining County-owned 7 Hermits units by early summer. Executive Director, Kim Bell Williams, has offered to provide a presentation-style update to the Council at the conclusion of that program to share results and actionable insights.

Housing Initiatives.

Affordable Housing Accelerator Project (AHAP) – A three-part initiative that will present 1) proposed land use code amendments to incorporate an affordable housing fast-track review process; 2) a land inventory catalog of feasible housing development sites in Eagle; and 3) a funding strategy of that identifies both gaps and opportunities that maximize the Town's investments.

- March 3 – Final Stakeholder Group Workshop with Logan Simpson
- March 4 – Town Council and Planning Commission joint work session
- Early May – Project completion; pursue Town Council acceptance

Regional Housing Needs Assessment – A regional effort led by Town of Avon which began in early 2024. EPS and RRC Associates have been gathering and evaluating regional housing and demographic data to understand current and future housing needs for each participating municipality.

- March 25 – EPS presentation of the final report; pursue Town Council acceptance
- March-June – Each municipality must prepare a Housing Action Plan*
- Date To Be Determined – As a requirement of SB24-174, the Regional Housing Needs Assessment, including each municipality's Housing Action Plan, will be submitted to the Department of Local Affairs (DOLA). The deadline to submit is December 2026.

* The Housing Action Plan will reflect both regional and jurisdictional initiatives. For Eagle, this will incorporate strategies from the 2023 Comprehensive Affordable Housing Assessment, the AHAP, and the recently completed affordable housing technical assistance toolkit.



To: Mayor and Town Council
From: Jill Kane, Finance Director
Date: February 25, 2025
Agenda Item: 2023 Audit Report and Management Letter

REQUEST: Staff requests the Town Council review the 2023 Audit and Management Letter for approval.

BACKGROUND/ANALYSIS: Roger Maggard, CPA. with Maggard & Hood, P.C. will be present to provide details of the 2023 Audit and Management Letter. Once the Council approves, the audit will be submitted to the State and Federal Audit Clearinghouse.

Each year finance strives to better the audit process and make improvements to our documentation and reconciliation processes.

Most of this year's audit adjustments we receive are annual adjustments that our auditor makes on our behalf, which is a normal practice for smaller organizations.

In the Management Letter to Council, auditors will provide recommendations they have to improve upon current practices. There were several comments made in this year's management letter and only one was in relation to a comment from the 2022 audit.

1. In the Management letter to Council and the audit report, it is noted on several occasions compliance finding for late filing of the State and Federal filings for the audit, the Single Audit and Schedule of expenditures of federal awards that were not completed by their applicable deadlines due to the delay in providing requested audit documentation to Maggard and Hood. *Staff Note: I want to acknowledge the compliance findings noted regarding the late filing of State and Federal audit filings, the Single Audit, and the Schedule of Expenditures of Federal Awards. The delays were due to the time required to provide requested audit documentation to Maggard and Hood. I recognize that this is unacceptable, and we must ensure it does not happen again.*

This past year presented many challenges for Finance. We managed the largest budget in the Town's history, with more funds, departments, grants, and capital projects than ever before. Increased reporting requirements, the complexities of preparing for debt issuance, and personnel challenges further compounded these difficulties.

Moving forward, Finance is committed to implementing process improvements to ensure timely compliance. Specifically, we will:

- ***Enhance Training & Cross-Training*** – Ensure that Finance staff is better equipped to handle reporting requirements efficiently.

- **Improve Internal Processes** – Establish clearer timelines and responsibilities for audit preparation, document requests, and submission deadlines.
- **Strengthen Communication with Auditors** – Develop a more proactive approach in working with our auditor to address audit requests earlier in the process.
- **Increase Resource Planning** – Evaluate workload distribution and resource needs to ensure Finance can manage increased responsibilities effectively.

I take these compliance findings seriously and am dedicated to making the necessary improvements to avoid future issues.

2. **Subsidiary Ledger for Municipal Court Receivables.** *Staff Note: In the Management letter our auditor's provided the following comment: "As noted in the prior year's audit and again during this year's procedures, it was found that the subsidiary ledger for accounts receivable prepared by the Municipal Court does not agree to the Town's general ledger. Although the difference is immaterial to the financial statements taken as a whole, it is our understanding that management is aware of the issue and is attempting to resolve the matter."*

The Town transitioned its municipal court software from Full Court to Caselle a few years ago to improve integration with the Town's accounting system. However, several defects in the Caselle software implementation caused reconciliation challenges. The most significant issue was that offenses classified as surcharges were updating to the general ledger when they should not have been. Only dispositions should be recorded. This error effectively resulted in double-counting surcharge amounts, as both offenses and dispositions were being posted.

In preparation for the 2023 audit and creation of the necessary journal entry to reconcile appropriately, staff worked closely with Caselle to resolve this issue and the underlying software problem has now been corrected. Moving forward, staff will continue to monitor transactions to ensure ongoing reconciliation between the Municipal Court subsidiary ledger and the Town's general ledger.

3. **Stormwater Fund Expenditures in Excess of Budgetary Appropriations.** *Staff Note:* The Town's Stormwater Fund total expenditures for 2023 were \$52,795, exceeding budgetary appropriations of \$50,485 by \$2,310.

The overage resulted from utility bill mailing fees, which were appropriately charged to the Stormwater Fund but were not budgeted for accordingly. Moving forward, staff will implement additional monitoring procedures to ensure all fund expenditures remain within appropriated budget limits. If necessary, budget amendments will be proposed in advance to prevent similar occurrences in the future and to ensure we are in compliance with Colorado Revised Statutes.

COMMUNITY INPUT: There has been no public input on this matter.

BUDGET / STAFF IMPACT: The budget for 2023 audit and financial statement preparation services is \$39,000 and has spent \$33,000 to date for the 2023 audit.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: Objective No 2: Enhance the Financial Health of the Town – Staff is responsible for ensuring that the Town’s financial information is reliable and properly reported.

RECOMMENDED ACTION OR PROPOSED MOTION: Motion to **approve** or **deny** the 2023 Audit report and Management Letter that will be submitted to the State.

ATTACHMENTS:

- 2023 Management Letter
- 2023 Town of Eagle Audit

January 31, 2025

The Honorable Mayor and Members
of the Town Council
Eagle, Colorado

COMMUNICATIONS WITH THOSE CHARGED WITH GOVERNANCE

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Eagle, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town of Eagle's basic financial statements, and have issued our report thereon dated January 31, 2025.

We have also issued our "Federal Single Audit Reports" dated January 31, 2025, which include the: 1) Independent Auditor's Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* for the year ended December 31, 2023 and 2) Independent Auditor's Report on Compliance for Each Major Federal Program, Report on Internal Control Over Compliance, and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance for the year ended December 31, 2023.

Professional standards require that we provide you with the following information related to our audits.

Our Responsibility under U.S. Generally Accepted Auditing Standards

As stated in our engagement letter dated March 22, 2024, our responsibility as described by professional standards, is to express an opinion about whether the financial statements prepared by management with your oversight are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Audit Standards*). Because an audit is designed to provide reasonable, but not absolute assurance and because we did not perform a detailed examination of all transactions, there is a risk that material misstatements or deficiencies in internal control over compliance may exist and not be detected by us.

As part of our audit, we considered the internal controls of the entity. Such considerations were solely for the purpose of determining our audit procedures and not to provide any assurance concerning the effectiveness of internal control or internal control over compliance.

Our audit of the financial statements does not relieve you or management of your responsibilities.

Planned Scope and Timing of the Audit

The Town did not provide our original requested information for the audit until four plus months after the original scheduled fieldwork start date. In addition, there were also substantial delays (up to three months) in the Town providing additional requested information during the course of the audit fieldwork. As a result, the State and Federal filings for the audit, the Single Audit and the schedule of expenditures of federal awards could not be completed by their applicable respective deadlines.

Qualitative Aspects of Accounting Practices

Significant Accounting Policies

Management is responsible for the selection and use of appropriate accounting policies. In accordance with the terms of our engagement letter, we will advise management about the appropriateness of accounting policies and their application.

The significant accounting policies used are described in Note 1 of the financial statements. No new accounting policies were adopted and the application of the existing policies was not changed during the year under audit. We noted no transactions entered into by the entity during the year that were both significant and unusual or transactions for which there is a lack of authoritative guidance or consensus. There are no significant transactions that have been recognized in the financial statements in a different period than when the transaction occurred.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. We evaluated the key factors and assumptions used to develop the estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

The disclosures in the financial statements are neutral, consistent and clear. Certain financial statement disclosures are particularly sensitive because of their significance to the financial statement users. The most sensitive disclosures affecting the financial statements were:

- The disclosure of revenue and expenditure recognition in *Note 1* of the financial statements.
- The disclosure of cash and investments in *Note 2* of the financial statements.
- The disclosure of capital assets in *Note 5* of the financial statements.
- The disclosure of long-term obligations in *Note 6* of the financial statements.
- The disclosure of compliance in *Note 14* of the financial statements.
- The disclosure of subsequent events in *Note 17* of the financial statements.

We evaluated the key factors and underlying information used to develop the disclosures above in determining that they are reasonable in relation to the financial statements taken as a whole.

Difficulties Encountered in Performing the Audit

Other than the aforementioned delays in receiving information to initially begin the audit fieldwork and the subsequent delays in receiving information during the course of the audit fieldwork, we encountered no difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. An audit adjustment may or may not indicate matters that could have a significant effect on the entity's financial reporting process (that is, cause future financial statements to be materially misstated). In our judgment, none of the adjustments we proposed, whether recorded or unrecorded by the entity, either individually or in the aggregate, indicate matters that could have a significant effect on the entity's financial reporting process.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 31, 2025.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the entity's financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including application of accounting principles and auditing standards, with management each year prior to retention as the entity's auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

COMMUNICATIONS WITH MANAGEMENT: INTERNAL CONTROLS COMMUNICATIONS

In planning and performing our audit of the financial statements, we considered internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing our opinion on the Town's internal control. Our consideration of internal control would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses.

We also considered internal control over compliance for the limited purpose of obtaining reasonable assurance about whether material noncompliance with the compliance requirements in accordance with standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance), occurred, whether due to fraud or error, in order to express our opinion on the Town's compliance based on our audit; however, our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses.

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

Our consideration of internal control was for the limited purpose described above and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses. We did not identify any deficiencies in the internal control system that we consider to be material weakness as defined above.

Compliance Finding: Late Submission of Single Audit Report to the Federal Audit Clearinghouse

As indicated in the Single Audit section of the financial statements entitled “Schedule of Audit Findings and Questioned Costs” (Parts I and II), we identified the following compliance finding #23-001 considered to be a Significant Deficiency for both (A) Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards*, and (B) Compliance for Each Major Federal Program, Report on Internal Control Over Compliance, and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance:

Condition: The Federal Single Audit Act Uniform Guidance, as amended, requires non-federal entities to undergo annual audits if they spend a certain amount of federal funds and submit the single audit report to the Federal Audit Clearinghouse within 30 days of receiving the auditor’s report or nine months after the end of the audit period; whichever comes first; meaning the deadline is essentially the earlier of these two dates. The Town of Eagle, Colorado, has submitted the Single Audit Report to the Federal Audit Clearinghouse after the reporting deadline.

In response to this finding, the Town is planning to implement the following corrective action:

Views of Responsible Officials and Planned Corrective Action: In order to ensure timely submission of future required Single Audit Reports to the Federal Audit Clearinghouse on a timely basis, the Town Manager will establish and issue written procedures for the staff of the Finance Department of the Town of Eagle, Colorado, to follow to ensure that the Town’s books and records are completed and provided to the Town’s independent auditors within 4 ½ months after the Town’s calendar year-end.

We emphasize that the Town’s planned corrective action should not be taken lightly as it will be disclosed in the following year’s Single Audit report entitled “Schedule of Prior Audit Findings and Questioned Costs.” We bring this to your attention because the late filing of a Single Audit Report is considered a compliance violation, potentially impacting future grant awards and, depending on the severity of the delay and the federal agency involved, consequences could include: suspension of funding; increased monitoring of future audits; requirement to repay funds; loss of future grant eligibility.

We also bring to your attention the following items:

- Management does not prepare its own year-end financial statements, inclusive of note disclosures. As such, management requested our firm to assist in the preparation of the draft financial statements, including the related footnote disclosures. The outsourcing of this service is not unusual in entities of your size and is a result of management's cost-benefit decision to use our accounting expertise rather than to incur additional costs.
- We assisted with worksheets related to GASB Statement No. 87, *Leases*, as it relates to both leases for which the Town is Lessor and for which the Town is Lessee.
- We assisted with updating the Town’s worksheets related to general fixed assets and general long-term debt based on information provided by the Town.

Other Comments and Recommendations

Our audit provides an opportunity to observe the operations of the Town and identify potential areas where improvements can be made and also areas that are functioning well.

Overall, we found the Town's books and records to be in sufficient working order. The Town's balance sheet accounts were properly reconciled, revenues and expenses properly classified, and transactions selected for audit testing and verification were adequately explained; therefore, no *unusual* adjustments to the financial records were necessary. We believe that the Town's Finance Director has the sufficient skills, knowledge and experience to oversee these services, and performs the final overview of the financial statements before they are finalized.

Subsidiary Ledger for Municipal Court Receivables

As noted in the prior year's audit and again during this year's procedures, it was found that the subsidiary ledger for accounts receivable prepared by the Municipal Court does not agree to the Town's general ledger. Although the difference is immaterial to the financial statements taken as a whole, it is our understanding that management is aware of the issue and is attempting to resolve the matter.

GASB Statement No. 96, Subscription Based Information Technology Arrangements

As discussed in Note 16 of the financial statements, the Town has implemented the provisions of Governmental Accounting Standards Statement No. 96, *Subscription Based Information Technology Arrangements (SBITA)* for reporting for intangible assets associated with subscription IT services. Payments on short-term (current) technology subscriptions have been recognized in expense. The Town has identified no material SBITAs requiring recognition for the year ended December 31, 2023.

Stormwater Fund Expenditures in Excess of Budgetary Appropriations

As indicated in Note 14(C) of the financial statements, the Town's Stormwater Fund total expenditures of \$52,795 exceeded budgetary appropriations of \$50,485 by \$2,310; this may not be in compliance with Colorado Revised Statutes.

Late filing of Audit with the State of Colorado

As indicated in Note 14(D) of the financial statements, Colorado Revised Statutes require governmental entities to file their audits by July 31st of the following calendar year, with an extended filing deadline of September 30th. The Town's books and records for December 31, 2023 were not closed by the extended filing deadline and, therefore, the Town did not meet the extended filing deadline with its late filing of the audited financial statements.

Late filing of Audit with the Federal Audit Clearinghouse

As indicated above and in Note 14(E) of the financial statements, the Federal Single Audit Act Uniform Guidance, as amended, requires non-federal entities to undergo annual audits if they spend a certain amount of federal funds and submit the single audit report to the Federal Audit Clearinghouse within 30 days of receiving the auditor's report or nine months after the end of the audit period, whichever comes first; meaning the deadline is essentially the earlier of these two dates. The Town's books and records for December 31, 2023, were not closed by the single audit filing deadline and, therefore, the Town did not meet the filing deadline with its late filing of the single audit report with the Federal Audit Clearinghouse.

* * *

We would like to thank Mr. Pardee, Ms. Kane and the Town's staff for their cooperation and assistance during the course of the audit. Should you desire further clarification on any of the above, we will be available to discuss them with you.

This report is intended solely for the information and use of the Town Council, management and others within the administration of the Town of Eagle, Colorado. This restriction is not intended to limit distribution of this report, which upon acceptance by the Town Council, is a matter of public record.

A handwritten signature in black ink, appearing to read "Maggard & Hood, P.C.", written in a cursive, stylized script.

MAGGARD & HOOD, P.C.

TOWN OF EAGLE, COLORADO

INDEPENDENT AUDITOR'S REPORT
FINANCIAL STATEMENTS
AND
SINGLE AUDIT REPORT

DECEMBER 31, 2023

TOWN OF EAGLE, COLORADO
FOR THE YEAR ENDED
December 31, 2023

TOWN COUNCIL

Scott Turnipseed – Mayor
Mikel Kerst – Mayor Pro-Tem
Ellen Bodenhemier
Geoffrey Grimmer
Nick Sunday
Jamie Woodworth Foral
Bryan Woods
Janet Bartnik (through 03/2023)
Sarah Parrish (through 11/2023)

TABLE OF CONTENTS

	<u>Page</u>
Independent Auditor’s Report	1
Management’s Discussion and Analysis	2-11
Basic Financial Statements:	
Government-Wide Financial Statements:	
Statement of Net Position	12
Statement of Activities	13
Fund Financial Statements:	
Balance Sheet – Governmental Funds	14
Reconciliation of Total Governmental Fund Balances to Net Position of Governmental Activities	15
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	16
Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balances of Government Funds to the Statement of Activities	17
Statement of Fund Net Position – Proprietary Funds	18
Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds	19
Statement of Cash Flows – Proprietary Funds	20
Notes to Financial Statements	21-48
Required Supplementary Information –	
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – General Fund	49
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Revenue Fund – Conservation Trust Fund	50
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Revenue Fund – Open Space Preservation Fund	51
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Special Revenue Fund – Eagle Downtown Development Authority	52

TABLE OF CONTENTS
(continued)

	<u>Page</u>
Supplementary Information –	
Individual Fund Budgetary Comparison and Combining Schedules:	
Governmental Funds –	
Schedule of Revenues and Other Financing Sources – Budget and Actual – General Fund	53
Schedule of Expenditures and Other Financing Uses – Budget and Actual – General Fund	54
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Capital Projects Fund	55
Statement of Revenues, Expenditures and Changes in Fund Balances – Budget and Actual – Sales Tax Capital Improvement Projects Fund	56
Combining Balance Sheet – Non-Major Special Revenue Funds	57
Combining Statement of Revenues, Expenditures and Changes in Fund Balances – Non-Major Special Revenue Funds	58
Proprietary (Enterprise) Funds –	
Schedule of Budgetary Based Revenues and Expenditures Expenditures – Budget and Actual – Water Enterprise Fund	59
Schedule of Budgetary Based Revenues and Expenditures Expenditures – Budget and Actual – Wastewater Enterprise Fund	60
Schedule of Budgetary Based Revenues and Expenditures Expenditures – Budget and Actual – Refuse Enterprise Fund	61
Schedule of Budgetary Based Revenues and Expenditures Expenditures – Budget and Actual – Stormwater Enterprise Fund	62
Counties, Cities and Towns Annual Statement of Receipts and Expenditures for Roads, Bridges and Streets	63 - 64
SINGLE AUDIT SECTION:	
<i>Reports and Schedules for Reporting Requirements of Uniform Guidance</i>	
Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Governmental Auditing Standards	65-66
Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control Over Compliance Required by Uniform Guidance	67-68
Schedule of Audit Findings and Questioned Costs	69
Schedule of Prior Audit Findings and Questioned Costs	70
Schedule of Expenditures of Federal Awards	71

The Honorable Mayor and Members
of the Town Council
Eagle, Colorado

INDEPENDENT AUDITOR'S REPORT***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Eagle, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town of Eagle'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, each major fund, and the aggregate remaining fund information of the Town of Eagle as of December 31, 2023 and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). 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 Town of Eagle, Colorado, 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.

Emphasis of a Matter – Change in Accounting Principle

As discussed in Note 16 of the financial statements, the Town has adopted Governmental Accounting Standards Board Statement No. 96, *Subscription Based Information Technology Arrangements*. Our opinions are not modified with respect to this matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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 Town of Eagle, Colorado's ability to continue as a going concern for twelve months beyond the financial statement date, including any known information that may raise substantial doubt shortly thereafter.

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 GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than one resulting in an 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.

Auditor's Responsibilities for the Audit of the Financial Statements - continued

In performing an audit in accordance with GAAS and *Government Auditing Standards*, 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 Town'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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town'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

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information 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 GAAS, which consisted of inquiries of management regarding 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.

Supplementary Information

Our audit was performed for the purpose of forming opinions on the financial statements that collectively comprise the Town of Eagle, Colorado's basic financial statements. The accompanying schedule of expenditures of federal awards, the combining and individual fund financial statements, and the County, Cities and Towns Annual Statement of Receipts and Expenditures for Roads, Bridges and Streets, are presented for purposes of additional analysis and as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, and are not a required part of the basic financial statements. Such information 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. The 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 GAAS. In our opinion, the schedule of expenditures of federal awards, the combining and individual fund financial statements, and the County, Cities and Towns Annual Statement of Receipts and Expenditures for Roads, Bridges and Streets, is fairly stated, in all material aspects, in relation to the basic financial statements taken as a whole.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 31, 2025 on our consideration of the Town of Eagle's internal control over financial reporting and on our tests of its compliance with provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Governmental Auditing Standards* in considering the Town of Eagle's internal control over financial reporting and on compliance.

A handwritten signature in black ink, appearing to read "Maggard & Hood, P.C.", written in a cursive, stylized script.

MAGGARD & HOOD, P.C.
Glenwood Springs, Colorado
January 31, 2025

REQUIRED SUPPLEMENTARY INFORMATION
MANAGEMENT'S DISCUSSION AND ANALYSIS

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

The Town of Eagle was incorporated on March 17, 1905 as a statutory town pursuant to the constitution and laws of the State of Colorado. In April of 2020, the Town's electorate approved home rule status and provisions of its home rule charter were adopted which govern the Town. The Town serves as the county seat of Eagle County and is located on Interstate 70 approximately 130 miles west of Denver, and 130 miles east of Grand Junction, Colorado. The legislative and corporate authority of the Town is vested in the Town Council.

The discussion and analysis of the Town of Eagle's financial performance provides an overall review of the Town's financial activities for the fiscal year. The intent of this discussion and analysis is to look at the Town's financial performance as a whole; it should be read in conjunction with the basic financial statements and notes to enhance the reader's understanding of the Town's overall financial performance.

FINANCIAL HIGHLIGHTS

Key financial highlights for the fiscal year ended December 31, 2023 are as follows:

- In total the Town's *overall* net position increased \$12,952,044 from the previous fiscal year.
- The Town's *overall* General Revenues accounted for \$17,025,163 (50.5%) of all revenues. These general revenues include taxes, grants and entitlements not restricted to specific programs, and general interest and non-program revenues. Program specific revenues, in the form of charges for services and program specific grants and contributions, accounted for \$16,688,746 (49.5%) of total revenues of \$33,713,909.
- *Overall* the Town had \$20,761,865 in expenses, of which \$10,073,04 were offset by program specific charges for services, as well as grants and contributions of \$6,615,703.

USING THE BASIC FINANCIAL STATEMENTS

This annual report consists of three parts – *management's discussion and analysis* (this section), the *basic financial statements*, and *required supplementary information*. These statements are organized so the reader can understand the Town of Eagle as a financial whole, or as an entire operating activity. The basic financial statements include two types of information on the same statement that present different views of the Town.

- *Government-wide financial statements* that provide both *long-term* and *short-term* information about the Town's *overall* financial status.
- *Fund financial statements* that focus on *individual parts* of the Town government, reporting the Town's operations *in more detail* than the government-wide statements.

The financial statements also include *notes* that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of *required supplementary information* that further explains and supports the information in the financial statements. Additional supplemental information has also been included to enhance the readers understanding of the report.

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

REPORTING THE TOWN AS A WHOLE

Statement of Net Position and Statement of Activities

While this report contains all funds used by the Town to provide programs and activities, the view of the Town as a whole looks at all financial transactions and asks the question, "How did we do financially during the fiscal year?" The statement of net position and the statement of activities answer this question. These statements include all assets and liabilities using the accrual basis of accounting similar to the accounting system used by most private sector companies. The basis of accounting takes into account all of the current year's revenues and expenses regardless of when cash was received or paid.

The focus of these government-wide financial statements is on the overall financial position and activities of the Town. These financial statements are constructed around the concept of a primary government, the Town, and its component units, except for fiduciary funds. The statement of net position and statement of activities provide information about the activities of the whole Town, presenting both an aggregate view of the Town's finances and a longer-term view of those finances.

The statement of net position and the statement of activities report the Town's net position and changes therein. This change in net position is important because it identifies whether the financial position of the Town has improved or diminished for the Town as a whole. The cause of this change may be the result of many factors, some financial, some not. Nonfinancial factors include the Town's property tax base, current property tax laws, statutorily required reserves, facility conditions, and other factors.

In the statement of net position and the statement of activities, the Town is divided into two distinct kinds of activities:

Governmental Activities – Governmental activities are generally financed through taxes, intergovernmental revenues and other non-exchange revenues. Most of the Town's programs and services are reported here including general government activities, public safety, public works (for streets, buildings and grounds), open space preservation, capital projects, the Eagle Downtown Development Authority, and when applicable, general long-term debt service and other fiscal charges.

Business-Type Activities – Business-type activities are financed to some degree by charging external parties for the goods or services they acquire. The Town's enterprise funds for water, wastewater, refuse and stormwater utilities are reported as business-type activities as the service is provided on a charge for goods or services basis to recover the expenses of the goods and services provided.

FUND FINANCIAL STATEMENTS

Fund financial statements provide the next level of detail. For governmental funds, these statements tell how services were financed in the short-term as well as what remains for future spending. The fund financial statements also report the Town's operations in more detail than the government-wide statements by providing information about each of the Town's major funds. For the Town of Eagle, the General Fund is the most significant fund. The Town uses many funds to account for a multitude of financial transactions. The Town's governmental funds include the General Fund, the Capital Projects Fund, the Sales Tax Capital Improvement Projects Fund, and non-major Special Revenue Funds (which are the Conservation Trust Fund, the Open Space Preservation fund and the Eagle Downtown Development Authority (a blended component unit)). The Town's proprietary, or enterprise, funds include the Water Fund, the Wastewater Fund, the Refuse Fund and the Stormwater Fund. Unlike government-wide financial statements, the focus of fund financial statements is directed to specific activities of the Town rather than the Town as a whole. Except for the General Fund, a specific fund is established to satisfy managerial control over resources or to satisfy finance-related legal requirements established by external parties or governmental statutes or regulations.

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

FUND FINANCIAL STATEMENTS - CONTINUED

The Town's fund financial statements are divided into two broad categories; namely governmental funds and proprietary funds.

Governmental Funds – The Town's activities are reported in governmental funds, which focus on how monies flow into and out of those funds and the balances left at fiscal year-end for spending in future periods. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the Town's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or less financial resources that can be spent in the near future to finance the Town's programs. The relationship, or differences, between governmental activities reported in the statement of net position and the statement of activities and the governmental funds is reconciled in the financial statements. The Town maintains the following governmental funds:

General Fund – used to account for resources traditionally associated with government which are not required legally or by sound financial management to be account for in another fund.

Capital Improvement Funds – used to account for the acquisition of fixed assets or construction of major capital projects not being financed by the General or other funds.

Capital Projects Fund – used to account for funds for the acquisition of lands, construction of major capital improvements and projects, and acquisition of more expensive pieces of equipment.

Sales Tax Capital Improvement Fund – used to account for the voter approved 0.5% sales tax for the acquisition, design, and construction of the Eagle River Park project, improving, constructing and maintaining other town parks, multi-use recreational facilities, and paved paths.

Special Revenue Funds – used to account for proceeds of resources that are restricted or committed for purposes other than debt service or capital projects. The special revenue funds include the following:

Conservation Trust Fund – accounts for lottery proceeds received directly from the State of Colorado restricted for the acquisition, development and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site (defined as a publicly owned site or a site in which a public entity/local government holds an interest in land or water).

Open Space Preservation Fund – accounts for revenue from the Town's lodging occupancy tax committed for the acquisition of open space lands, conservation, trail easements and development rights, trail expansion and maintenance, and other open space recreational amenities.

Eagle Downtown Development Authority – a blended component unit to ultimately be funded by revenue from Property Tax Increment Financing (TIF).

Proprietary Funds – The enterprise funds use the same basis of accounting as business-type activities; therefore, these statements are essentially the same. These funds are used to account for operations that are financed and operated in a manner similar to private enterprise, where the intent is that costs of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges. The proprietary (enterprise) funds include the following:

Water Fund – accounts for activities related to water services to the citizens of the Town.

Wastewater Fund – accounts for activities related to the sewage treatment facilities and sewage transmission lines.

Refuse Fund – accounts for activities related to trash collection and disposal, recycling and yard waste.

Stormwater Fund – accounts for activities related to implementing and financing a stormwater management program.

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE

The perspective of the statement of net position is of the Town as a whole. Following is a summary of the Town's net position for the current and prior fiscal year:

<i>(In Thousands)</i>	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
<u>ASSETS:</u>						
Current Assets	\$ 30,671	\$ 25,034	\$ 35,173	\$ 28,263	\$ 65,844	\$ 53,297
Noncurrent Assets (EHOP)	160	159	-	-	160	159
Capital Assets, Net	35,355	35,057	62,298	63,155	97,653	98,212
Total Assets	66,186	60,250	97,471	91,418	163,657	151,668
<u>LIABILITIES:</u>						
Current & Other Liabilities	3,984	3,495	2,737	2,601	6,721	6,096
Long-term Liabilities	5,370	5,390	16,961	18,708	22,331	24,098
Total Liabilities	9,354	8,885	19,698	21,309	29,052	30,194
<u>DEFERRED INFLOWS OF RESOURCES:</u>						
Unavailable Revenue						
From Property Taxes	577	381	-	-	577	381
Lease Related	7	25	-	-	7	25
Total Deferred Inflows	584	406	-	-	584	406
<u>NET POSITION :</u>						
Invested in Capital Assets, Net of Related Debt	29,999	29,621	43,603	42,743	73,602	77,364
Restricted	2,854	2,732	4,252	4,306	7,106	7,038
Unrestricted	23,395	18,606	29,918	23,060	53,313	41,666
Total Net Position	\$ 56,248	\$ 50,959	\$ 77,773	\$ 70,109	\$ 134,021	\$ 121,068

As indicated earlier, net position may serve over time as a useful indicator of the Town's financial health. The Town's *overall* assets exceeded its liabilities and deferred inflows by \$ 134,020,479 at December 31, 2023.

By far the largest portion of the Town's Net Position (approximately 55%) reflects its net investment of \$73,601,818 in capital assets (inclusive of right-to-use lease assets) less the related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to the public; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town's Net Position, \$7,105,864 (approximately 5%) represents resources that are subject to restrictions as to how they may be used; this includes statutorily required TABOR emergency reserves and monies restricted for highway 6 devolution maintenance, capital improvements debt service, pool rebuild project funds, community enhancement, conservation trust purposes, HB21-1162 Funds, and accumulated ARPA grant earnings to be used for future authorized grant expenditure purposes.

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE – CONTINUED

The statement of activities reflects the cost of program services and the charges for services and sales, grants, and contributions offsetting services. The following detail reflects the total cost of services supported by program revenues and general property taxes, unrestricted state entitlements, and other general revenues, resulting in the overall change in net position for the current and prior fiscal year:

<i>(In Thousands)</i>	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
REVENUES:						
Program Revenues:						
Charges for Services/Sales	\$ 1,632	\$ 1,265	\$ 8,441	\$ 8,221	\$ 10,073	\$ 9,486
Operating Grants & Contrib.	1,464	609	-	5	1,464	614
Capital Grants & Contrib.	935	74	4,217	1,595	5,152	1,669
Total Program Revenues	4,031	1,948	12,658	9,821	16,689	11,769
General Revenues:						
Taxes	13,103	11,925	-	-	13,103	11,925
Intergovernmental Revenue	290	277	-	-	290	277
Impact Fees & Assessments	506	97	-	-	506	97
Interest/Investment Earnings	1,387	407	1,632	386	3,019	793
Other General Revenues	128	77	(21)	51	107	128
Total General Revenues	15,414	12,783	1,611	437	17,025	13,220
Total Revenues	19,445	14,731	14,269	10,258	33,714	24,989
PROGRAM EXPENSES:						
Town Council	220	163	-	-	220	163
General Government	1,884	605	-	-	1,884	605
General Administration	854	697	-	-	854	697
Community Development	1,181	1,174	-	-	1,181	1,174
Municipal Court	90	77	-	-	90	77
Public Safety	2,918	2,387	-	-	2,918	2,387
Public Works - Streets	2,043	1,881	-	-	2,043	1,881
Public Works - Bldg/Grounds	1,097	859	-	-	1,097	859
Information Center	27	21	-	-	27	21
Events	424	358	-	-	424	358
Engineering	291	302	-	-	291	302
Information Technology	867	619	-	-	867	619
Communication & Marketing	70	-	-	-	70	-
Open Space Preservation	331	239	-	-	331	239
Interest - Gen'l. Obligations	212	216	-	-	212	216
Depreciation - Unallocated	1,648	1,630	-	-	1,648	1,630
Water Utility	-	-	3,264	2,921	3,264	2,921
Wastewater Utility	-	-	2,502	2,441	2,502	2,441
Refuse Utility	-	-	786	670	786	670
Stormwater Utility	-	-	53	4	53	4
Total Expenses	14,157	11,228	6,605	6,036	20,762	17,264
INCREASE (DECREASE) IN NET POSITION	\$ 5,288	\$ 3,503	\$ 7,664	\$ 4,222	\$ 12,952	\$ 7,725

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE – CONTINUED

Governmental Activities

Revenues

Revenues increased over the prior year primarily due to additional taxes, interest and grants received.

Expenses

Program expenses decreased for governmental activities, primarily resulting from savings in streets maintenance expenses as compared to the prior year, while business-type activities expenses approximated those of the prior period (with the exception of the new Stormwater Utility Enterprise Fund).

As indicated above, the statement of activities reflects the cost of program services and the charges for services, grants, and contributions offsetting those services. The following table summarizes the information from the statement of activities, reflecting the total cost of program services and the remaining net cost of program services supported by taxes and other general revenues:

<i>(In Thousands)</i>	Total Cost of Service		Net Cost of Services	
	2023	2022	2023	2022
Town Council	\$ 220	\$ 163	\$ 220	\$ 163
General Government	1,884	605	34	(561)
General Administration	854	697	854	697
Community Development	1,181	1,174	(172)	1,013
Municipal Court	90	77	90	77
Public Safety	2,918	2,387	2,737	1,259
Public Works - Streets	2,043	1,881	1,629	1,464
Public Works - Bldgs/Grounds	1,097	859	876	785
Information Center	27	21	27	21
Events	424	358	413	358
Engineering	291	302	291	302
Information Technology	867	619	867	619
Marketing and Communication	70	-	70	-
Open Space Preservation	331	239	331	237
Interest - General Obligation Debt	212	216	212	216
Unallocated Depreciation	1,648	1,630	1,648	1,630
Total Expenses	<u>\$ 14,157</u>	<u>\$ 11,228</u>	<u>\$ 10,127</u>	<u>\$ 9,280</u>

The dependence on general revenues for governmental activities is apparent. Approximately 72% of fiscal 2023 program services were supported through taxes and other general revenues and 83% in 2022. The community as a whole is the primary support for the Town's activities.

Business-Type Activities – The results of operations of the business-type activity indicate that the utility funds are generating enough revenues to be self-sustaining without assistance from the general fund:

<i>(In Thousands)</i>	Fiscal Year 2023	Fiscal Year 2022
Program Revenues	\$ 12,658	\$ 9,821
Taxes and Other General Revenues	<u>1,611</u>	<u>437</u>
Total Revenues	14,269	10,258
Expenses	<u>(6,605)</u>	<u>(6,036)</u>
Net Income (Loss)	<u>\$ 7,664</u>	<u>\$ 4,222</u>

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN AS A WHOLE – CONTINUED

Business-Type Activities, continued

Revenues

Charges for services for business-type activities increased \$220 thousand as compared to the prior year.

Expenses

Total enterprise expenditures increased approximately \$569 thousand from the previous fiscal year.

THE TOWN'S FUNDS

Governmental Funds

The governmental fund level financial statements focus on how services were financed in the short-term as well as what remains for future spending. The governmental fund level financial statements are reported on the modified accrual basis of accounting. At the fund level, under the modified accrual basis of accounting, depreciable assets and their related depreciation expense are not reflected as they are not a current period financial resource or use. In addition, at the fund level, inflows from operating loans are presented as a revenue item while outflows for capital outlay and debt service principal payments are presented as an expenditure item, as these items represent current period financial resources and uses.

The focus of the Town's governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. Such information is useful in assessing the Town's financing requirements. In particular, unreserved fund balance may serve as a useful measure of the Town's net resources available for spending at the end of the fiscal year.

Total governmental funds had revenues and other financing sources of \$22,239,544 and expenditures and other financing uses of \$17,252,335.

Governmental fund revenues increased approximately \$4.5 million from the prior fiscal year, primarily from increased sales tax collections and interest revenues.

Governmental fund expenditures increased approximately \$3.8 million from the prior fiscal year, primarily due to year-to-year changes in amounts expended on capital projects and overall services to the Town's citizenry.

Overall governmental fund balances increased approximately \$5 million from the prior fiscal year. The ending combined fund balance of \$26.5 million represents the amount available for future spending, which is represented as follows:

General Fund	\$ 7,478,461
Capital Projects Fund	15,365,100
Sales Tax Capital Impr Projects Fund	2,602,791
Non-major Special Revenue Funds	<u>1,086,591</u>
Total Governmental Fund Balances	<u>\$ 26,532,943</u>

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

THE TOWN'S FUNDS – CONTINUED

Proprietary Funds

The proprietary fund level financial statements, as discussed above, use the same basis of accounting as business-type activities.

- The Water Enterprise Fund ending net position increased from \$51,524,886 to \$55,949,956.
- The Wastewater Enterprise Fund ending net position increased from \$18,097,088 to \$21,285,816.
- The Refuse Enterprise Fund ending net position increased from \$318,416 to \$320,442.
- The Stormwater Enterprise Fund ending net position increased from \$168,233 to \$216,757.

Positive changes in net position reflect that the enterprise funds are currently generating enough operating and non-operating revenues to offset current year operating and non-operating expenses, whereas negative changes would reflect that the activity did not. The ending net position in the enterprise activities represent the amount of net resources, including capital assets, available to provide future utility services and capacity improvements to the general public of the Town of Eagle.

GENERAL FUND BUDGETING HIGHLIGHTS

The Town's procedures in establishing the budgetary data reflected in the financial statements is summarized in *Note 1(E)* of the financial statements. Budgets are adopted on a basis consistent with generally accepted accounting principles (GAAP) with the exception of the Proprietary (Enterprise) Funds. The reconciliation of the budgetary differences of the Proprietary Fund to GAAP is found in *Note 8*.

The budgeting system of the Town uses a line-item based budget, which is designed to control line-item expenditures, but provide flexibility for overall budgetary management. It is the Town's policy to amend the original budget appropriations as additional information is acquired during the fiscal year to more accurately reflect current year operating activity.

During the year, the Town amended its budgeted appropriations as follows:

	Original	Revised	Increase (Decrease)
General Fund	\$ 14,235,005	\$ 15,008,346	\$ 773,341
Capital Projects Fund	3,017,854	3,436,067	418,213
Sales Tax Cap Impr Projects Fund	1,242,488	2,395,249	1,152,761
Conservation Trust Fund	-	-	-
Open Space Preservation Fund	519,146	416,824	(102,322)
Eagle Downtown Devel. Authority	37,898	37,898	-
Water Fund	9,031,741	8,073,250	(958,491)
Wastewater Fund	4,014,172	3,744,406	(269,766)
Refuse Fund	736,053	794,388	58,335
Stormwater Fund	86,033	50,485	(35,548)

The above budget amendments were adopted to adjust for changes in available revenues from original expectations and revised expected year-end expenditures primarily resulting from timing of capital projects.

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

GENERAL FUND BUDGETING HIGHLIGHTS - CONTINUED

General Fund Resources (Inflows)

The Town's final budgetary revenues and other financing sources in the amount of \$14,091,195 did not meet budgetary expectations of \$14,229,877 by \$138,682 primarily due to grant timing. It is not anticipated that the variance will have a significant effect on future services or liquidity. Further detail of individual line-item revenues for the general fund can be found in the 'Other Supplemental Information' section following the financial statements.

General Fund Charges to Appropriations (Outflows)

The Town's final budgetary expenditures and other financing uses of \$13,928,768 were \$1,079,578 less than the final appropriated fund balance of \$15,008,346. Positive variances were found throughout the majority of the Town's functional expenditure categories. Savings primarily occurred from unused personnel and purchased services appropriations, and unused contingency budgets. It is not anticipated that these variances will have a significant effect on future services or liquidity.

Further detail of individual line-item expenditures for the general fund can be found in the 'Supplemental Information' section following the financial statements.

* * *

The Town Council and the Town's management continue to strive to budget appropriate amounts for each individual line item. This year's overall savings are indicative of the efforts to provide services in the most economical manner. This year's savings will have a positive impact on future year's fund balances.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At the end of 2023, the Town had a total of \$97,600,875 in capital assets, consisting of \$35,302,924 in governmental activities and \$62,297,951 in business-type activities. The following reflects the balances the current fiscal year compared to the prior fiscal year, net of depreciation and amortization:

<i>(In Thousands)</i>	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
<i>Net of Depreciation:</i>						
Land/Easements	\$ 4,080	\$ 4,080	\$ 473	\$ 378	\$ 4,553	\$ 4,458
Water Rights	-	-	9,144	9,144	9,144	9,144
Parks/Improvements	9,808	9,755	-	-	9,808	9,755
Buildings/Improvements	3,619	2,873	111	52	3,730	2,925
Rec Center/Pool/Ice Rink	3,045	3,150	-	-	3,045	3,150
Equipment	1,317	1,339	17	53	1,334	1,392
Infrastructure	10,984	12,336	51,248	52,622	62,232	64,958
Construction-in-Progress	2,450	1,392	1,305	906	3,755	2,298
	<u>\$ 35,303</u>	<u>\$ 34,925</u>	<u>\$ 62,298</u>	<u>\$ 63,155</u>	<u>\$ 97,601</u>	<u>\$ 98,080</u>

The Town also had \$52,536 in Right-to-use (ROU) Lease Assets, Net of accumulated amortization.

Additional information can be found in *Note 5* of the Financial Statements.

TOWN OF EAGLE, COLORADO
MANAGEMENT'S DISCUSSION AND ANALYSIS (UNAUDITED)
For the Fiscal Year Ended December 31, 2023

CAPITAL ASSETS AND DEBT ADMINISTRATION - *CONTINUED*

Debt

At December 31, 2023 the Town had total outstanding long-term debt of \$24,353,789. Of this amount, governmental activities carry bonds of \$5,150,425 of bonds payable, \$155,094 lease-purchase payable and compensated absences of \$266,861. Business-type activities carry \$18,385,837 of notes payable, \$266,037 of bonds payable, \$42,963 of lease-purchase payable and compensated absences of \$86,572.

Governmental activities also had \$51,237 of ROU lease commitments at December 31, 2023.

See *Note 6 Lease Commitments and Long-term Debt Obligations* for a detail of the terms and annual debt service requirements to amortize the Town's long-term debt.

CURRENT ISSUES, ECONOMIC CONDITION AND OUTLOOK

The Town's 2024 adopted budget reflects the current issues, economic condition and outlook of administration and elective officials; it is a living document that serves as a planning tool for the upcoming year which uses a balanced approach to revenues and expenditures for all funds to accomplish the priorities of the Town Council, staff and the community, while maintaining the current level of service to the Town's constituents.

Most of the Town's revenues are generated by sales tax and the Town considers economic development as important to ensure long-term financial stability. The Town plans to make investments in economic development in 2024 including a Town-Wide Economic Development Plan and ongoing economic dashboard updates and establish a separate Broadband Fund to offer wireless internet to Eagle residents on a larger scale.

Long-range planning initiatives include the Highway 6/Grand Avenue Corridor Plan, the Open Space & Trails Master Plan, an Eagle First Financing Strategy and a Commercial Linkage Nexus Study to require commercial developers to provide housing (or a fee in lieu) based on the nature and extent of a future commercial project which will be important to have in place well before large scale development occurs in recently annexed areas, such as East Eagle.

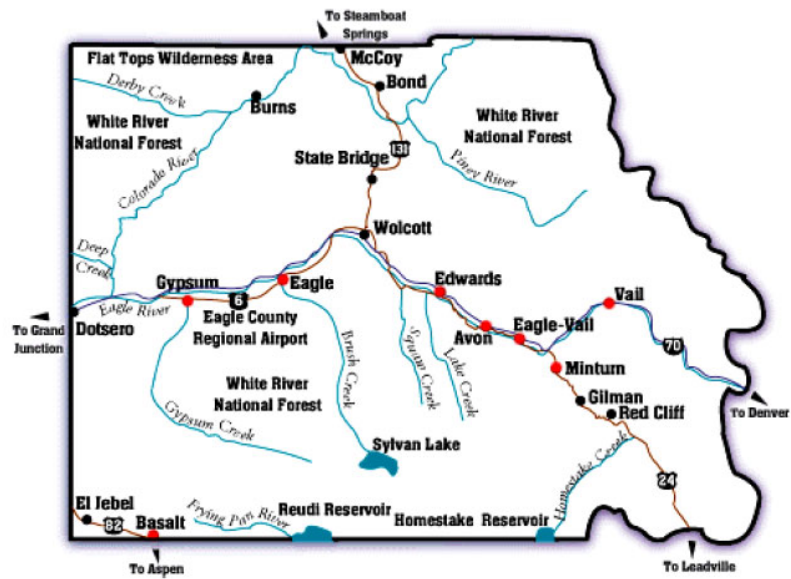
In addition, the Town has budgeted for administrative initiatives, infrastructure and capital improvements (including the Pool Rebuild Project), investments in public safety and equipment, ongoing sustainability and conservation, and structural and organizational changes to keep up with growth the Town has been experiencing.

The Town continues to execute the Strategic Plan and make investments in economic development, service delivery and organizational capacity. It is the Town's goal to become a standard-driven organization operating with professionalism in which progress made towards proactive policies and initiatives will serve the Town well.

CONTACTING THE TOWN'S FINANCIAL MANAGEMENT

This financial report is designed to provide our residents, customers, taxpayers, investors, and creditors with a general overview of the Town's finances and to show the Town's accountability for the money it receives. If you have any questions regarding this report or need additional information, please contact:

Town Eagle, Colorado
P.O. Box 609
Eagle, CO 81631
Phone: (970)328-6354
Fax: (970) 328-5203



GOVERNMENT - WIDE FINANCIAL STATEMENTS

TOWN EAGLE, COLORADO
STATEMENT OF NET POSITION
December 31, 2023

	Governmental Activities	Business-type Activities	Totals
ASSETS			
Cash and Investments	\$ 23,753,258	\$ 30,146,243	\$ 53,899,501
Restricted Cash and Investments	3,842,367	4,252,050	8,094,417
Receivables – Net			
Due from County Treasurer	3,943	-	3,943
Taxes and Other Receivables	1,508,695	-	1,508,695
Property Taxes	551,272	-	551,272
Accounts Receivable, Net	-	624,841	624,841
Intergovernmental Grants	885,469	-	885,469
Leases Receivable	8,700	-	8,700
Inventory	-	119,329	119,329
Prepaid Expenses	117,117	30,333	147,450
Funds Held by Fiscal Agent (EHOP)	151,731	-	151,731
Notes Receivable (EHOP)	7,936	-	7,936
Capital Assets:			
Non-Depreciable Capital Assets	6,529,285	10,921,877	17,451,162
Depreciable Capital Assets, Net	28,773,639	51,376,074	80,149,713
Right-to-Use (ROU) Assets, Net	52,536	-	52,536
TOTAL ASSETS	66,185,948	97,470,747	163,656,695
LIABILITIES			
Accounts Payable	1,509,746	417,047	1,926,793
Retainage Payable	53,615	-	53,615
Accrued Liabilities	222,573	165,770	388,343
Unearned Revenues	1,530,324	333,550	1,863,874
Deposits and Other Liabilities	413,923	-	413,923
Long-term Debt:			
Portion Due or Payable within One Year:			
ROU Leases	17,923	-	17,923
Lease Purchase	77,547	21,481	99,028
Loans and Bonds Payable, Net of Premium	158,251	1,799,237	1,957,488
Portion Due or Payable After One Year:			
Compensated Absences	266,861	86,572	353,433
ROU Leases	33,314	-	33,314
Lease Purchase	77,547	21,482	99,029
Loans and Bonds Payable, Net of Premium	4,992,174	16,852,637	21,844,811
TOTAL LIABILITIES	9,353,798	19,697,776	29,051,574
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue –			
From Property Taxes	577,283	-	577,283
ROU Lease Related	7,359	-	7,359
TOTAL DEFERRED INFLOWS	584,642	-	584,642
NET POSITION:			
Invested in Capital Assets, Net of Related Debt	29,998,704	43,603,114	73,601,818
Restricted	2,853,814	4,252,050	7,105,864
Unrestricted (Deficit)	23,394,990	29,917,807	53,312,797
TOTAL NET POSITION	\$ 56,247,508	\$ 77,772,971	\$ 134,020,479

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

TOWN EAGLE, COLORADO
STATEMENT OF ACTIVITIES
For the Fiscal Year Ended December 31, 2023

FUNCTION/PROGRAM ACTIVITIES		PROGRAM REVENUES		
		Charges For Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions
PRIMARY GOVERNMENT	<u>EXPENSES</u>			
GOVERNMENTAL ACTIVITIES:				
Town Council	\$ 219,913	\$ -	\$ -	\$ -
General Government	1,884,272	1,458,894	52,736	338,475
General Administration	853,679	-	-	-
Community Development	1,181,414	66,823	911,634	375,000
Municipal Court	90,486	-	-	-
Public Safety	2,917,549	95,089	85,174	-
Public Works – Streets	2,043,432	-	414,476	-
Public Works – Buildings/Grounds	1,096,740	-	-	220,850
Information Center	27,491	-	-	-
Events	424,171	11,105	-	-
Engineering	290,655	-	-	-
Information Technology	866,913	-	-	-
Communications and Marketing	69,532	-	-	-
Open Space Preservation	330,762	-	-	-
Interest on Long-term Debt	211,738	-	-	-
Depreciation – Unallocated (<i>See Note 1(G)</i>)	1,648,279	-	-	-
TOTAL GOVERNMENTAL ACTIVITIES	<u>14,157,026</u>	<u>1,631,911</u>	<u>1,464,020</u>	<u>934,325</u>
BUSINESS-TYPE ACTIVITIES:				
Water Utility	3,263,862	4,591,064		2,023,738
Wastewater Utility	2,502,202	2,987,334	-	2,193,620
Refuse Utility	785,980	770,999	-	-
Stormwater Utility	52,795	91,735	-	-
TOTAL BUSINESS-TYPE ACTIVITIES	<u>6,604,839</u>	<u>8,441,132</u>	<u>-</u>	<u>4,217,358</u>
TOTAL PRIMARY GOVERNMENT	<u>\$ 20,761,865</u>	<u>\$ 10,073,043</u>	<u>\$ 1,464,020</u>	<u>\$ 5,151,683</u>

GENERAL REVENUES:

Taxes:

Property Taxes, Levied for General Purposes
Specific Ownership Taxes, for General Purposes
Sales Tax, for General Purposes
Sales and Use Tax, for Capital Improvements
Other Taxes: Community Enhancement, Lodging,
Franchise, Marketing, Use and Severance Taxes
Grants and Entitlements Not Restricted to Specific Programs:
Intergovernmental Taxes – County Sales Tax
Intergovernmental Federal Mineral Lease Revenues
Impact Fees and Assessments
Gain (Loss) on Asset Disposition
Unrestricted Interest and Investment Earnings
Miscellaneous

Total General Revenues

Change in Net Position

NET POSITION – BEGINNING OF YEAR

NET POSITION – END OF YEAR

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

NET (EXPENSE) REVENUE AND
CHANGES IN NET POSITION

Governmental Activities	Business-Type Activities	Total
\$ (219,913)		\$ (219,913)
(34,167)		(34,167)
(853,679)		(853,679)
172,043		172,043
(90,486)		(90,486)
(2,737,286)		(2,737,286)
(1,628,956)		(1,628,956)
(875,890)		(875,890)
(27,491)		(27,491)
(413,066)		(413,066)
(290,655)		(290,655)
(866,913)		(866,913)
(69,532)		(69,532)
(330,762)		(330,762)
(211,738)		(211,738)
<u>(1,648,279)</u>		<u>(1,648,279)</u>
<u>(10,126,770)</u>		<u>(10,126,770)</u>
	\$ 3,350,940	3,350,940
	2,678,752	2,678,752
	(14,981)	(14,981)
	<u>38,940</u>	<u>38,940</u>
	<u>6,053,651</u>	<u>6,053,651</u>
<u>(10,126,770)</u>	<u>6,053,651</u>	<u>(4,073,119)</u>
400,089	-	400,089
21,902	-	21,902
8,296,117	-	8,296,117
1,037,015	-	1,037,015
3,347,659	-	3,347,659
288,605	-	288,605
1,865	-	1,865
506,162	-	506,162
72,281	(71,515)	766
1,387,137	1,631,837	3,018,974
<u>55,634</u>	<u>50,375</u>	<u>106,009</u>
<u>15,414,466</u>	<u>1,610,697</u>	<u>17,025,163</u>
5,287,696	7,664,348	12,952,044
<u>50,959,812</u>	<u>70,108,623</u>	<u>121,068,435</u>
<u>\$ 56,247,508</u>	<u>\$ 77,772,971</u>	<u>\$ 134,020,479</u>

FUND FINANCIAL STATEMENTS

TOWN OF EAGLE, COLORADO
BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2023

	General Fund	Capital Projects Fund	Sales Tax Capital Imprvmt Projects Fund
<u>ASSETS:</u>			
Cash and Investments	\$ 6,452,951	\$ 13,695,448	\$ 2,770,083
Restricted Cash and Investments	1,653,901	1,788,531	161,619
Receivables – Net:			
Due from County Treasurer	3,943	-	-
Taxes and Other Receivables	1,150,004	113,832	197,984
Property Taxes	551,272	-	-
Intergovernmental Grants	885,469	-	-
Leases Receivable (NPV)	8,700	-	-
Prepaid Expenses	57,012	50,000	10,105
Funds Held by Fiscal Agent (EHOP)	151,731	-	-
Notes Receivable (EHOP)	7,936	-	-
Total Assets	<u>\$ 10,922,919</u>	<u>\$ 15,647,811</u>	<u>\$ 3,139,791</u>
<u>LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES:</u>			
Liabilities:			
Accounts Payable	\$ 705,719	\$ 277,106	\$ 524,931
Retainage Payable	35,941	5,605	12,069
Accrued Liabilities	199,920	-	-
Unearned Revenues	1,530,324	-	-
Deposits and Other Liabilities	413,923	-	-
Total Liabilities	<u>2,885,827</u>	<u>282,711</u>	<u>537,000</u>
Deferred Inflows of Resources:			
Unavailable Revenues -			
From Property Taxes	551,272	-	-
ROU Lease Related	7,359	-	-
Total Deferred Inflows	<u>558,631</u>	<u>-</u>	<u>-</u>
Fund Balances:			
Non-Spendable	216,679	50,000	10,105
Restricted for –			
Highway 6 Devolution Maintenance	-	1,788,531	-
Capital Improvements Debt Service	-	-	161,619
Pool Rebuild Project	-	-	103,000
Community Enhancement	-	51,242	-
Conservation Trust	-	-	-
ARPA Grant Earnings	123,855	-	-
HB21-1162	26,251	-	-
Emergency Reserves	361,000	-	-
Committed for –			
Open-space Preservation	-	-	-
Assigned for –			
Capital Projects	-	13,475,327	2,328,067
Unassigned	6,750,676	-	-
Total Fund Balances	<u>7,478,461</u>	<u>15,365,100</u>	<u>2,602,791</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances	<u>\$ 10,922,919</u>	<u>\$ 15,647,811</u>	<u>\$ 3,139,791</u>

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

Non-Major Special Revenue Funds	Total Governmental Funds
\$ 834,776	\$ 23,753,258
238,316	3,842,367
-	3,943
46,875	1,508,695
-	551,272
-	885,469
-	8,700
-	117,117
-	151,731
-	7,936
<u>\$ 1,119,967</u>	<u>\$ 30,830,488</u>

\$ 1,990	\$ 1,509,746
-	53,615
5,375	205,295
-	1,530,324
-	413,923
<u>7,365</u>	<u>3,712,903</u>

26,011	577,283
-	7,359
<u>26,011</u>	<u>584,642</u>

-	276,784
-	1,788,531
-	161,619
-	103,000
31,687	82,929
206,629	206,629
-	123,855
-	26,251
-	361,000
848,275	848,275
-	15,803,394
-	6,750,676
<u>1,086,591</u>	<u>26,532,943</u>

<u>\$ 1,119,967</u>	<u>\$ 30,830,488</u>
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TOWN OF EAGLE, COLORADO
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
December 31, 2023

TOTAL GOVERNMENTAL FUND BALANCES	\$26,532,943
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Amounts reported for governmental activities on the statement of net position is different because of the following:

Right-of-use lease assets and capital assets used in governmental activities are not financial resources and therefore, are not reported in the governmental funds.

Right-of-Use Lease Assets	\$ 106,508	
Less Accumulated Amortization	(53,972)	
Governmental Capital Assets	72,161,492	
Less Accumulated Depreciation	<u>(36,858,568)</u>	35,355,460

Some liabilities are not due and payable in the current year and, therefore, are not reported in the governmental funds.

Accrued Interest on Long-term Liabilities	\$ (17,278)	
Current Portion of Lease Commitments	(17,923)	
Current Portion of Lease-Purchase	(77,547)	
Current Portion of Bonds, Net of Premium	<u>(158,251)</u>	(270,999)

Long-term liabilities are not due and payable in the current year and, therefore, are not reported in the governmental funds.

Compensated Absences	\$ (266,861)	
ROU Leases	(33,314)	
Lease Purchase	(77,547)	
Bonds Payable, Net of Premium	<u>(4,992,174)</u>	<u>(5,369,896)</u>

NET POSITION OF GOVERNMENTAL ACTIVITIES	<u>\$ 56,247,508</u>
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The accompanying notes are an integral part of these financial statements.

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
For the Year Ended December 31, 2023

	General Fund	Capital Projects Fund	Sales Tax Capital Imprvmt Projects Fund
<u>Revenues:</u>			
Local Taxes and Assessments	\$ 10,092,176	\$ 2,188,214	\$ 1,037,015
Licenses and Permits	975,115	-	-
Intergovernmental	771,387	-	338,475
Charges for Services	559,485	-	-
Fines, Forfeits and Penalties	75,961	-	-
Grants	928,502	-	-
Interest	567,482	641,343	128,056
Miscellaneous	105,097	375,000	-
	<u>14,075,205</u>	<u>3,204,557</u>	<u>1,503,546</u>
Total Revenues			
<u>Expenditures:</u>			
Town Council	219,913	-	-
General Government	1,465,199	1,058,885	749,191
General Administration	840,121	-	-
Community Development	1,169,368	-	-
Municipal Court	90,195	-	-
Public Safety	2,756,557	82,369	-
Public Works – Streets	1,824,409	614,758	-
Public Works – Bldg & Grounds	1,064,804	99,601	-
Information Center	27,491	-	-
Events	424,171	-	-
Engineering	294,585	-	-
Information Technology	861,537	-	-
Communications & Marketing	67,418	-	-
Open-Space Preservation	-	-	-
Debt Service:			
Principal	-	-	110,000
Interest	-	-	211,738
	<u>11,105,768</u>	<u>1,855,613</u>	<u>1,070,929</u>
Total Expenditures			
Excess Revenues Over (Under) Expenditures	2,969,437	1,348,944	432,617
<u>Other Financing Sources (Uses):</u>			
Developer Contributions	-	220,850	-
Transfers in from Other Funds	15,990	2,550,000	103,000
Transfers (to) from Other Funds	(2,823,000)	-	-
	<u>162,427</u>	<u>4,119,794</u>	<u>535,617</u>
Excess Revenues and Other Sources Over (Under) Expenditures and Other Uses			
Fund Balances – Beginning	7,316,034	11,245,306	2,067,174
Fund Balances – Ending	<u>\$ 7,478,461</u>	<u>\$ 15,365,100</u>	<u>\$ 2,602,791</u>

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

Non-Major Special Revenue Funds	Total Governmental Funds
\$ 293,404	\$ 13,610,809
-	975,115
52,736	1,162,598
-	559,485
-	75,961
-	928,502
50,256	1,387,137
-	480,097
<u>396,396</u>	<u>19,179,704</u>
-	219,913
-	3,273,275
-	840,121
13,532	1,182,900
-	90,195
-	2,838,926
-	2,439,167
-	1,164,405
-	27,491
-	424,171
-	294,585
-	861,537
-	67,418
367,503	367,503
-	110,000
-	211,738
<u>381,035</u>	<u>14,413,345</u>
15,361	4,766,359
-	220,850
170,000	2,838,990
<u>(15,990)</u>	<u>(2,838,990)</u>
169,371	4,987,209
<u>917,220</u>	<u>21,545,734</u>
<u>\$ 1,086,591</u>	<u>\$ 26,532,943</u>

TOWN OF EAGLE, COLORADO
RECONCILIATION OF STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
For the year ended December 31, 2023

NET CHANGE IN FUND BALANCES – TOTAL GOVERNMENTAL FUNDS \$ 4,987,209

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

Governmental Funds report capital outlays as capital expenditures; however, on the Statement of Activities the cost of those assets is allocated over their estimated useful life as depreciation. This is the amount by which depreciation exceeded capital outlays.

Capital Outlay	\$ 2,686,787	
Depreciation	<u>(2,308,530)</u>	378,257

Governmental Funds report lease activity as expenditures; however, on the Statement of Activities the right-of-use assets are recognized at net present value and the related lease commitments are recognized over the term of the leases, with applicable adjustments to lease expense. This is the change in the net present value (NPV) of right-of-use assets net of changes in lease commitments.

312

Interest expense is recognized as an expenditure in the governmental funds when it is due as it requires the use of current financial resources; however, in the Statement of Activities interest expense is recognized as the interest accrues regardless of when due. This is the amount by which accrued interest decreased from the previous fiscal year:

367

Compensated absences not payable from current resources are not reported as expenditures of the current year. In the Statement of Activities, these costs represent expenses of the current year. This is the amount accrued leave increased this year.

(77,523)

Premiums on the issuance of long-term debt increase current financial resources to governmental funds; however, on the Statement of Activities, the premium is allocated over the term of the long-term debt as accretion of bond premium. This is the amount of accretion of bond premium recognized on the current year statement of activities.

44,168

Proceeds from the issuance of long-term debt provide current financial resources to governmental funds, but issuing long-term debt increases long-term liabilities in the Statement of Net Position. Repayment of debt principal is an expenditure in the funds, but the repayment reduces long-term liabilities in the Statement of Net Position.

Current Lease-Purchase Proceeds	\$ (155,094)	
Current Period Debt Repayment	<u>110,000</u>	<u>(45,094)</u>

CHANGE IN NET POSITION OF GOVERNMENTAL ACTIVITIES \$ 5,287,696

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

TOWN OF EAGLE, COLORADO
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
December 31, 2023

	Business-Type Activities (Proprietary/Enterprise Funds)				
	Water Fund	Wastewater Fund	Refuse Fund	Stormwater Fund	Total
ASSETS:					
Current Assets:					
Cash & Investments	\$ 17,478,082	\$ 12,092,325	\$ 362,555	\$ 213,281	\$ 30,146,243
Restricted Cash & Investments	3,866,480	385,570	-	-	4,252,050
Accounts Receivable, Net	248,224	276,279	88,826	11,512	624,841
Inventory	119,329	-	-	-	119,329
Prepaid Expense	29,600	367	366	-	30,333
Total Current Assets	<u>21,741,715</u>	<u>12,754,541</u>	<u>451,747</u>	<u>224,793</u>	<u>35,172,796</u>
Non-Current Assets:					
Capital Assets, Net	<u>48,388,701</u>	<u>13,881,311</u>	<u>27,939</u>	<u>-</u>	<u>62,297,951</u>
Total Non-Current Assets	<u>48,388,701</u>	<u>13,881,311</u>	<u>27,939</u>	<u>-</u>	<u>62,297,951</u>
 Total Assets	<u>\$ 70,130,416</u>	<u>\$ 26,635,852</u>	<u>\$ 479,686</u>	<u>\$ 224,793</u>	<u>\$ 97,470,747</u>
LIABILITIES AND NET POSITION:					
Liabilities:					
Current Liabilities:					
Accounts Payable	\$ 118,779	\$ 216,158	\$ 81,769	\$ 341	\$ 417,047
Retainage Payable	-	-	-	-	-
Accrued Liabilities	95,200	70,570	-	-	165,770
Unearned Revenues	-	248,380	77,475	7,695	333,550
Current Maturities of					
Long-term Debt, Net	<u>974,651</u>	<u>846,067</u>	<u>-</u>	<u>-</u>	<u>1,820,718</u>
Total Current Liabilities	<u>1,188,630</u>	<u>1,381,175</u>	<u>159,244</u>	<u>8,036</u>	<u>2,737,085</u>
Non-Current Liabilities:					
Compensated Absences	44,378	42,194	-	-	86,572
Lease – Purchase	13,324	8,158	-	-	21,482
Notes Payable, Net of Premium	12,934,128	3,918,509	-	-	16,852,637
Bonds Payable	-	-	-	-	-
Total Non-Current Liabilities	<u>12,991,830</u>	<u>3,968,861</u>	<u>-</u>	<u>-</u>	<u>16,960,691</u>
Total Liabilities	<u>14,180,460</u>	<u>5,350,036</u>	<u>159,244</u>	<u>8,036</u>	<u>19,697,776</u>
Net Position:					
Invested in Capital Assets,					
Net of Related Debt	34,466,598	9,108,577	27,939	-	43,603,114
Restricted					
Debt Service Reserve	478,855	385,570	-	-	864,425
Plant Investment Fee Credits	3,387,625	-	-	-	3,387,625
Unrestricted	<u>17,616,878</u>	<u>11,791,669</u>	<u>292,503</u>	<u>216,757</u>	<u>29,917,807</u>
Total Net Position	<u>55,949,956</u>	<u>21,285,816</u>	<u>320,442</u>	<u>216,757</u>	<u>77,772,971</u>
 Total Liabilities & Net Position	<u>\$ 70,130,416</u>	<u>\$ 26,635,852</u>	<u>\$ 479,686</u>	<u>\$ 224,793</u>	<u>\$ 97,470,747</u>

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

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
PROPRIETARY FUNDS
For the Year Ended December 31, 2023

	Business-Type Activities (Proprietary/Enterprise Funds)				
	Water Fund	Wastewater Fund	Refuse Fund	Stormwater Fund	Total
<u>OPERATING REVENUES:</u>					
Service Fees	\$ 4,555,698	\$ 2,987,334	\$ 770,999	\$ 91,735	\$ 8,405,766
Meters and Materials	35,366	-	-	-	35,366
Miscellaneous	-	-	-	-	-
TOTAL OPERATING REVENUES	4,591,064	2,987,334	770,999	91,735	8,441,132
<u>OPERATING EXPENSES:</u>					
Personnel Services	874,293	693,529	10,575	-	1,578,397
Supplies	300,576	118,819	977	-	420,372
Purchased Services	557,348	636,717	758,784	52,715	2,005,564
Insurance	78,830	36,810	664	80	116,384
Depreciation	1,005,824	788,318	980	-	1,795,122
TOTAL OPERATING EXPENSES	2,816,871	2,274,193	771,980	52,795	5,915,839
OPERATING INCOME (LOSS)	1,774,193	713,141	(981)	38,940	2,525,293
<u>NON-OPERATING REVENUE (EXPENSE):</u>					
Interest & Earnings on Investments	1,047,283	557,963	17,007	9,584	1,631,837
Accretion of Debt Premium	26,847	23,528	-	-	50,375
Loss on Disposition of Assets	-	(71,515)	-	-	(71,515)
Interest Expense & Fiscal Charges	(342,617)	(171,604)	-	-	(514,221)
Administrative Fee – General Fund	(104,374)	(56,405)	(14,000)	-	(174,779)
TOTAL NON-OPERATING REVENUE (EXPENSE)	627,139	281,967	3,007	9,584	921,697
INCOME (LOSS) BEFORE TRANSFERS & CAPITAL CONTRIBUTIONS	2,401,332	995,108	2,026	48,524	3,446,990
<u>CAPITAL CONTRIBUTIONS:</u>					
Tap and Improvement Fees	2,011,238	2,181,120	-	-	4,192,358
Grants & Contributions	12,500	12,500	-	-	25,000
TOTAL CAPITAL CONTRIBUTIONS	2,023,738	2,193,620	-	-	4,217,358
<u>TRANSFERS:</u>					
Transfers In (Out)	-	-	-	-	-
CHANGE IN NET POSITION	4,425,070	3,188,728	2,026	48,524	7,664,348
FUND NET POSITION- BEGINNING	51,524,886	18,097,088	318,416	168,233	70,108,623
FUND NET POSITION- ENDING	\$ 55,949,956	\$ 21,285,816	\$ 320,442	\$ 216,757	\$ 77,772,971

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

TOWN OF EAGLE, COLORADO
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
For the Year Ended December 31, 2023

	Business-Type Activities (Proprietary/Enterprise Funds)				
	Water Fund	Wastewater Fund	Refuse Fund	Stormwater Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:					
Cash Received from Customers	\$ 4,598,148	\$ 2,981,808	\$ 768,321	\$ 91,016	\$ 8,439,293
Cash Payments for Personnel Svcs	(852,316)	(687,858)	(10,612)	-	(1,550,786)
Cash Payments for Goods and Svcs	(1,019,973)	(709,976)	(731,736)	(52,483)	(2,514,168)
NET CASH PROVIDED BY OPERATING ACTIVITIES	2,725,859	1,583,974	25,973	38,533	4,374,339
CASH FLOWS FROM NON-CAPITAL FINANCING ACTIVITIES					
Inter-fund Admin Fees to Gen Fund	(104,374)	(56,405)	(14,000)	-	(174,779)
NET CASH PROVIDED (USED) BY NON-CAPITAL FINANCING ACTIVITIES	(104,374)	(56,405)	(14,000)	-	(174,779)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Tap & Impvmt/Plant Invest Fees	2,011,238	2,181,120	-	-	4,192,358
Grants & Contributions	12,500	12,500	-	-	25,000
Acq/Construction of Capital Assets	(722,542)	(222,806)	-	-	(945,348)
Principal Paid on Long-term Debt	(931,311)	(799,562)	-	-	(1,730,873)
Interest Paid on Long-term Debt	(342,617)	(171,604)	-	-	(514,221)
NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES	27,268	999,648	-	-	1,026,916
CASH FLOWS FROM INVESTING ACTIVITIES:					
Interest on Investments	1,047,283	557,963	17,007	9,584	1,631,837
NET CASH PROVIDED (USED) BY INVESTING ACTIVITIES	1,047,283	557,963	17,007	9,584	1,631,837
NET INCREASE (DECR.) CASH	3,696,036	3,085,180	28,980	48,117	6,858,313
CASH – BEGINNING OF YEAR	17,648,526	9,392,715	333,575	165,164	27,539,980
CASH – END OF YEAR	\$ 21,344,552	\$ 12,477,895	\$ 362,555	\$ 213,281	\$ 34,398,293

RECONCILIATION OF OPERATING INCOME (LOSS)

TO NET CASH PROVIDED (USED)

BY OPERATING ACTIVITIES:

Operating Income (Loss)	\$ 1,774,193	\$ 713,141	\$ (981)	\$ 38,940	\$ 2,525,293
<i>Non-Cash Expenses in Oper Income –</i>					
Depreciation	1,005,824	788,318	980	-	1,795,122
<i>Change in Assets and Liabilities –</i>					
Decrease (Increase) Receivables	7,084	(13,831)	(29,079)	(837)	(36,663)
Decrease (Increase) Inventory	(18,767)	-	-	-	(18,767)
Decrease (Increase) Prepaid Expense	4,091	-	-	-	4,091
Increase (Decrease) Unearned Rev.	-	8,305	26,401	118	34,824
Increase (Decrease) Payables	(68,543)	82,370	28,689	312	42,828
Increase (Decrease) Accrued Payroll	21,977	5,671	(37)	-	27,611
NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES	\$ 2,725,859	\$ 1,583,974	\$ 25,973	\$ 38,533	\$ 4,374,339

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

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Eagle are prepared in accordance with generally accepted accounting principles (GAAP) as applicable to governmental units. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations). Significant accounting policies of the Town of Eagle are described below.

A. Financial Reporting Entity

The Town of Eagle was originally incorporated in 1905, under provisions of Colorado State Statutes. The Town's home rule election was held in April of 2020 and provisions of its home rule charter were adopted which govern the Town. The Town operates under a Council-Mayoral form of government responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes. The Town's financial statements include the accounts of all Town operations.

The Governmental Accounting Standards Board (GASB) has specified the criteria to be used in defining a governmental entity for financial reporting purposes. The reporting entity consists of (a) the primary government; i.e., the Town, and (b) any organizations for which the Town is financially accountable. The Town 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 burdens on, the Town. Consideration is also given to other organizations that are fiscally dependent; i.e., unable to adopt a budget, levy taxes, or issue debt without approval of the Town. Organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete are also included in the reporting entity.

In conformity with generally accepted accounting principles, the following component unit is included in the financial reporting entity as a blended component unit.

Eagle Downtown Development Authority (the "DDA"). The DDA was approved by voters in 2020 and established by the Town Council under Ordinance 25-2020 as a body corporate known as the "Eagle Downtown Development Authority." The DDA has been established to halt and prevent deterioration of property values within the District, to assist in the development and redevelopment of the district, and to use its power to promote the general welfare of the district by the use of its direct and supplemental powers as authorized under *Part Eight of Article 25 of Title 31, Colorado Revised Statutes, 2021*. The DDA's boundaries are entirely within the Town of Eagle and is structured to be funded primarily with Sales Tax Increment Financing (TIF). Although the DDA is legally separate from the Town of Eagle, the Town is financially accountable for the organization because it appoints the voting majority of the DDA's governing body, is able to impose its will on the DDA, and the DDA has the potential to impose specific burdens on the Town; therefore, for financial reporting purposes the DDA is reported as if it were part of the Town's operations. Additional financial information for the DDA can be obtained from the Town of Eagle, Colorado.

Based on the criteria discussed above, the Town is not financially accountable for any other entity and, therefore, the Town's financial statements do not include any additional component units, nor do they exclude any additional potential component units requiring inclusion in the Town's reporting entity, nor is the Town a component unit of any other government.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

B. Basis of Presentation

The Town's basic financial statements consist of government-wide statements, including a statement of net position and statement of activities, and fund financial statements which provide a more detailed level of financial information.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The statement of net position and the statement of activities display information about the Town as a whole. These statements include the financial activities of the overall primary government.

The statement of net position presents the financial condition of the governmental activities of the Town at fiscal year-end and reports all financial and capital resources of the Town. The difference between the assets, deferred outflows of resources, liabilities, and deferred inflows of resources of the Town is reported as net position.

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

FUND FINANCIAL STATEMENTS

During the fiscal year, the Town segregates transactions related to certain functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance by segregating transactions related to certain governmental functions or activities. Fund financial statements are designed to present financial information of the Town at this more detailed level. The focus of governmental fund financial statements is on major funds. Each major fund is presented in a separate column. Non-major funds, if applicable, are aggregated and presented in a single column. Enterprise funds are reported by type.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

C. Fund Accounting

Governmental accounting systems are organized and operated on a fund basis. A fund is defined as a fiscal and accounting entity with a self-balancing set of accounts that comprise its assets, liabilities, fund equity, revenues and expenditures. The Town's funds are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations or limitations based upon the purposes for which they are to be spent and by means by which spending activities are controlled. The various funds of the Town are outlined in the following paragraphs.

GOVERNMENTAL FUNDS

General Fund – The General Fund is the general operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund. The General Fund balance is available to the Town for any purpose provided it is expended or transferred according to general statutory laws.

Capital Projects Fund – The Capital Projects Fund is used to account for financial resources to be used for the acquisition of fixed assets or construction of major capital projects (other than those financed by the General or other funds).

Sales Tax Capital Improvement Fund – The Sales Tax Capital Improvement Fund is used to account for the voter approved 0.5% sales tax for the acquisition, design and construction of the Eagle River Park project, improving, constructing, and maintaining other town parks, multi-use recreational facilities, and paved paths.

Special Revenue Funds – Special Revenue Funds are used to account for the proceeds of special revenue sources that are restricted or committed for purposes other than debt service or capital projects. The Conservation Trust Fund is a special revenue fund used to account for revenue from the Colorado Lottery restricted for the acquisition, development, and maintenance of new conservation sites or for capital improvements or maintenance for recreational purposes on any public site pursuant to Colorado Revised Statutes. The Open Space Preservation Fund is a special revenue fund used to account for revenue from the Town's Lodging and Occupancy Tax committed for the acquisition of open space lands, conservation, trail easements and development rights, trail expansion and maintenance, and other open space recreational amenities. The Eagle Downtown Development Authority (a blended component unit) is considered a special revenue fund used to account for Property Tax Increment Financing (TIF) and additional Town funding to be used for downtown improvements to increase economic vitality for the businesses and residents located in the district.

PROPRIETARY FUNDS

Enterprise Funds – The Water Fund, Wastewater Fund, Refuse Fund and Stormwater Fund are used to account for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that the costs (expenses, including depreciation) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

D. Measurement Focus and Basis of Accounting

GOVERNMENT-WIDE FINANCIAL STATEMENTS

The government-wide financial statements are prepared using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town receives value without directly giving equal value in return, consist of property taxes, other taxes and fines and penalties. All assets and all liabilities associated with the operation of the Town are included on the statement of net position.

FUND FINANCIAL STATEMENTS

All governmental funds are accounted for using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Under this method, only current assets and current liabilities are generally included on the balance sheet. The statement of revenues, expenditures, and changes in fund balances reflect the sources (i.e., revenues and other financing sources) and uses (i.e., expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements, therefore, include a reconciliation with brief explanations to better identify the relationship between government-wide and governmental fund statements. Under this method, revenues are recognized when measurable and available. The Town considers all revenues available if they are collected within 60 days after year-end. Those revenues susceptible to accrual are property taxes, sales taxes, highway user taxes, and reimbursements from developers for professional fees, because they are both measurable and available to finance expenditures of the current period:

Taxpayer-assessed local property and specific ownership taxes are considered “measurable” when in the hands of intermediary collecting governments and are recognized as revenue at that time. Expenditures are recorded when the related fund liability is incurred, except for matured principal and interest on general long-term liabilities which are reported as other financing uses.

Like the government-wide financial statements, the enterprise fund is accounted for using a flow of economic resources measurement focus. This basis of accounting and measurement focus emphasizes the measurement of net income similar to the approach used by commercial enterprises, and revenues are recorded when earned and expenses are recorded when incurred. All assets and all liabilities associated with the operation of this fund are included on the statement of net position. The statement of changes in revenues, expenses, and changes in net position, presents increases (e.g., revenues) and decreases (e.g., expenses) in total fund net position. The statement of cash flows reflects how the Town finances and meets the cash flow needs of its enterprise fund.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

E. Budgets and Budgetary Accounting

The Town annually adopts budgets for all funds. This formal budget integration is employed as a management control device during the year. The level of control in the budget at which expenditures exceed appropriations is at the fund level. With the exception of its proprietary funds (see Note 7) the Town's budgets are adopted on a basis consistent with generally accepted accounting principles. All annual appropriations lapse at fiscal year end.

Budget Calendar

As required by Colorado statutes, the Town followed required timetables in preparing, approving, and enacting its budget for the ensuing year. The following is a summary of the budget calendar:

1. Prior to August 25, the County Assessor provides the Town the preliminary certified assessed valuation of all taxable property within the Town's boundaries.
2. The Manager, or other qualified persons appointed by the Town Council, submits to the Town Council, on or before October 15, a recommended budget which details the necessary property taxes needed along with other available revenues to meet the Town's operating requirements.
3. A public hearing on the proposed budget and capital program is held by the Town Council no later than 45 days prior to the close of the fiscal year.
4. Prior to December 10, the County Assessor sends the Town the final certified assessed valuation of all taxable property within the Town's boundaries.
5. Prior to December 15, the Town Council compute and certify to the County Commissioners a rate of levy that derives the necessary property taxes as computed in the proposed budget.
6. After the required public hearing, the Town Council adopts the proposed budget by resolution prior to December 15. The ordinance adopting the budget also legally appropriates expenditures for the upcoming year.
7. After adoption of the budget ordinance, the Town may make by ordinance the following changes: (a) supplemental appropriations to the extent of revenues in excess of the estimated budget; (b) emergency appropriations; and (c) reduction of appropriations for which originally estimated revenues are insufficient. At any time during the year, the Town Council may, by resolution, transfer part or all of any unexpended funds from one department or office to another.
8. Expenditures may not legally exceed appropriations at the fund level. Town Council approval is required for changes in the total budget of any fund. Budget amounts included in the financial statements are based on the final, legally amended budget.
9. Budget appropriations lapse at the end of each year.

The Town legally adopted annual budgets for all of the Town's funds, and amended the current year appropriations as disclosed in Management's Discussion and Analysis.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

F. Cash and Investments

The Town's policy in determining which items are treated as cash equivalents on the statement of cash flows for the enterprise funds include all cash, demand deposits, treasury bills and other short-term, highly liquid investments (including restricted assets) that are readily convertible to cash and have original maturities of three months or less.

Investments are reported at fair value which is determined using selected bases. Short-term investments are reported at cost which approximates fair value. Securities traded on a national or international exchange are valued at the last quoted market price. Cash deposits are reported at carrying amounts which reasonably estimates fair value. See additional required disclosures for cash and investments in Note 2.

G. Capital Assets/Depreciation

Capital assets purchased or acquired with an original cost in excess of a \$5,000 capitalization threshold set by the Town are reported at historical or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Parks/Land Improvements	10-30 years
Buildings/Improvements	20-50 years
Rec Center/Pool/Ice Rink	20-50 years
Equipment	3-15 years
Utility System/Improvements	15-40 years
Other Infrastructure	20-40 years

On the government-wide statement of activities, for governmental funds depreciation expense is included in the various expenses of functions or programs for capital assets that can be specifically identified with a function and for "shared" capital assets generally used by only a few functions that can be specifically identified to those functions. Depreciation expense for capital assets that essentially serve all functions are reported as a separate line in the statement of activities as unallocated depreciation (see Note 4).

H. Customer Accounts Receivable

The Town considers customer accounts receivable for water, sewer and trash services to be fully collectible. The Town is empowered to place a lien on real property in the case of nonpayment. Accordingly, no allowance for doubtful accounts is considered necessary.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

I. Property Taxes Receivable and Deferred Inflows

Property taxes are levied on December 15, and attach as a lien on property the following January 1, and are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in the current year and payable the following year are reported as a receivable at December 31, net of an estimated uncollectible portion. However, since the taxes are not available to pay current liabilities, the net receivables are recorded as a deferred inflow of resources. Taxes levied in one year are collected in the succeeding year. Thus, taxes certified in 2022 were collected in 2023 and taxes certified in 2023 will be collected in 2024. Taxes are due on January 1st; however, they may be paid in either one installment (no later than April 30th) or two equal installments (not later than February 28th and June 15th) without interest or penalty. Taxes which are not paid within the prescribed time bear interest at the rate of one percent per month until paid. Unpaid amounts and the accrued interest thereon become delinquent on June 16th.

The Town also reports long-term lease revenue as a deferred inflow which is recognized as an inflow of resources in the period that the amounts become available and earned.

J. Proprietary Funds – Unearned Revenue

Unearned revenues in the Wastewater Fund, Refuse Fund and Stormwater Fund arise from advance billings for services and have been accrued in these enterprise funds. The Water Fund bills for current services, therefore no unearned revenues from water utility billings have been accrued. Unearned grant revenues arise with eligible expenditures not yet incurred.

K. Proprietary Funds – Operating Revenues and Expenses

Operating revenues are those revenues that are generated directly from the primary activity of the enterprise funds. For the Town, these revenues are charges for utility services. Operating expenses are necessary costs incurred to provide the service that is the primary activity of the enterprise funds.

L. Proprietary Funds – Contributed Capital

Grants and contributions in the enterprise funds which may be used for either operations or capital expenditures at the Town's discretion are recognized as non-operating revenues. If expenditure of funds is the prime factor for determining eligibility for contributed funds, revenue or contributed capital is recognized at the time of making the expenditure.

M. Inter-fund Transactions

Transfers between governmental and business-type activities on the government-wide statements are reported in the same manner as general revenues. Exchange transactions between funds are reported as revenues in the fund providing services and as expenditures/expenses in the fund receiving services. Flows of cash or goods from one fund to another without a requirement for repayment are reported as inter-fund transfers. Inter-fund transfers are reported as other financing sources/uses in the governmental funds and are non-operating revenues/expenses in the enterprise fund. Repayments from funds responsible for particular expenditures/expenses to the funds that initially paid for them are not presented on the financial statements.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

N. Internal Balances

During the year, the Town may have transactions between funds to finance operations, provide services, and allocate combined cash balances. To the extent transactions or budget transfers between funds have not been paid or received as of year-end, inter-fund balances receivable or payable are recorded. Any inter-fund balances that exist within governmental activities are eliminated on the government-wide statement of net position. At year-end there were no outstanding internal inter-fund balances.

O. Compensated Absences

The Town accrues a liability for compensated absences which meet the following criteria:

1) the Town's obligation relating to employees' rights to receive compensation for future absences is attributable to employees services already rendered; 2) the obligation relates to rights that vest or accumulate; 3) payment of the compensation is probable; and, 4) the amount can be reasonably estimated. Vacation time is accrued monthly bi-weekly for full-time employees with a maximum annual accrual of 14, 20 or 25 days based on years of service. Full-time employees who have been with the Town for less than two consecutive years may not accumulate more than 240 vacation hours, employees who have been with the Town for less than five consecutive years may not accumulate more than 320 vacation hours, and those with more than 5 consecutive years no more than 400 vacation hours. Part-time employees who work 20 hours a week or more accrue vacation at a rate of 1.85 hours bi-weekly with a maximum annual accrual of 48 hours. Part-time employees may not accumulate more than 80 vacation hours. Employees are paid for vacation hours accumulated but not used upon termination of employment. Sick leave is accrued bi-weekly with a maximum annual accrual of 12 days for full-time employees. Part-time, seasonal, and temporary employees accrue sick leave at a rate of 0.046125 hours per hour worked, up to a maximum of 3.69 hours per pay period (6 days or 48 hours annually). Sick leave can be accumulated and carried over from year-to-year up to a maximum of 720 hours for full-time and 360 hours for part-time, seasonal, and temporary employees. Accumulated sick leave is not payable upon termination of employment. If an employee separates from the Town and is rehired within 12 months, their prior sick leave balance and accrual rate based on service years will be reinstated. The liability for compensated absences for the governmental funds has been accrued on the government-wide statement of net position since it is anticipated that none of the liability will be liquidated with expendable available financial resources. The liability for compensated absences for the enterprise funds has been accrued within each appropriate enterprise fund.

P. Net Position and Fund Balances

In the government-wide financial statements and proprietary funds, net position is classified as follows:

Invested in Capital Assets, Net of Related Debt – this category groups all capital assets into one component. Accumulated depreciation and the outstanding debt balances that are attributable to (already invested in) the acquisition, construction or improvement of these assets reduce this category.

Restricted – assets are reported as *restricted* when limitations on their use change the nature or normal understanding of the availability of the asset. Such constraints are either imposed by creditors, contributors, grantors, laws of other governments, or imposed by various enabling legislation.

Unrestricted – represents the amount which is not restricted for any purpose. It is the Town's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

P. Net Position and Fund Balances - continued

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

Non-spendable – amounts that cannot be spent because they are either in non-spendable form such as inventory and prepaid expenses, or legally or contractually required to be maintained intact such as the corpus of permanently restricted funds to be retained in perpetuity. It also includes the long-term amount of loans and notes receivable, as well as property acquired for resale, when applicable.

Restricted – when constraints are placed on the use of resources either (a) externally imposed by creditors or (b) imposed by law through constitutional provisions or enabling legislation. As discussed in *Note 15*, Colorado voters passed an amendment to the State Constitution, one of the provisions of which requires local governments to establish an emergency reserve which is calculated at 3% of certain expenditures; these funds may only be expended in cases of emergencies as defined by the amendment and are used to fund appropriations only after unrestricted resources are depleted. The General Fund had amounts restricted for its pool rebuild project, bag fees restricted under HB21-1162 and accumulated ARPA Grant earnings which are restricted for authorized expenditures. Special revenue resources in the Conservation Trust Fund are restricted for use in parks and recreation acquisition, development and maintenance pursuant to Colorado Revised Statutes. Accumulated Community Enhancement revenues requiring disbursement approval by Holy Cross Energy are restricted in the Capital Projects Fund. Unused balances originating from Colorado Department of Transportation for future maintenance of the Highway 6 Devolution are restricted in the Capital Projects Fund. Sales Taxes restricted for Capital Improvement Projects debt service are restricted in the Sales Tax Capital Improvements Projects Fund.

Committed – amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the government's highest level of decision-making authority (the Town Council). These amounts cannot be changed except by taking the same type of action employed to previously commit these amounts. Special revenue resources in the Open Space Preservation Fund are committed for the acquisition of open space lands, conservation and trail easements and development rights.

Assigned – amounts that are constrained by the government's intent to be used for specific purposes, but are neither restricted nor committed. Intent should be expressed by the governing body itself, or a body or official to which the governing body has delegated the authority to assign amounts to be used for specific purposes. The Town considers remaining available fund balances of Capital Projects Funds as assigned for future capital outlay.

Unassigned – the residual for the general fund.

It is the Town's policy to first apply restricted resources when an expense is incurred for which both restricted and unrestricted assets are available. Committed and assigned amounts are considered to have been spent first when an expenditure is incurred for purposes for which such categories and unassigned amounts are available.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

Q. Use of Estimates

Management uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

R. Fair Values of Financial Instruments

The Town reports its investments using the fair value measurements established by generally accepted accounting principles. As such, fair value hierarchy categorizes the inputs used to measure the fair value into three levels. Level 1 inputs are quoted market prices in active markets for identical investments; Level 2 inputs include quoted prices in active markets for similar investments, or other observable inputs; and Level 3 inputs are unobservable inputs.

NOTE 2 - CASH AND INVESTMENTS

The Colorado Public Deposit Protection Act (PDPA), requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. The eligible depository is required to pledge to the Colorado Division of Banking a pool of collateral having a market value that at all times exceeds 102 percent of uninsured aggregate public deposits. The eligible collateral is determined by the PDPA, which includes obligations of the United States, the State of Colorado, Local Colorado governments, and obligations secured by first lien mortgages on real property located in the state. PDPA allows the institution to create a single collateral pool for all public funds. The pool is maintained by another institution or held in trust for all uninsured public deposits as a group. The State Regulatory Commissions for banks and financial services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools. There is no custodial credit risk for public deposits collateralized under PDPA.

It is the policy of the Town to invest public funds in a manner which will provide the highest investment return with the maximum security, meet the daily cash flow demands of the Town, and conform to all federal, state and local statutes governing the investment of public funds. This policy applies to the investment of all financial assets of all funds of the Town over which it exercises financial control.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2 - CASH AND INVESTMENTS - continued

Colorado statutes specify investment instruments meeting defined rating and risk criteria in which local governments may invest which include:

- . Obligations of the United States and certain U.S. government agency securities, including securities issued by FNMA (federal national mortgage association), GNMA (governmental national mortgage association), FHLMC (federal home loan mortgage corporation), the federal farm credit bank, the federal land bank, the export-import bank, and by the Tennessee Valley authority, and certain international agency securities, including the World Bank.
- . General obligation and revenue bonds of U.S. local government entities, the District of Columbia, and territorial possessions of the U.S. rated in the highest two rating categories by two or more nationally recognized rating agencies.
- . Bankers' acceptances of certain banks
- . Certain securities lending agreements
- . Commercial paper
- . Written repurchase agreements collateralized by certain authorized securities
- . Certain money market funds
- . Guaranteed investment contracts
- . Local government investment pools
- . The investing local government's own securities including certificates of participation and lease obligations.

Local Government Investment Pool (ColoTrust)

As of December 31, 2023 the Town had invested \$60,727,693 in the Colorado Local Government Liquid Asset Trust (the Trust), an investment vehicle established for local government entities in Colorado to pool surplus funds. The Trust operates similarly to a money market fund and each share is equal in value to \$1.00. The Trust offers shares in two portfolios, COLOTRUST PRIME and COLOTRUST PLUS+. Both portfolios may invest in U.S. Treasury securities and repurchase agreements collateralized by U.S. Treasury securities. COLOTRUST PLUS+ may also invest in certain obligations of U.S. government agencies. A designated custodial bank serves as custodian for the Trust's portfolios pursuant to a custodian agreement. The custodian acts as safekeeping agent for the Trust's investment portfolios and provides services as the depository in connection with direct investments and withdrawals. Substantially all securities owned by COLOTRUST are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by COLOTRUST. These pools are not required to and are not registered with the SEC. As of December 31, 2023, the Town had \$0 invested in COLOTRUST PRIME, and \$60,727,693 invested in COLOTRUST PLUS+. Investments in local government investment pools are not categorized in terms of custodial credit risk since they are not evidenced by securities that exist in physical or book entry form.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2 - CASH AND INVESTMENTS – continued

Total Cash and Cash Equivalents

In order to facilitate the recording of cash transactions and maximize interest earnings, the Town has pooled cash deposits for all funds. The Town maintains accountability for each fund's equity in pooled cash and investments. Interest earnings for combined funds are generally distributed based on monthly cash balances. A summary of the Town's cash and cash equivalents at December 31, 2023 are classified below:

Checking/Savings	\$ 764,849
CWRPDA Project and Reserve Accounts	480,600
Local Government Investment Pool	<u>60,727,693</u>
Total Balances	61,973,142
Net Outstanding Items	<u>20,776</u>
Total Cash and Cash Equivalents	<u>\$ 61,993,918</u>

Of the above cash and cash equivalents, a total of \$27,595,625 is in governmental activities and \$34,398,293 in business-type activities.

The Town's bank deposits were entirely covered by federal depository insurance (FDIC) or uninsured but collateralized under PDPA in accordance with state statute, and had bank balances of \$764,849 of which \$250,000 was covered by FDIC insurance and \$514,849 by PDPA described above.

Included in cash and cash equivalents are investments rated as follows:

	<u>Fair Value</u>	<u>Credit Rating</u>	<u>Rating Agency</u>
Colotrust (Local Govt Investment Pool)	\$60,727,693	AAAm	Standard & Poors

Risk Disclosures

Additional investment and deposit disclosures for credit risk, interest rate risk, and foreign currency risk, as required by GASB Statement No. 40, *Deposit and Investment Risk Disclosures*, are included in the notes below.

To minimize custodial credit risk, or the risk that an insurer or other counterparty to an investment will not fulfill its obligations, state law limits investments to those where the issuer is rated in one of the three highest rating categories by one or more nationally recognized organizations that rate such issuers. The Town has deposits in Colotrust Plus+ with ratings as provided above.

The concentration of credit risk, or the risk of loss attributed to the magnitude of a government's investment in a single issuer, occurs when deposits are not diversified. The Town's policy places no limit on the amount the Town may invest in any one issuer; however the Town maintains general guidelines for investments to ensure proper diversification by security type and institution. All investments are issued or explicitly guaranteed by securities of the U.S. government, or insured by the Public Depository Protection Act, or are investments in mutual fund or external investment pools, and therefore are not subject to concentration of credit risk.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 2 - CASH AND INVESTMENTS – continued

Risk Disclosures - continued

Interest rate risk is the extent to which changes in interest rates will adversely affect the fair value of an investment. The Town maintains an investment policy that limits investment maturities to three years as means of managing its exposure to fair value losses arising from increasing interest rates and to avoid undue concentration in any sector of the yield curve. Exceptions to this structure may be allowed where maturities can be structured to accommodate readily identifiable cash flows. There were no investments subject to interest rate risk disclosure as of year-end.

The Town was not subject to foreign currency risk as of year-end.

NOTE 3 - RESTRICTED CASH

The General Fund has a restricted Colotrust account holding unexpended ARPA COVID Relief Funds.

The Capital Projects Fund has restricted funds for community enhancement and future Highway 6 Devolution Maintenance. The community enhancement funds, collected from Holy Cross Energy, are restricted for beautification and energy conservation projects, equipment and technology upgrades for schools, scholarship funds, acquisition of open space and/or park land and development, sponsorship of special community events, and undergoing of overhead electric and other utility lines. The Town must notify Holy Cross Energy of its intended use of the funds, whereby Holy Cross Energy has the right to object, in writing, prior to such expenditure or otherwise waive its right to objection.

The Sales Tax Capital Improvement Projects Fund has restricted balances for future Debt Service.

The Conservation Trust Fund has accumulated balances from State Lottery Funds restricted for future authorized conservation trust use.

The Downtown Development Authority (a blended component unit) has cash balances held for community enhancement in the boundaries of the DDA.

The Water Fund has restricted balances for available plant investment fee credits and amounts for required debt service reserves.

The Wastewater Fund has restricted balances for required debt service reserves.

NOTE 4 - LEASES RECEIVABLE

The Town is lessor for noncancellable leases of buildings and real property. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at present value of payments expected to be received during the term of the lease. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently the deferred inflow of resources is recognized as revenue over the life of the lease term.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 4 - LEASES RECEIVABLE – continued

Key estimates and judgments include how the Town determines the following:

Discount Rate: The Town uses the daily United States Treasury Yield Rate as the discount rate to discount the expected lease receipts to present value.

Lease Term: The lease term includes the noncancellable period of the lease and extended term(s) that the Town is reasonably certain the lessee will exercise.

Lease Receipts: Lease receipts included in the measurement of the lease receivable are composed of fixed and increasing payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

The following lease receivables were outstanding as of December 31, 2023:

<u>Lessee</u>	<u>Lease Term</u>	<u>Base Rate</u>
Eagle County Historical Society	02/24/87–02/23/32	\$1 per year
Vail Valley Art Guild	09/01/19–08/31/24	\$260 per month
San Isabel – Site Lease	11/14/17–11/13/24	Varies*
*\$500/mo '17-18; \$551/mo '18-19; \$579/mo '19-20; \$608/mo '20-21; \$638/mo '21-22; \$670/mo '22-23		

NOTE 5 - CAPITAL ASSETS AND RIGHT-OF-USE LEASE ASSETS

Capital Assets – Governmental Activities

Capital asset activity for governmental activities for the year ended December 31, 2023 follows:

	<u>Balances</u> <u>01/01/23</u>	<u>Additions</u>	<u>Dispositions/ Reclassif.</u>	<u>Balances</u> <u>12/31/23</u>
GOVERNMENTAL ACTIVITIES				
Non-depreciable Assets:				
Land and Easements	\$ 4,079,568	\$ -	\$ -	\$ 4,079,568
Construction in Progress	1,392,465	1,909,074	(851,822)	2,449,717
Depreciable Capital Assets:				
Park/Land Improvements	11,113,461	285,133	-	11,398,594
Buildings/Improvements	5,503,904	325,124	606,399	6,435,427
Rec Center/Pool/Ice Rink	5,235,122	-	-	5,235,122
Equipment	4,457,641	167,456	(3,753)	4,621,344
Infrastructure	37,877,306	-	64,414	37,941,720
Total at Historical Cost	69,659,467	2,686,787	(184,762)	72,161,492
Less Accumulated Depreciation	(34,734,799)	(2,308,531)	184,762	(36,858,568)
GOVERNMENTAL ACTIVITIES				
CAPITAL ASSETS, NET	<u>\$ 34,924,668</u>	<u>\$ 378,256</u>	<u>\$ -</u>	<u>\$ 35,302,924</u>

Depreciation expense for governmental activities was recorded as follows:

General Government	\$ 315,452
Public Safety	111,928
Public Works – Streets	163,108
Public Works – Buildings/Grounds	68,304
Open Space	1,459
Unallocated Depreciation	<u>1,648,280</u>
Total Governmental Depreciation	<u>\$ 2,308,531</u>

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 5 - CAPITAL ASSETS AND RIGHT-OF-USE LEASE ASSETS - continued

Right-of-use (ROU) Lease Assets – Governmental Activities

The Town is lessee of heavy equipment and office equipment for which the Town reports an intangible right-to-use lease asset and a lease obligation on the government-wide Statement of Net Position. At the commencement of a lease, the Town initially measures the lease liability at the present value of payments expected to be made during the term of the lease. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments include how the Town determines the following:

Discount Rate: The Town uses the interest rate charged by the lessor as the discount rate to discount the expected lease payments to present value or, when the interest rate charged by the lessor is not provided, the Town uses the daily United States Treasury Yield Rate as the discount rate to discount the expected lease payments to present value.

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

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

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

Right-of-use lease assets for the fiscal year ending December 31, 2023, which are amortized over the shorter of the lease term or the useful life of the underlying asset, were as follows:

<i>GOVERNMENTAL ACTIVITIES</i>	01/01/23	Additions	Retirements	12/31/23
Right-of-use Lease Assets	\$ 257,069	\$ -	\$ (150,561)	\$ 106,508
Less Accumulated Amortization	(124,338)	(80,195)	150,561	(53,972)
ROU LEASE ASSETS, NET	<u>\$ 132,731</u>	<u>\$ (80,195)</u>	<u>\$ -</u>	<u>\$ 52,536</u>

Capital Assets – Business-type Activities

<i>BUSINESS-TYPE ACTIVITIES</i>	Balances 01/01/23	Additions	Dispositions/ Reclassif.	Balances 12/31/23
Non-depreciable Assets:				
Land and Easements	\$ 377,733	\$ -	\$ 95,000	\$ 472,733
Water Rights	9,144,376	-	-	9,144,376
Construction in Progress	906,463	674,445	(276,140)	1,304,768
Depreciable Capital Assets:				
Buildings/Improvements	128,951	64,445	-	193,396
Equipment	428,937	-	(15,563)	413,374
Infrastructure-Plant/Facility	437,186	4,441	12,815	454,442
Infrastructure-Utility System	<u>72,154,143</u>	<u>266,462</u>	<u>109,625</u>	<u>72,530,230</u>
Total at Historical Cost	83,577,789	1,009,793	(74,263)	84,513,319
Less Accumulated Depreciation	<u>(20,422,994)</u>	<u>(1,795,122)</u>	<u>2,748</u>	<u>(22,215,368)</u>
BUSINESS-TYPE ACTIVITIES				
CAPITAL ASSETS, NET	<u>\$ 63,154,795</u>	<u>\$ (785,329)</u>	<u>\$ (71,515)</u>	<u>\$ 62,297,951</u>

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 5 - CAPITAL ASSETS AND RIGHT-OF-USE LEASE ASSETS - continued

Depreciation expense for business-type activities was recorded on as follows:

Water Utility	\$ 1,005,824
Wastewater Utility	788,318
Refuse Utility	980
Stormwater Utility	<u>-</u>
Total Business-type Depreciation	<u>\$ 1,795,122</u>

NOTE 6 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS

ROU (Right-of-Use) Lease Commitments

The Town has implemented the provisions of Governmental Accounting Standards Board Statement No. 87, *Leases*, for government-wide Statement of Net Assets recognition of leases and note disclosure of certain information about lease arrangements.

As discussed in Note 5, the Town is the lessee of heavy equipment and office equipment under operating leases. The Town determines whether a contract is a lease at inception. Identified leases are subsequently measured, classified and recognized as lease commitments and leases with contractual terms longer than twelve months as either operating or finance. The Town's equipment leases generally have terms from one to five years.

Right-to-use assets and lease obligations for operating leases are included in "ROU Lease Assets" and "Present Value of Lease Liability", respectively, in the Statement of Net Position. Leased assets represent the Town's right to use an underlying asset for the lease term and lease liabilities represent the Town's obligation to make lease payments arising from the lease, which are subject to annual appropriation.

Operating right-of-use assets and associated lease liabilities are recognized based on the present value of future minimum lease payments to be made over the expected lease term, generally using the risk-free discount rate at the commencement date in determining the present value of future payments.

Changes in the Town's right-of-use lease commitments during the fiscal year ended December 31, 2023 are as follows:

	Balance (at NPV)			Balance (at NPV)	Amounts Due Within
<u>GOVERNMENTAL</u>	<u>01/01/23</u>	<u>Additions</u>	<u>Reductions</u>	<u>12/31/23</u>	<u>One Year</u>
<u>ACTIVITIES</u>					
GOVERNMENTAL					
LEASE LIABILITIES	\$ <u>131,744</u>	\$ <u>-</u>	\$ <u>(80,507)</u>	\$ <u>51,237</u>	\$ <u>17,923</u>

Following are the required future minimum base rental payments under the Town's leases.

Year Ending <u>December 31</u>	
2024	\$ 19,057
2025	16,557
2026	16,557
2027	4,139
2028	-
Thereafter	-

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - continued

GOVERNMENTAL ACTIVITIES – LONG-TERM OBLIGATIONS

Changes in long-term obligations during fiscal year ended December 31, 2023 follows:

GOVERNMENTAL ACTIVITIES	Balances 01/01/23	Additions	Reductions	Balances 12/31/23	Amounts Due Within One Year
Bonds –					
Series 2016	\$ 4,630,000	\$ -	\$ (110,000)	\$ 4,520,000	\$ 115,000
'16 Premium	674,593	-	(44,168)	630,425	43,251
Lease-Purchase	-	232,641	(77,547)	155,094	77,547
Compensated Absences –	189,339	77,522	-	266,861	-
GOVERNMENTAL LONG-TERM OBLIGATIONS	<u>\$ 5,493,932</u>	<u>\$ 310,163</u>	<u>\$ (231,715)</u>	<u>\$ 5,572,380</u>	<u>\$ 235,798</u>

The long-term obligations of governmental activities are comprised of the following:

Bonds Payable:

2016 Series Sales Tax Revenue Bonds:

Sales Tax Revenue Bonds were issued on September 9, 2016 in the original amount of \$5,200,000, plus a premium of \$967,936. The interest rate varies from 4.00% to 5.00%, payable semi-annually on June 1 and December 1, principal payable December 1. The bonds were issued to: (i) acquire, develop and construct a river park in the town; (ii) improve, construct and maintain the Town's parks, multi-use recreational facilities and paved paths; (iii) fund the initial deposit to the bond reserve account; and (iv) pay costs of issuance in connection with the issuance of the bonds. The Bonds constitute special, limited obligations of the Town payable solely from "pledged revenues" consisting of proceeds derived by the Town from voter approved sales taxes at a rate of one-half of one percent (0.5%). The outstanding balance at December 31, 2023 is \$4,520,000. The Town's Sales Tax Capital Improvement Projects Fund is being used to collect sales taxes and pay debt service on the Bonds.

The annual requirements to amortize principal and interest on the bonds are as follows:

Year Ended December 31,	Principal	Interest	Total
2024	\$ 115,000	\$ 207,337	\$ 322,337
2025	120,000	202,738	322,738
2026	125,000	197,937	322,937
2027	130,000	192,938	322,938
2028	135,000	187,737	322,737
2029-2033	750,000	853,688	1,603,688
2034-2038	940,000	664,425	1,604,425
2039-2043	1,185,000	416,575	1,601,575
2044-2046	1,020,000	98,800	1,118,800
	<u>\$ 4,520,000</u>	<u>\$ 3,022,175</u>	<u>\$ 7,542,175</u>

The premium on the 2016 Series Bonds is being accreted over the term of the bond as a percentage of annual interest which approximates accretion at the effective interest rate. Total current year premium accretion of \$44,168 is included in governmental activities interest and fiscal charges on long-term debt. The net outstanding premium at December 31, 2023 is \$630,425.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - continued

GOVERNMENTAL ACTIVITIES – LONG-TERM OBLIGATIONS - CONTINUED

Lease-Purchase:

The Town entered into a lease-purchase agreement for securities cameras and the related access control system commencing September 1, 2023 at 0% payable annually with final payment due September 1, 2025, allocated between the Capital Improvements Fund, Wastewater Fund and Water Fund. The governmental activities portion of the outstanding balance at December 31, 2023 is \$155,094.

The annual requirements to amortize principal and interest on the governmental activities portion of the lease-purchase obligation to be paid from the Capital Improvements Fund are as follows:

Year Ended December 31,	Principal	Interest	Total
2024	\$ 77,547	\$ -	\$ 77,547
2025	77,547	-	77,547
	<u>\$ 155,094</u>	<u>\$ -</u>	<u>\$ 155,094</u>

Accrued Liabilities – Compensated Absences

Accrued liabilities for compensated absences consist of the accrual for vacation time earned by the Town's employees but not taken by December 31, 2023. Total accrued compensated absences as of year-end for governmental activities were \$266,861.

BUSINESS-TYPE ACTIVITIES – LONG-TERM OBLIGATIONS

BUSINESS-TYPE ACTIVITIES	Balances 01/01/23	Additions	Reductions	Balances 12/31/23	Amounts Due Within One Year
Notes Payable –					
'07 CWRPDA	\$ 4,784,208	\$ -	\$ (725,208)	\$ 4,059,000	\$ 746,856
'07 Premium	141,168	-	(23,528)	117,640	23,528
'11 CWRPDA	645,975	-	(66,196)	579,779	67,526
'18 CWRPDA	14,091,538	-	(659,649)	13,431,889	669,583
'18 Premium	224,376	-	(26,847)	197,529	25,707
Bonds –					
Series 2013	524,375	-	(258,338)	266,037	266,037
Lease Purchase –					
In Water Fund	-	39,972	(13,324)	26,648	13,324
In Wastewater Fd	-	24,473	(8,158)	16,315	8,157
Compensated Absences –	<u>55,685</u>	<u>30,887</u>	<u>-</u>	<u>86,572</u>	<u>-</u>
BUSINESS-TYPE LONG-TERM OBLIGATIONS	<u>\$20,467,325</u>	<u>\$ 95,332</u>	<u>\$ (1,781,248)</u>	<u>\$ 18,781,409</u>	<u>\$ 1,820,718</u>

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - continued

GOVERNMENTAL ACTIVITIES – LONG-TERM OBLIGATIONS - CONTINUED

The long-term obligations of the business-type activities are comprised of the following:

Notes Payable:

2007 CWRPDA Loan

The Town entered into a water pollution control revolving fund loan agreement with the Colorado Water Resources and Power Development Authority dated May 31, 2007 in the original amount of \$11,505,912 plus a premium of \$494,088 for the purpose of expansion of the extended aeration activated sludge plant conversion to a conventional activated sludge process. The loan is a 21-year leveraged loan that carries an interest rate of 3.5% and is payable in 43 semi-annual installments February 1 and August 1. The outstanding balance at December 31, 2023 is \$4,059,000. The loan is carried in the Wastewater Fund. The loan has a total annual administrative fee payable of \$92,047 through 2026, \$57,530 in 2027 and \$23,012 in 2028.

The annual requirements to amortize principal and interest on the loan are as follows:

Year Ended December 31,	Principal	Interest	Total
2024	\$ 746,856	\$ 111,851	\$ 858,707
2025	768,504	89,034	857,538
2026	790,152	65,557	855,709
2027	849,684	41,418	891,102
2028	903,804	21,348	925,152
	<u>\$ 4,059,000</u>	<u>\$ 329,208</u>	<u>\$ 4,388,208</u>

The premium on the 2007 CWRPDA Note is being accreted annually at an equal rate over the term of the note which does not differ materially from the effective interest rate. Total current year premium accretion of \$23,528 is included in the business-type activities wastewater utility function. The outstanding premium at December 31, 2023 is \$117,640.

During the fiscal year ended December 31, 2016, the CRWPDA refinanced a loan and is passing through the anticipated savings to the Town on an annual basis, resulting in a total anticipated present value savings over the term of the loan of approximately \$635,222 (or 7.78%) recognized in the Wastewater Fund as received. The future remaining anticipated savings to be recognized over the term of the loan is as follows:

Year Ended December 31,	Anticipated Savings
2024	\$ 58,020
2025	54,664
2026	57,072
2027	54,898
2028	59,128
	<u>\$ 283,782</u>

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - continued

BUSINESS-TYPE ACTIVITIES – LONG-TERM OBLIGATIONS - continued

Notes Payable - continued:

2011 CWRPDA Loan

The Town entered into a water pollution control revolving fund loan agreement with the Colorado Water Resources and Power Development Authority dated January 21, 2011, in the original amount of \$1,288,966 for rehabilitation of the downtown wastewater collection system. The loan is a 20-year loan that carries an interest rate of 2.0% and is payable in 40 semi-annual installments (beginning May 1, 2012) on May 1 and November 1. The outstanding balance at December 31, 2023 is \$579,779. The loan is carried in the Wastewater Fund. The annual requirements to amortize principal and interest on the loan are as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 67,526	\$ 5,260	\$ 72,786
2025	68,883	5,402	74,285
2026	70,268	5,018	75,286
2027	71,680	4,605	76,285
2028	73,122	3,665	76,787
2029-2031	228,300	7,822	236,122
	<u>\$ 579,779</u>	<u>\$ 31,772</u>	<u>\$ 611,551</u>

The 2011 CWRPDA Loan has a total annual administrative fee payable as indicated below.

2024	\$ 6,000
2025	4,500
2026	3,500
2027	2,500
2028	2,000
2029-2031	235
	<u>\$ 18,735</u>

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - continued

BUSINESS-TYPE ACTIVITIES – LONG-TERM OBLIGATIONS – continued

2018 CWRPDA Loan

The Town entered into a drinking water revolving fund loan agreement with the Colorado Water Resources and Power Development Authority dated May 1, 2018, in the original amount of \$16,841,882 for construction of the Lower Basin Water Treatment Plant, transmission line and associated project components. It is a 22-year loan that carries an interest rate ranging from 2.5% to 5.0% and is payable in 45 semi-annual installments (beginning August 1, 2018) on August 1 and February 1. The total outstanding balance at December 31, 2023 is \$13,431,889. The loan is carried in the Water Fund.

The annual requirements to amortize principal and interest on the loan are as follows:

Year Ended December 31,	Principal	Interest	Total
2024	\$ 669,583	\$ 154,975	\$ 824,558
2025	680,928	141,225	822,153
2026	694,329	127,975	822,304
2027	709,588	114,975	824,563
2028	720,873	102,225	823,098
2029-2033	3,803,021	359,225	4,162,246
2034-2038	4,245,814	167,913	4,413,727
2039-2040	1,907,753	22,306	1,930,059
	<u>\$ 13,431,889</u>	<u>\$ 1,190,819</u>	<u>\$ 14,622,708</u>

The 2018 CWRPDA Loan has a total annual administrative fee payable as indicated below.

2024	\$ 168,419
2025	168,419
2026	168,418
2027	168,419
2028	168,418
2029-2033	791,568
2034-2038	538,940
2039-2040	50,526
	<u>\$ 2,223,128</u>

The premium on the 2018 CWRPDA Note is being accreted annually based on annual interest amortization over the term of the note which does not differ materially from the effective interest rate. Total current year premium accretion of \$26,847 is included in the business-type activities water utility function. The net outstanding premium at December 31, 2023 is \$197,529.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 6 - LEASE COMMITMENTS AND LONG-TERM OBLIGATIONS - continued

BUSINESS-TYPE ACTIVITIES – LONG-TERM OBLIGATIONS – continued

Bonds Payable:

2013 Series Water Enterprise Revenue Refunding Bonds:

Water Enterprise Revenue Refunding Bonds were issued July 26, 2013 in the amount of \$2,605,868 to refund the Town's 2004 Series Water Enterprise Revenue Bonds in the amount of \$2,555,000 plus bond issue costs of \$34,029 and accrued interest of \$16,839. The refunding did not result in a difference between the reacquisition price and the net carrying amount of the old debt of \$2,555,000. The Town completed the refunding to reduce its total debt service payments through December 1, 2024 by \$192,803 and obtain an economic gain (difference between the present values of the old and new debt service) of \$182,301. The net effective interest rate is 2.98%, payable semi-annually on June 1 and December 1, principal payable December 1, with final maturity December 1, 2024. The 2013 Bond does not constitute a general obligation and is a special limited obligation of the Town with principal and interest payable solely from net revenues of the Town's water system. The Series 2013 Bond is subject to optional redemption, in whole, at 100% of the principal amount to be redeemed plus accrued interest to the redemption date. The total outstanding balance at December 31, 2023 is \$266,037 carried in the Water Fund. The Series 2013 Bond is subject to mandatory sinking fund redemption from principal and interest installments as follows:

Year Ended December 31,	Principal	Interest	Total
2024	\$ 266,037	\$ 7,928	\$ 273,965
	<u>\$ 266,037</u>	<u>\$ 7,928</u>	<u>\$ 273,965</u>

Lease-Purchase:

The Town entered into a lease-purchase agreement for securities cameras and the related access control system commencing September 1, 2023 at 0% payable annually with final payment due September 1, 2025, allocated between the Capital Improvements Fund, Wastewater Fund and Water Fund.

The business-type activities portion of the obligation to be paid from the Water Fund is as follows:

Year Ended December 31,	Principal	Interest	Total
2024	\$ 13,324	\$ -	\$ 13,324
2025	13,324	-	13,324
	<u>\$ 26,648</u>	<u>\$ -</u>	<u>\$ 26,648</u>

The business-type activities portion of the obligation to be paid from the Wastewater Fund is as follows:

Year Ended December 31,	Principal	Interest	Total
2024	\$ 8,157	\$ -	\$ 8,157
2025	8,158	-	8,158
	<u>\$ 16,315</u>	<u>\$ -</u>	<u>\$ 16,315</u>

Accrued Liabilities – Compensated Absences

Compensated absences consist of the accrual for vacation time earned by the Town's employees but not taken by December 31, 2023. Total accrued compensated absences as of year-end for business-type activities were \$86,572.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 7 - DEFINED CONTRIBUTION PLAN

The Town participates in the Colorado Retirement Association (“CRA”), a multiple-employer retirement system, which is a qualified plan as defined by Internal Revenue Code section 401(a) and C.R.S. section 24-54. The plan provides retirement benefits through a defined contribution plan to participating Colorado counties, municipalities, and special districts. In a defined contribution plan, benefits depend solely on amounts contributed to the plan, plus investment earnings. CRA administers this plan on behalf of the Town.

State statute assigns authority to establish and amend the benefit provisions of the plans that participate in CRA to the respective employer governments.

There are no unfunded past service liabilities. All full-time employees are required to participate in the plan upon the first day of the pay period that includes the first day of the month, following a one month period. The Town is required to contribute 7% of employee compensation, excluding overtime, bonuses, and fringe benefits. In 2023 the employee was required to contribute 5% of employee compensation. The employee required contribution will increase 1% until it is at a matching 7% in 2025. The Town’s contribution for each employee, including earnings thereon allocated to the employee’s account, vest at a rate of 25% each year of participation in the plan after the first year. An employee is fully vested after five years of employment. Town contributions and earnings forfeited by employees who leave employment before fully vesting are returned to the Town.

Total covered payroll for the year subject to participation was \$5,092,855 compared to total payroll of \$5,710,038. The Town’s retirement contribution for the year ended December 31, 2023 was \$356,500.

Additionally, the Town offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan is also administered by the CRA. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency. All amounts of compensation deferred under the plan, all property and rights purchased with those amounts, and all income attributable to those amounts, property, or rights are to be held in trust for the exclusive benefit of the plan participants and their beneficiaries. During 2023, employee contributions totaled \$237,353.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 8 - PROPRIETARY FUND BUDGETS

Budgets for proprietary funds are adopted on a basis that is not consistent with GAAP but, instead, adopts the spending measurement focus of governmental funds. The additional supplemental information following the notes to the financial statements provides detail budgetary comparisons for the proprietary funds. A summary of the adjustments necessary to convert to the budgetary basis from GAAP follows:

	WATER ENTERPRISE FUND		
	Budget	Actual	Favorable (Unfavorable)
<u>Revenues:</u>			
GAAP Operating Revenues	\$ 4,630,350	\$ 4,591,064	\$ (39,286)
GAAP Non-Operating Revenues	880,500	1,074,130	193,630
GAAP Capital Contributions	1,970,000	2,023,738	53,738
Add: Lease-Purchase Proceeds	-	39,972	39,972
Less: Accretion of Debt Premium	-	(26,847)	(26,847)
Total Budgetary Revenues	7,480,850	7,702,057	221,207
<u>Expenses:</u>			
GAAP Operating Expenses	2,131,941	2,816,871	(684,930)
GAAP Non-Operating Expenses	450,269	446,991	3,278
Add: Debt Service Principal	917,988	958,158	(40,170)
Add: Capital Outlay	4,573,322	762,514	3,810,808
Change In: Accrued Interest	-	(3,506)	3,506
Change In: Vacation/Comp Time	-	18,577	(18,577)
Less: Depreciation & Amortization	-	(1,005,824)	1,005,824
Total Budgetary Expenditures	8,073,520	3,993,781	4,079,739
Net Income (Loss)-Budgetary	\$ (592,670)	\$ 3,708,276	\$ 4,300,946

	WASTEWATER ENTERPRISE FUND		
	Budget	Actual	Favorable (Unfavorable)
<u>Revenues:</u>			
GAAP Operating Revenues	\$ 3,080,000	\$ 2,987,334	\$ (92,666)
GAAP Non-Operating Revenues	525,000	509,976	(15,024)
GAAP Capital Contributions	2,167,000	2,193,620	26,620
Add: Loss on Disposition of Assets	-	71,515	71,515
Add: Lease Purchase Proceeds	-	24,473	24,473
Less: Accretion of Bond Premium	-	(23,528)	(23,528)
Total Budgetary Revenues	5,772,000	5,763,390	(8,610)
<u>Expenses:</u>			
GAAP Operating Expenses	1,722,038	2,274,193	(552,155)
GAAP Non-Operating Expenses	237,270	228,009	9,261
Add: Debt Service Principal	791,404	823,090	(31,686)
Add: Capital Outlay	993,694	247,279	746,415
Change In: Accrued Interest	-	(9,261)	9,261
Change In: Vacation/Comp Time	-	12,308	(12,308)
Less: Depreciation	-	(788,318)	788,318
Total Budgetary Expenditures	3,744,406	2,787,300	957,106
Net Income (Loss)-Budgetary	\$ 2,027,594	\$ 2,976,090	\$ 948,496

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 8 - PROPRIETARY FUND BUDGETS - continued

	REFUSE ENTERPRISE FUND		
	Budget	Actual	Favorable (Unfavorable)
<u>Revenues:</u>			
GAAP Operating Revenues	\$ 795,700	\$ 770,999	\$ (24,701)
GAAP Non-Operating Revenues	16,050	17,007	957
Total Budgetary Revenues	811,750	788,006	(23,744)
<u>Expenses:</u>			
GAAP Operating Expenses	780,388	771,980	8,408
GAAP Non-Operating Expenses	14,000	14,000	-
Less: Depreciation	-	(980)	980
Total Budgetary Expenditures	794,388	785,000	9,388
Net Income (Loss)-Budgetary	\$ 17,362	\$ 3,006	\$ (14,356)

	STORMWATER ENTERPRISE FUND		
	Budget	Actual	Favorable (Unfavorable)
<u>Revenues:</u>			
GAAP Operating Revenues	\$ 91,000	\$ 91,735	\$ 735
GAAP Non-Operating Revenues	8,850	9,584	734
Total Budgetary Revenues	99,850	101,319	1,469
<u>Expenses:</u>			
GAAP Operating Expenses	50,485	52,795	(2,310)
Total Budgetary Expenditures	50,485	52,795	(2,310)
Net Income (Loss)-Budgetary	\$ 49,365	\$ 48,524	\$ (841)

NOTE 9 - RISK MANAGEMENT

The Town is exposed to various risks of loss related to torts, thefts of, damage to, or destruction of assets; errors or omissions; injuries to employees; or acts of God.

The Town is a member of the Colorado Intergovernmental Risk Sharing Agency (CIRSA). CIRSA is a joint self-insurance pool created by an intergovernmental agreement of 163 municipalities to provide property, general and automobile liability and public official coverage to its members. CIRSA is governed by a seven member Board elected by and from its members. Coverage is provided through pooling of self-insured losses and the purchase of excess insurance coverage. CIRSA has a legal obligation for claims against its members to the extent that funds are available in its annually established loss fund and that amounts are available from insurance providers under excess specific and aggregate insurance contracts. Losses incurred in excess of loss funds and amounts recoverable from excess insurance are direct liabilities of the participating members. CIRSA has indicated that the amount of any excess losses would be billed to members in proportion to their contributions in the year such excess occurs, although it is not legally required to do so.

The Town carries commercial insurance coverage for other risks of loss including workers compensation and employee health and accident insurance. Settled claims have not exceeded this commercial coverage in any of the past three fiscal years.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 10 - CONTINGENCIES

During the normal course of business, the Town incurs claims and other assertions against it from various agencies and individuals. Management and their legal representatives feel none of these claims or assertions are significant enough that they would materially affect the fairness of the presentation of the financial statements at December 31, 2023.

NOTE 11 - POST-EMPLOYMENT HEALTHCARE COVERAGE

The Town provides post-employment healthcare coverage as an employee benefit for eligible retirees. To be eligible, retirees must have 1) a hire date prior to January 1, 1991; and 2) twenty (20) years of service with the Town of Eagle and be sixty (60) years of age; or 3) thirty (30) years of service with the Town of Eagle and be fifty-five (55) years of age. This benefit ends when the retiree becomes eligible for Medicare. The plan is funded on a pay as you go basis, with payments charged to the fund most applicable to the retiree's former position. As of December 31, 2023 there are no material amounts for eligible retirees post-employment healthcare benefits; therefore, there no Other Postemployment Benefit (OPEB) annual cost or net OPEB obligation is reflected in the accompanying financial statements.

NOTE 12 - INTERGOVERNMENTAL AGREEMENT – Eagle Pool and Ice Rink

The Town of Eagle and the Mountain Recreation District entered into an agreement for ownership and operation of a recreation facility, consisting of a community swimming pool and ice rink. The District and Town each have a one-half interest in all fixtures and associated equipment, furnishings and personal property. The District operates and maintains the Recreation Facilities and the Town retains full fee simple title to the ground upon which the Recreation Facilities are constructed.

NOTE 13 - EMPLOYEE HOME OWNERSHIP PROGRAM

The Town provides employees an Employee Home Ownership Program (EHOP) for primary residence down payment loan assistance. Regular full-time permanent employees with at least 6 months of service with the Town may be eligible for loans up to \$40,000 within the Town of Eagle or \$20,000 outside of the Town of Eagle but within Eagle County. Monthly payments are required over the term of the loan at an interest rate of 0% for loans of \$10,000 or less, or equal to the long-term Applicable Federal Rate (AFR) index as published by the IRS during the month of EHOP application for loans over \$10,000. As of December 31, 2023, one employee is currently enrolled in this program with remaining balances. Total notes receivable in the total amount of \$7,936 and available repaid balances of \$151,731 held by the program are recorded in the General Fund.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 14 - COMPLIANCE

- A. The Colorado Contraband Forfeiture Act (C.R.S. 16-13-501 to 511) addresses accounting for proceeds from the seizure of contraband. These funds must be used for the specific purpose of law enforcement activities. While these proceeds are exempt from the appropriation process, they are subject to the Local Government Audit Law (C.R.S. 29-1-601 to 608). For the year ended December 31, 2023 no such proceeds were received by the Town and as such are not included in the Town's audited financial statements.
- B. According to the loan agreements dated January 1, 2011, and May 1, 2018, the Town of Eagle covenants to:
- 1) Establish and collect such rates, fees, and charges for the use or sale of products and services of the system, together with other moneys available therefore, as expected to produce gross revenue for each calendar year at a sufficient rate for to pay the sum of a) operation and maintenance expenses; b) 110% of debt service due for such calendar year (plus amounts due on any additional liens on the pledged property, if applicable).
 - 2) Maintain a three month operations and maintenance reserve fund.
 - 3) Comply with the requirements of the Davis Bacon Act, 40 USC Sec. 3140-3148.
 - 4) Comply with the American Iron and Steel requirements of Section 436 of P.L. 113-65, Consolidated Appropriations Act of 2014, and related State Revolving Fund Policy Guidelines.
 - 5) Comply with the Guidelines for Enhancing Public Awareness of SRF Assistance Agreements as issued by the United States Environmental Protection Agency.
- As of December 31, 2023, the Town believes it is in compliance with the loan covenants.
- C. The Town's Stormwater Fund total expenditures of \$52,795 exceeded budgetary appropriations of \$50,485 by \$2,310; this may not be in compliance with Colorado Revised Statutes.
- D. Colorado Revised Statutes require governmental entities to file their audits by July 31st of the following calendar year, with an extended filing deadline of September 30th. The Town's books and records for December 31, 2023 were not closed by the extended filing deadline and, therefore, the Town did not meet the extended filing deadline with its late filing of the audited financial statements.
- E. The Federal Single Audit Act Uniform Guidance, as amended, requires non-federal entities to undergo annual audits if they spend a certain amount of federal funds and submit the single audit report to the Federal Audit Clearinghouse within 30 days of receiving the auditor's report or nine months after the end of the audit period, whichever comes first; meaning the deadline is essentially the earlier of these two dates. The Town's books and records for December 31, 2023, were not closed by the single audit filing deadline and, therefore, the Town did not meet the filing deadline with its late filing of the single audit report with the Federal Audit Clearinghouse.

TOWN OF EAGLE, COLORADO
NOTES TO FINANCIAL STATEMENTS
December 31, 2023

NOTE 15 - TAX, SPENDING AND DEBT LIMITATION

TABOR Amendment – Revenue and Spending Limitation Agreement

In November 1992, the voters of Colorado approved Amendment 1, commonly known as the Taxpayer's Bill of Rights (TABOR), which adds a new Section 20 to Article X of the Colorado constitution. TABOR contains tax, spending, revenue and debt limitations which apply to the State of Colorado and all Colorado local governments.

The initial base for local government spending and revenue limits was June 30, 1993 Fiscal Year Spending. Future spending and revenue limits are determined based on the prior year's Fiscal Year Spending adjusted for allowable increases based upon inflation and local growth. Fiscal Year Spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the Fiscal Year Spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic condition, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of fiscal year spending (excluding bonded debt service). The required reserve at December 31, 2023 is \$361,000 as reflected in the General Fund.

TABOR requires, with certain exceptions, voter approval prior to imposing new taxes, increasing a tax rate, increasing a mill levy above that for the prior year, extending an expiring tax, or implementing a tax policy change directly causing a net tax revenue gain to any local government. Except for bond refinancing at a lower interest rate or adding employees to existing pension plans, TABOR specifically prohibits the creation of multiple-fiscal year debt or other financial obligations without voter approval or without irrevocably pledging present cash reserves for all future payments. In 1994 the Town's electorate voted to allow the Town to collect, retain, and expend revenues notwithstanding any of TABOR'S restrictions. The Town's management believes it is in compliance with the financial provisions of TABOR. However, TABOR is complex and subject to interpretation. Many of the provisions, including the interpretation of how to calculate Fiscal Year Spending limits (and qualification of a fund as an Enterprise Fund) will require judicial interpretation.

NOTE 16 - IMPLEMENTATION OF NEW ACCOUNTING STANDARDS

The Town has implemented the provisions of Governmental Accounting Standards Statement No. 96, *Subscription Based Information Technology Arrangements (SBITA)* for reporting for intangible assets associated with subscription IT services. Payments on short-term (current) technology subscriptions have been recognized in expense. The Town has identified no material SBITAs requiring recognition for the year ended December 31, 2023.

NOTE 17 - SUBSEQUENT EVENTS

Management has evaluated events subsequent to December 31, 2023 through the issuance date of this report. There have been no material events noted during this period that would impact the result reflected in this report or the Town's results going forward.

REQUIRED SUPPLEMENTARY INFORMATION

GENERAL & SPECIAL REVENUE FUND BUDGETARY COMPARISON SCHEDULES

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Local Taxes and Assessments	\$ 9,919,204	\$ 10,204,483	\$ 10,092,176	\$ (112,307)
Licenses and Permits	732,356	942,480	975,115	32,635
Intergovernmental	758,463	746,953	771,387	24,434
Charges for Services	426,479	500,350	559,485	59,135
Fines, Forfeits and Penalties	65,000	63,000	75,961	12,961
Grants	27,414	1,139,659	928,502	(211,157)
Interest	189,500	527,200	567,482	40,282
Miscellaneous	35,870	89,762	105,097	15,335
	<u>12,154,286</u>	<u>14,213,887</u>	<u>14,075,205</u>	<u>(138,682)</u>
<u>Expenditures:</u>				
Town Council	248,296	262,196	219,913	42,283
General Government	869,882	1,760,822	1,465,199	295,623
General Administration	938,587	878,698	840,121	38,577
Community Development	1,477,634	1,303,645	1,169,368	134,277
Municipal Court	95,457	98,921	90,195	8,726
Public Safety	2,911,838	2,970,627	2,756,557	214,070
Public Works – Streets	2,002,523	1,956,353	1,824,409	131,944
Public Works – Buildings & Grounds	1,238,959	1,159,576	1,064,804	94,772
Information Center	24,887	28,082	27,491	591
Events	503,613	430,732	424,171	6,561
Engineering	356,287	354,063	294,585	59,478
Information Technology	847,042	887,867	861,537	26,330
Communications and Marketing	-	93,764	67,418	26,346
	<u>11,515,005</u>	<u>12,185,346</u>	<u>11,105,768</u>	<u>1,079,578</u>
Excess Revenues Over (Under) Expenditures	639,281	2,028,541	2,969,437	940,896
<u>Other Financing Sources (Uses):</u>				
Transfers in from Other Funds	15,990	15,990	15,990	-
Transfers (to) Other Funds	(2,720,000)	(2,823,000)	(2,823,000)	-
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)	(2,064,729)	(778,469)	162,427	940,896
Fund Balances – Beginning	<u>5,754,853</u>	<u>7,316,034</u>	<u>7,316,034</u>	<u>-</u>
Fund Balances – Ending	<u>\$ 3,690,124</u>	<u>\$ 6,537,565</u>	<u>\$ 7,478,461</u>	<u>\$ 940,896</u>

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

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – CONSERVATION TRUST FUND
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<u>Revenues:</u>				
Intergovernmental	\$ 40,000	\$ 47,300	\$ 52,736	\$ 5,436
Interest	<u>2,900</u>	<u>8,800</u>	<u>8,967</u>	<u>167</u>
Total Revenues	<u>42,900</u>	<u>56,100</u>	<u>61,703</u>	<u>5,603</u>
<u>Expenditures:</u>				
Capital Projects	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess Revenues Over (Under) Expenditures	42,900	56,100	61,703	5,603
<u>Other Financing Sources (Uses):</u>				
Transfers In (Out)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)	42,900	56,100	61,703	5,603
Fund Balances – Beginning	<u>141,299</u>	<u>144,926</u>	<u>144,926</u>	<u>-</u>
Fund Balances – Ending	<u>\$ 184,199</u>	<u>\$ 201,026</u>	<u>\$ 206,629</u>	<u>\$ 5,603</u>

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

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – OPEN SPACE PRESERVATION
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<u>Revenues:</u>				
Local Taxes and Assessments	\$ 252,850	\$ 264,333	\$ 275,902	\$ 11,569
Intergovernmental	20,000	15,000	-	(15,000)
Interest	<u>14,000</u>	<u>35,000</u>	<u>39,933</u>	<u>4,933</u>
 Total Revenues - Budgetary	 <u>286,850</u>	 <u>314,333</u>	 <u>315,835</u>	 <u>1,502</u>
<u>Expenditures:</u>				
Open - space Preservation	<u>503,156</u>	<u>400,834</u>	<u>367,503</u>	<u>33,331</u>
 Total Expenditures - Budgetary	 <u>503,156</u>	 <u>400,834</u>	 <u>367,503</u>	 <u>33,331</u>
 Excess Revenues Over (Under) Expenditures	 (216,306)	 (86,501)	 (51,668)	 34,833
<u>Other Financing Sources (Uses):</u>				
Transfers in from Other Funds	150,000	150,000	150,000	-
Transfers (to) Other Funds	<u>(15,990)</u>	<u>(15,990)</u>	<u>(15,990)</u>	<u>-</u>
 Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)	 (82,296)	 47,509	 82,342	 34,833
 Fund Balances–Beginning	 <u>712,387</u>	 <u>765,933</u>	 <u>765,933</u>	 <u>-</u>
 Fund Balances–Ending	 <u>\$ 630,091</u>	 <u>\$ 813,442</u>	 <u>\$ 848,275</u>	 <u>\$ 34,833</u>

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

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SPECIAL REVENUE FUND – EAGLE DOWNTOWN DEVELOPMENT AUTHORITY
For the Year Ended December 31, 2023

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Variance Favorable (Unfavorable)</u>
<u>Revenues:</u>				
Local Taxes and Assessments	\$ 17,398	\$ 17,386	\$ 17,502	\$ 116
Interest	<u>-</u>	<u>1,300</u>	<u>1,356</u>	<u>56</u>
Total Revenues - Budgetary	<u>17,398</u>	<u>18,686</u>	<u>18,858</u>	<u>172</u>
<u>Expenditures:</u>				
Community Development	<u>37,398</u>	<u>37,398</u>	<u>13,532</u>	<u>23,866</u>
Total Expenditures - Budgetary	<u>37,398</u>	<u>37,398</u>	<u>13,532</u>	<u>23,866</u>
Excess Revenues Over (Under) Expenditures	(20,000)	(18,712)	5,326	24,038
<u>Other Financing Sources (Uses):</u>				
Transfers in from Other Funds	<u>20,000</u>	<u>20,000</u>	<u>20,000</u>	<u>-</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)	-	1,288	25,326	24,038
Fund Balances–Beginning	<u>-</u>	<u>6,361</u>	<u>6,361</u>	<u>-</u>
Fund Balances–Ending	<u>\$ -</u>	<u>\$ 7,649</u>	<u>\$ 31,687</u>	<u>\$ 24,038</u>

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

SUPPLEMENTAL INFORMATION

GENERAL FUND

TOWN OF EAGLE, COLORADO
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES – BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES & OTHER FINANCING SOURCES:			
TAXES – LOCAL:			
Real Property Taxes	\$ 381,304	\$ 382,587	\$ 1,283
Specific Ownership Taxes	21,000	21,902	902
Sales Taxes – General	8,430,000	8,296,117	(133,883)
Sales Taxes – Marijuana	811,000	815,619	4,619
Severance Tax Refund	281	281	-
Federal Mineral Lease	1,865	1,865	-
Franchise Taxes	295,000	298,286	3,286
Marketing Taxes	264,033	275,519	11,486
TOTAL TAXES - LOCAL	<u>10,204,483</u>	<u>10,092,176</u>	<u>(112,307)</u>
LICENSES & PERMITS:			
Business, Liquor, Tobacco/Marijuana Licenses	49,055	57,058	8,003
Building and Other Permits	893,425	918,057	24,632
TOTAL LICENSES & PERMITS	<u>942,480</u>	<u>975,115</u>	<u>32,635</u>
INTERGOVERNMENTAL:			
Motor Vehicle License Fee	31,500	31,389	(111)
Highway Users Tax	242,117	270,287	28,170
Road & Bridge Tax	113,000	112,800	(200)
County Sales Tax	292,000	288,605	(3,395)
Intergovernmental Contributions	68,336	68,306	(30)
TOTAL INTERGOVERNMENTAL	<u>746,953</u>	<u>771,387</u>	<u>24,434</u>
CHARGES FOR SERVICES:			
Planning and Zoning Fees & Reimbursements	162,000	127,337	(34,663)
Public Safety Fees and Reimbursements	19,731	19,128	(603)
Other Fees	128,640	227,136	98,496
Sponsorship & Events	15,200	11,105	(4,095)
Administrative Services – Enterprise Funds	174,779	174,779	-
TOTAL CHARGES FOR SERVICES	<u>500,350</u>	<u>559,485</u>	<u>59,135</u>
FINES, FORFEITS & PENALTIES – TOTAL	<u>63,000</u>	<u>75,961</u>	<u>12,961</u>
GRANTS – TOTAL	<u>1,139,659</u>	<u>928,502</u>	<u>(211,157)</u>
INTEREST INCOME – TOTAL	<u>527,200</u>	<u>567,482</u>	<u>40,282</u>
MISCELLANEOUS:			
Rental Income	21,350	21,350	-
Insurance Proceeds	24,300	40,681	16,381
Sale of Capital Assets	31,600	31,600	-
Other Miscellaneous Revenues	12,512	11,466	(1,046)
TOTAL MISCELLANEOUS	<u>89,762</u>	<u>105,097</u>	<u>15,335</u>
OPERATING TRANSFERS IN - TOTAL	<u>15,990</u>	<u>15,990</u>	<u>-</u>
TOTAL REVENUES AND OTHER FINANCING SOURCES	<u>\$ 14,229,877</u>	<u>\$ 14,091,195</u>	<u>\$ (138,682)</u>

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

TOWN OF EAGLE, COLORADO
SCHEDULE OF EXPENDITURES AND OTHER FINANCING USES– BUDGET AND ACTUAL
GENERAL FUND
For the Year Ended December 31, 2023

	Final Budget	Actual	Variance Favorable (Unfavorable)
EXPENDITURES & OTHER FINANCING USES:			
TOWN COUNCIL:			
Personnel Services	\$ 49,315	\$ 48,059	\$ 1,256
Supplies	300	42	258
Purchased Services	161,750	123,358	38,392
Insurance	831	276	555
Community Requests/Grants	50,000	48,178	1,822
TOTAL TOWN COUNCIL	<u>262,196</u>	<u>219,913</u>	<u>42,283</u>
GENERAL GOVERNMENT:			
Personnel Services	425,505	397,634	27,871
Supplies	500	2,115	(1,615)
Purchased Services	1,312,317	1,047,708	264,609
Insurance	22,500	17,742	4,758
TOTAL GENERAL GOVERNMENT	<u>1,760,822</u>	<u>1,465,199</u>	<u>295,623</u>
GENERAL ADMINISTRATION:			
Personnel Services	627,062	623,914	3,148
Supplies	6,955	4,988	1,967
Purchased Services	228,131	198,292	29,839
Insurance	16,550	12,927	3,623
TOTAL GENERAL ADMINISTRATION	<u>878,698</u>	<u>840,121</u>	<u>38,577</u>
COMMUNITY DEVELOPMENT:			
Personnel Services	987,417	894,174	93,243
Supplies	5,250	5,438	(188)
Purchased Services	308,710	268,265	40,445
Insurance	2,268	1,491	777
TOTAL COMMUNITY DEVELOPMENT	<u>1,303,645</u>	<u>1,169,368</u>	<u>134,277</u>
MUNICIPAL COURT:			
Personnel Services	61,860	54,720	7,140
Supplies	550	446	104
Purchased Services	36,403	34,940	1,463
Insurance	108	89	19
TOTAL MUNICIPAL COURT	<u>98,921</u>	<u>90,195</u>	<u>8,726</u>
PUBLIC SAFETY:			
Personnel Services	2,285,883	2,126,300	159,583
Supplies	181,253	159,674	21,579
Purchased Services	465,034	426,867	38,167
Insurance	38,457	43,716	(5,259)
TOTAL PUBLIC SAFETY	<u>2,970,627</u>	<u>2,756,557</u>	<u>214,070</u>
PUBLIC WORKS – STREETS:			
Personnel Services	754,872	617,713	137,159
Supplies	186,620	184,000	2,620
Purchased Services	996,999	1,000,119	(3,120)
Insurance	17,862	22,577	(4,715)
TOTAL PUBLIC WORKS - STREETS	<u>1,956,353</u>	<u>1,824,409</u>	<u>131,944</u>

(continued on next page)

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

	Final Budget	Actual	Variance Favorable (Unfavorable)
<i>(continued)</i>			
PUBLIC WORKS – BUILDINGS & GROUNDS:			
Personnel Services	\$ 619,871	\$ 577,333	\$ 42,538
Supplies	180,942	156,166	24,776
Purchased Services	273,230	233,293	39,937
Insurance	53,533	56,597	(3,064)
Capital Outlay	32,000	41,415	(9,415)
TOTAL PUBLIC WORKS – BLDGS & GROUNDS	1,159,576	1,064,804	94,772
INFORMATION CENTER:			
Personnel Services	27,228	26,874	354
Supplies	800	594	206
Insurance	54	23	31
TOTAL INFORMATION CENTER	28,082	27,491	591
EVENTS:			
Personnel Services	214,570	206,585	7,985
Supplies	2,250	4,309	(2,059)
Purchased Services	212,942	212,310	632
Insurance	970	967	3
TOTAL EVENTS	430,732	424,171	6,561
ENGINEERING:			
Personnel Services	307,169	265,275	41,894
Supplies	7,450	3,997	3,453
Purchased Services	35,500	23,766	11,734
Insurance	3,944	1,547	2,397
TOTAL ENGINEERING	354,063	294,585	59,478
INFORMATION TECHNOLOGY:			
Personnel Services	206,229	198,814	7,415
Supplies	87,500	98,954	(11,454)
Purchased Services	592,416	562,384	30,032
Insurance	1,722	1,385	337
TOTAL INFORMATION TECHNOLOGY	887,867	861,537	26,330
COMMUNICATIONS AND MARKETING:			
Personnel Services	36,014	6,145	29,869
Supplies	750	197	553
Purchased Services	56,700	61,076	(4,376)
Insurance	300	-	300
TOTAL COMMUNICATIONS AND MARKETING	93,764	67,418	26,346
OPERATING TRANSFERS OUT - TOTAL	2,823,000	2,823,000	-
TOTAL EXPENDITURES AND OTHER FINANCING USES	\$ 15,008,346	\$ 13,928,768	\$ 1,079,578

SUPPLEMENTAL INFORMATION

CAPITAL PROJECTS FUND

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
CAPITAL PROJECTS FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Local Taxes and Assessments	\$ 1,373,556	\$ 2,109,998	\$ 2,188,214	\$ 78,216
Fee in Lieu – LERP	-	375,000	375,000	-
Intergovernmental	-	25,000	-	(25,000)
Interest	160,800	626,500	641,343	14,843
Total Revenues	<u>1,534,356</u>	<u>3,136,498</u>	<u>3,204,557</u>	<u>68,059</u>
<u>Expenditures:</u>				
General Government:				
Pool & Ice Rink Maintenance Fund	50,000	175,000	62,409	112,591
Town Hall Improvements	588,467	323,207	155,523	167,684
Town Shop Improvements	-	-	154	(154)
IT Improvements	402,507	427,729	346,175	81,554
Bus Shelter	-	25,000	18,940	6,060
Public Art	425,000	581,969	466,519	115,450
Project THOR	-	-	9,165	(9,165)
Public Safety:				
Police Department Equipment	36,794	14,000	14,514	(514)
Patrol Vehicles	215,232	187,308	67,855	119,453
Public Works – Streets:				
Right-of-Way Improvements	30,000	61,500	60,760	740
Traffic Control/Street Lights	438,200	188,200	100,042	88,158
Street Replacement	-	100,000	62,239	37,761
Grand Avenue Improvements	578,000	1,000,000	391,717	608,283
Public Works - Building and Grounds:				
Snow Removal / Multipurp. Equip	63,654	162,154	99,601	62,553
Multi-purpose Truck	190,000	190,000	-	190,000
Total Expenditures	<u>3,017,854</u>	<u>3,436,067</u>	<u>1,855,613</u>	<u>1,580,454</u>
Excess Revenues Over (Under) Expenditures	(1,483,498)	(299,569)	1,348,944	1,648,513
<u>Other Financing Sources (Uses):</u>				
Developer Contribution	-	220,850	220,850	-
Transfers in from Other Funds	<u>2,550,000</u>	<u>2,550,000</u>	<u>2,550,000</u>	<u>-</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)	1,066,502	2,471,281	4,119,794	1,648,513
Fund Balances – Beginning	<u>10,357,191</u>	<u>11,245,306</u>	<u>11,245,306</u>	<u>-</u>
Fund Balances – Ending	<u>\$ 11,423,693</u>	<u>\$ 13,716,587</u>	<u>\$ 15,365,100</u>	<u>\$ 1,648,513</u>

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

SUPPLEMENTAL INFORMATION

SALES TAX CAPITAL IMPROVEMENT PROJECTS FUND

TOWN OF EAGLE, COLORADO
STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES – BUDGET AND ACTUAL
SALES TAX CAPITAL IMPROVEMENT PROJECTS FUND
For the Year Ended December 31, 2023

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Revenues:</u>				
Local Taxes and Assessments	\$ 1,015,000	\$ 1,054,000	\$ 1,037,015	\$ (16,985)
Intergovernmental Grants	-	-	338,475	338,475
Interest	23,920	100,000	128,056	28,056
Total Revenues	<u>1,038,920</u>	<u>1,154,000</u>	<u>1,503,546</u>	<u>349,546</u>
<u>Expenditures:</u>				
General Government:				
Purchased Services	40,500	29,000	28,374	626
Multi-use Rec Facilities	-	1,000,000	338,475	661,525
Paved Path Improvements	140,250	30,000	54,910	(24,910)
Town Park Improvements	700,000	700,000	203,157	496,843
River Park Improvements	40,000	314,511	124,275	190,236
Debt Service:				
Principal	110,000	110,000	110,000	-
Interest	211,738	211,738	211,738	-
Total Expenditures	<u>1,242,488</u>	<u>2,395,249</u>	<u>1,070,929</u>	<u>1,324,320</u>
Excess Revenues Over (Under) Expenditures	(203,568)	(1,241,249)	432,917	1,673,866
<u>Other Financing Sources (Uses):</u>				
Transfers In (Out)	<u>-</u>	<u>103,000</u>	<u>103,000</u>	<u>-</u>
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)	(203,568)	(1,138,249)	535,617	1,673,866
Fund Balances – Beginning	<u>1,552,056</u>	<u>2,067,174</u>	<u>2,067,174</u>	<u>-</u>
Fund Balances – Ending	<u>\$ 1,348,488</u>	<u>\$ 928,925</u>	<u>\$ 2,602,791</u>	<u>\$ 1,673,866</u>

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

SUPPLEMENTAL INFORMATION
NON-MAJOR SPECIAL REVENUE FUNDS

TOWN OF EAGLE, COLORADO
COMBINING BALANCE SHEET
NON-MAJOR SPECIAL REVENUE FUNDS
For the Year Ended December 31, 2023

	Non-Major Special Revenue Funds			
	Conservation Trust Fund	Open Space Preservation Fund	Eagle Downtown Development Authority	Total
<u>Assets:</u>				
Current Assets:				
Cash and Investments	\$ -	\$ 834,776	\$ -	\$ 834,776
Restricted Cash & Investments	206,629	-	31,687	238,316
Taxes and Other Receivables	-	20,864	26,011	46,875
Total Assets	<u>\$ 206,629</u>	<u>\$ 855,640</u>	<u>\$ 57,698</u>	<u>\$ 1,119,967</u>
<u>Liabilities and Fund Balances</u>				
Current Liabilities:				
Accounts Payable	\$ -	\$ 1,990	\$ -	\$ 1,990
Accrued Liabilities	-	5,375	-	5,375
Total Liabilities	<u>-</u>	<u>7,365</u>	<u>-</u>	<u>7,365</u>
Deferred Inflows of Resources:				
From Property Taxes	-	-	26,011	26,011
Total Liabilities	<u>-</u>	<u>-</u>	<u>26,011</u>	<u>26,011</u>
Fund Balances:				
Restricted for –				
Community Enhancement	-	-	31,687	31,687
Conservation Trust	206,629	-	-	206,629
Committed for –				
Open Space Preservation	-	848,275	-	848,275
Total Fund Balances	<u>206,629</u>	<u>848,275</u>	<u>31,687</u>	<u>1,086,591</u>
Total Liabilities and Fund Balances	<u>\$ 206,629</u>	<u>\$ 855,640</u>	<u>\$ 57,698</u>	<u>\$ 1,119,967</u>

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

TOWN OF EAGLE, COLORADO
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES
NON-MAJOR SPECIAL REVENUE FUNDS
For the Year Ended December 31, 2023

	Non-Major Special Revenue Funds			
	Conservation Trust Fund	Open Space Preservation Fund	Eagle Downtown Development Authority	Total
Revenues:				
Local Taxes and Assessments	\$ -	\$ 275,902	\$ 17,502	\$ 293,404
Intergovernmental	52,736	-	-	52,736
Interest and Other Revenues	8,967	39,933	1,356	50,256
Total Revenues	61,703	315,835	18,858	396,396
Expenditures:				
Community Development	-	-	13,532	13,532
Open-space Preservation	-	367,503	-	367,503
Total Expenditures	-	367,503	13,532	381,035
Excess Revenues Over (Under) Expenditures	61,703	(51,668)	5,326	15,361
Other Financing Sources (Uses):				
Transfers in from Other Funds	-	150,000	20,000	170,000
Transfers (to) Other Funds	-	(15,990)	-	(15,990)
Excess of Revenues and Other Financing Sources Over (Under) Expenditures and Other Financing (Uses)	61,703	82,342	25,326	169,371
Fund Balances – Beginning	144,926	765,933	6,361	917,220
Fund Balances – Ending	\$ 206,629	\$ 848,275	\$ 31,687	\$ 1,086,591

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

SUPPLEMENTAL INFORMATION
PROPRIETARY (ENTERPRISE) FUNDS

TOWN OF EAGLE, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET AND ACTUAL – WATER ENTERPRISE FUND
For the Year Ended December 31, 2023

	Water Enterprise Fund			Variance
	Original Budget	Final Budget	Actual	Favorable (Unfavorable)
<u>Budgetary Revenues:</u>				
GAAP Operating Revenues:				
Service Fees	\$ 4,486,651	\$ 4,581,150	\$ 4,555,698	\$ (25,452)
Meters and Materials	92,000	49,200	35,366	(13,834)
GAAP Non-Operating Revenues:				
Interest & Investment Earnings	336,000	880,500	1,047,283	166,783
Accretion of Bond Premium	-	-	26,847	26,847
GAAP Capital Contributions:				
Tap and Improvement Fees	650,000	1,970,000	2,011,238	41,238
Grants & Contributions	-	-	12,500	12,500
<i>Adjustments to Budgetary Basis:</i>				
Add: Lease-Purchase Proceeds	-	-	39,972	39,972
Less: Accretion of Debt Premium	-	-	(26,847)	(26,847)
Total Budgetary Revenues	5,564,651	7,480,850	7,702,057	221,207
<u>Budgetary Expenditures:</u>				
GAAP Operating Expenses:				
Personnel Services	1,206,238	954,461	874,293	80,168
Supplies	310,617	368,117	300,576	67,541
Purchased Services	838,093	678,679	557,348	121,331
Insurance	80,684	80,684	78,830	1,854
Depreciation	-	-	1,005,824	(1,005,824)
Contingency	50,000	50,000	-	50,000
GAAP Non-Operating Expenses:				
Interest and Fiscal Charges	345,895	345,895	342,617	3,278
Administrative Fee – General Fund	104,374	104,374	104,374	-
<i>Adjustments to Budgetary Basis:</i>				
Debt Service Principal	917,988	917,988	958,158	(40,170)
Capital Outlay	5,177,852	4,573,322	762,514	3,810,808
Change in Accrued Interest	-	-	(3,506)	3,506
Change in Vacation/Comp Accrual	-	-	18,577	(18,577)
Less: Depreciation	-	-	(1,005,824)	1,005,824
Total Budgetary Expenditures	9,031,741	8,073,520	3,993,781	4,079,739
Budgetary Net Income (Loss)	\$ (3,467,090)	\$ (592,670)	\$ 3,708,276	\$ 4,300,946

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

TOWN OF EAGLE, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET AND ACTUAL –WASTEWATER ENTERPRISE FUND
For the Year Ended December 31, 2023

	Wastewater Enterprise Fund			Variance
	Original Budget	Final Budget	Actual	Favorable (Unfavorable)
<u>Budgetary Revenues:</u>				
GAAP Operating Revenues:				
Service Fees	\$ 2,971,800	\$ 3,080,000	\$ 2,987,334	\$ (92,666)
GAAP Non-Operating Revenues:				
Interest & Earnings on Investments	160,000	525,000	557,963	32,963
Accretion of Bond Premium	-	-	23,528	23,528
Loss on Disposition of Assets	-	-	(71,515)	(71,515)
GAAP Capital Contributions:				
Tap and Improvement Fees	550,000	2,167,000	2,181,120	14,120
Grants & Contributions	-	-	12,500	12,500
<i>Adjustments to Budgetary Basis:</i>				
Add: Loss on Disposition of Assets	-	-	71,515	71,515
Add: Lease-purchase Proceeds	-	-	24,473	24,473
Less: Accretion of Bond Premium	-	-	(23,528)	(23,528)
Total Budgetary Revenues	3,681,800	5,772,000	5,763,390	(8,610)
<u>Budgetary Expenditures:</u>				
GAAP Operating Expenses:				
Personnel Services	726,823	730,416	693,529	36,887
Supplies	150,540	155,540	118,819	36,721
Purchased Services	819,167	748,772	636,717	112,055
Insurance	37,800	37,310	36,810	500
Depreciation	-	-	788,318	(788,318)
Contingency	50,000	50,000	-	50,000
GAAP Non-Operating Expenses:				
Interest and Fiscal Charges	180,865	180,865	171,604	9,261
Administrative Fee – General Fund	56,405	56,405	56,405	-
<i>Adjustments to Budgetary Basis:</i>				
Debt Service Principal	791,404	791,404	823,090	(31,686)
Capital Outlay	1,201,168	993,694	247,279	746,415
Change in Accrued Interest	-	-	(9,261)	9,261
Change in Vacation/Comp Time	-	-	12,308	(12,308)
Less: Depreciation	-	-	(788,318)	788,318
Total Budgetary Expenditures	4,014,172	3,744,406	2,787,300	957,106
Budgetary Net Income (Loss)	\$ (332,372)	\$ 2,027,594	\$ 2,976,090	\$ 948,496

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

TOWN OF EAGLE, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET AND ACTUAL – REFUSE ENTERPRISE FUND
For the Year Ended December 31, 2023

	Refuse Enterprise Fund			
	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<u>Budgetary Revenues:</u>				
GAAP Operating Revenues:				
Service Fees	\$ 746,000	\$ 795,700	\$ 770,999	\$ (24,701)
GAAP Non-Operating Revenues:				
Interest & Earnings on Investments	<u>7,500</u>	<u>16,050</u>	<u>17,007</u>	<u>957</u>
Total Budgetary Revenues	<u>753,500</u>	<u>811,750</u>	<u>788,006</u>	<u>(23,744)</u>
<u>Budgetary Expenditures:</u>				
GAAP Operating Expenses:				
Personnel Services	11,961	12,913	10,575	2,338
Supplies	725	1,325	977	348
Purchased Services	702,092	765,485	758,784	6,701
Insurance	1,275	665	664	1
Depreciation	-	-	980	(980)
GAAP Non-Operating Expenses:				
Administrative Fee – General Fund	20,000	14,000	14,000	-
<i>Adjustments to Budgetary Basis:</i>				
Less: Depreciation	<u>-</u>	<u>-</u>	<u>(980)</u>	<u>980</u>
Total Budgetary Expenditures	<u>736,053</u>	<u>794,388</u>	<u>785,000</u>	<u>9,388</u>
 Budgetary Net Income (Loss)	 <u>\$ 17,447</u>	 <u>\$ 17,362</u>	 <u>\$ 3,006</u>	 <u>\$ (14,356)</u>

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

TOWN OF EAGLE, COLORADO
SCHEDULE OF BUDGETARY BASED REVENUES AND EXPENDITURES
– BUDGET AND ACTUAL – STORMWATER ENTERPRISE FUND
For the Year Ended December 31, 2023

	Stormwater Enterprise Fund			Variance
	Original Budget	Final Budget	Actual	Favorable (Unfavorable)
<u>Budgetary Revenues:</u>				
GAAP Operating Revenues:				
Service Fees	\$ 90,000	\$ 91,000	\$ 91,735	\$ 735
GAAP Non-Operating Expenses:				
Interest & Earnings on Investments	<u>3,000</u>	<u>8,850</u>	<u>9,584</u>	<u>734</u>
Total Budgetary Revenues	<u>93,000</u>	<u>99,850</u>	<u>101,319</u>	<u>1,469</u>
<u>Budgetary Expenditures:</u>				
GAAP Operating Expenses:				
Purchased Services	85,385	50,405	52,715	(2,310)
Insurance	<u>648</u>	<u>80</u>	<u>80</u>	<u>-</u>
Total Budgetary Expenditures	<u>86,033</u>	<u>50,485</u>	<u>52,795</u>	<u>(2,310)</u>
Budgetary Net Income (Loss)	<u>\$ 6,967</u>	<u>\$ 49,365</u>	<u>\$ 48,524</u>	<u>\$ (841)</u>

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

SUPPLEMENTAL INFORMATION

ANNUAL STATEMENT OF RECEIPTS AND
EXPENDITURES FOR ROADS, BRIDGES AND STREETS

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): 12/23	
This Information From The Records Of: Town of Eagle, Colorado		Prepared By: Jill Kane		
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 no highway purposes				
4. Minus amount used for mass transit				
5. Remainder used for highway purposes				
II. RECEIPTS FOR ROAD AND STREET PURPOSES		III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES		
ITEM	AMOUNT	ITEM	AMOUNT	
A. Receipts from local sources:		A. Local highway disbursements:		
1. Local highway-user taxes		1. Capital outlay (from page 2)	614,759.60	
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	1,299,521.86	
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:		
c. Total (a.+b.)		a. Traffic control operations	-	
2. General fund appropriations		b. Snow and ice removal	488,581.66	
3. Other local imposts (from page 2)	1,827,416.05	c. Other	41,638.67	
4. Miscellaneous local receipts (from page 2)	111,810.69	d. Total (a. through c.)	530,220.33	
5. Transfers from toll facilities		4. General administration & miscellaneous	97,387.29	
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety		
a. Bonds - Original Issues		6. Total (1 through 5)	2,541,889.08	
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)	1,939,226.74	b. Redemption		
B. Private Contributions		c. Total (a. + b.)	-	
C. Receipts from State government		2. Notes:		
(from page 2)	301,675.52	a. Interest		
D. Receipts from Federal Government		b. Redemption		
(from page 2)	-	c. Total (a. + b.)	-	
E. Total receipts (A.7 + B + C + D)	2,240,902.26	3. Total (1.c + 2.c)	-	
		C. Payments to State for highways		
		D. Payments to toll facilities		
		E. Total disbursements (A.6 + B.3 + C + D)	2,541,889.08	
IV. LOCAL HIGHWAY DEBT STATUS (Show all entries at par)				
	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	0			-
1. Bonds (Refunding Portion)				-
B. Notes (Total)	0			-
V. LOCAL ROAD AND STREET FUND BALANCE				
	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance
	1,697,800.82	2,240,902.26	2,541,889.08	1,396,814.00
E. Reconciliation				
-				
Notes and Comments:				
The Town received Devolution proceeds to take over a portion of highway 6 in 2017. We received \$1,671,649. The Town has earned \$212,522.64 in interest on these proceeds from 2017-2023. The Town is saving these proceeds specifically for Grand Ave projects. In 2020 the Town spent \$95,641.00 to begin redevelopment of Grand Ave and \$391,716.62 in 2023. The 12/31/23 balance is \$1,396,814.02.				

PREVIOUS EDITIONS OBSOLETE

LOCAL HIGHWAY FINANCE REPORT	STATE:
	Colorado
	YEAR ENDING (mm/yy): 12/23

II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL

ITEM	AMOUNT	ITEM	AMOUNT
A.3. Other local imposts:		A.4. Miscellaneous local receipts:	
a. Property Taxes and Assessments		a. Interest on investments	90,729.77
b. Other local imposts:		b. Traffic Fines & Penalties	21,080.92
1. Sales Taxes & Use Tax	1,610,573.79	c. Parking Garage Fees	
2. Infrastructure & Impact Fees	194,940.08	d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	21,902.18	g. Other Misc. Receipts	
6. Total (1. through 5.)	1,827,416.05	h. Other Road & Bridge Tax	
c. Total (a. + b.)	1,827,416.05	i. Total (a. through h.)	111,810.69
(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	270,286.47	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	31,389.05	d. Federal Transit Admin	
d. Other (Specify)		e. U.S. Corps of Engineers	
e. Other (Specify) CDOT Grant		f. Other Federal	
f. Total (a. through e.)	31,389.05	g. Total (a. through f.)	-
4. Total (1. + 2. + 3.f)	301,675.52	3. Total (1. + 2.g)	-
(Carry forward to page 1)		(Carry forward to page 1)	

III. DISBURSEMENTS 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		60,760.53	60,760.53
b. Engineering Costs		519,121.58	519,121.58
c. Construction:			
(1). New Facilities			-
(2). Capacity Improvements			-
(3). System Preservation			-
(4). System Enhancement & Operation		34,877.49	34,877.49
(5). Total Construction (1) + (2) + (3) + (4)	-	34,877.49	34,877.49
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	-	614,759.60	614,759.60

(Carry forward to page 1)

Notes and Comments:

PREVIOUS EDITIONS OBSOLETE

SINGLE AUDIT

The Honorable Mayor and Members
Of the Town Council
Eagle, Colorado

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Eagle, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town of Eagle's basic financial statements as listed in the table of contents, and have issued our report thereon dated January 31, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit on the financial statements, we considered the Town's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and, therefore, material weaknesses or significant deficiencies may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as described in the accompanying schedule of findings and questioned costs, we did identify a certain deficiency in internal control over compliance that we consider to be a significant deficiency.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the Town's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit the attention by those charged with governance. We consider the deficiency described in the accompany schedule of findings and questions costs as item 23-001 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matters that is required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and questioned costs as item 23-001.

Town of Eagle, Colorado's, Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Town of Eagle, Colorado's, response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Town's response was not subjected to the other procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink, appearing to read "Maggard & Hood, P.C.", is positioned above the printed name of the firm.

MAGGARD & HOOD, P.C.
Glenwood Springs, Colorado
January 31, 2025

The Honorable Mayor and Members
Of the Town Council
Eagle, Colorado

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM;
REPORT ON INTERNAL CONTROL OVER COMPLIANCE;
AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
REQUIRED BY THE UNIFORM GUIDANCE**

Report on Compliance for Each Major Program

Opinion on Each Major Federal Program

We have audited the compliance of the Town of Eagle, Colorado, with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the Town's major federal programs for the year ended December 31, 2023. The Town's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the Town of Eagle, Colorado, has complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

Basis for Unmodified Opinions

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the Town of Eagle, Colorado, and to meet our other ethical responsibilities, in accordance with 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 opinion on compliance for each major federal program. Our audit does not provide a legal determination of the Town's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management of the Town of Eagle, Colorado, is responsible for compliance with the requirements referred to above for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the Town's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on the Town of Eagle Colorado's compliance based on our audit. 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 generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the Town's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, 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 Town of Eagle Colorado's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Town of Eagle Colorado's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Other Matters

The results of our auditing procedures disclosed an instance of noncompliance which is required to be reported in accordance with the Uniform Guidance and which are described in the accompany schedule of findings and questioned costs as item 23-001. Our opinion on each major federal program is not modified with respect to these matters.

Government Auditing Standards requires the auditor to perform limited procedures on the Town of Eagle, Colorado's response to the noncompliance finding identified in our compliance audit described in the accompany schedule of findings and questioned costs. The Town's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Report on Internal Control Over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and, therefore, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, as described in the accompany schedule of findings and questioned costs, we did identify a certain deficiency in internal control over compliance that we consider to be a significant deficiency.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 23-001 to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on the Town of Eagle, Colorado's, response to the internal control over compliance finding identified in our compliance audit described in the accompanying schedule of findings and questioned costs. The Town's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance

We have audited the financial statements of the Town of Eagle, Colorado, as of and for the year ended December 31, 2023, and have issued our report thereon dated January 31, 2025 which contained an unmodified opinion on those financial statements. Our audit was performed for the purpose of forming an opinion on the financial statements as a whole. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the financial statements as a whole.



MAGGARD & HOOD, P.C.
Glenwood Springs, Colorado
January 31, 2025

TOWN OF EAGLE, COLORADO
SCHEDULE OF AUDIT FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2023

PART I: SUMMARY OF AUDITOR'S RESULTS

Financial Statements

Type of auditor's report issued..... **Unmodified Opinion**
Internal control over financial reporting:
 Material weaknesses identified..... **No**
 Significant deficiency identified..... **Yes**
 Noncompliance material to financial statements..... **No**

Federal Awards

Internal control over major programs:
 Material weaknesses identified..... **No**
 Significant deficiency identified..... **Yes**
Type of auditor's report issued on compliance for major programs **Unmodified Opinion**
Any audit findings disclosed that are required to be reported in
 accordance with Title 2 U.S. Code of Federal Regulations Part 200..... **No**

Major programs:

Covid-19, Coronavirus State and Local Fiscal Recovery Funds:

 Coronavirus State and Local Fiscal Recovery Funds **ALN 21.027**

Dollar threshold used to identify Type A from Type B programs..... **\$750,000**
Identified as low-risk auditee..... **No**

TOWN OF EAGLE, COLORADO
SCHEDULE OF AUDIT FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2023

PART II: FINDINGS RELATED TO THE REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Finding #23-001(A) – Late Submission of Single Audit Report to the Federal Audit Clearinghouse

Program Names: 3rd Street Housing Project
 Eagle Innovative Housing Strategies
 Eagle Community Pool Replacement

CFDA Titles and Numbers: 21.027 Coronavirus State and Local Fiscal Recovery Funds

Federal Agency: United States Treasury

Pass-through Agency: Colorado Department of Local Affairs

Award Year: December 31, 2023

Condition: The Federal Single Audit Act Uniform Guidance, as amended, requires non-federal entities to undergo annual audits if they spend a certain amount of federal funds and submit the single audit report to the Federal Audit Clearinghouse within 30 days of receiving the auditor's report or nine months after the end of the audit period; whichever comes first; meaning the deadline is essentially the earlier of these two dates. The Town of Eagle, Colorado, has submitted the Single Audit Report to the Federal Audit Clearinghouse after the reporting deadline.

Criteria: Any submissions to the Federal Audit Clearinghouse after the earlier of 30 days of receiving the auditor's report or nine months after the end of the audit period are deemed late.

Questioned Costs: *N/A*

Systematic or Isolated: *Isolated*

Effect: Failure to submit the Single Audit Report to the Federal Audit Clearinghouse on a timely basis resulted in noncompliance with grant requirements listed in the Federal OMB Compliance Supplement.

Recommendation: We recommend the Town establish procedures to ensure the timely submission of reports required by the Federal Single Audit Act Uniform Guidance, as amended.

Views of Responsible Officials and Planned Corrective Action: In order to ensure timely submission of future required Single Audit Reports to the Federal Audit Clearinghouse on a timely basis, the Town Manager will establish and issue written procedures for the staff of the Finance Department of the Town of Eagle, Colorado, to follow to ensure that the Town's books and records are completed and provided to the Town's independent auditors within 4 ½ months after the Town's calendar year-end.

TOWN OF EAGLE, COLORADO
SCHEDULE OF AUDIT FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2023

PART III: FINDINGS RELATED TO THE REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE

Finding #23-001(B) – Late Submission of Single Audit Report to the Federal Audit Clearinghouse

Program Names: 3rd Street Housing Project
Eagle Innovative Housing Strategies
Eagle Community Pool Replacement

CFDA Titles and Numbers: 21.027 Coronavirus State and Local Fiscal Recovery Funds

Federal Agency: United States Treasury

Pass-through Agency: Colorado Department of Local Affairs

Award Year: December 31, 2023

Condition: The Federal Single Audit Act Uniform Guidance, as amended, requires non-federal entities to undergo annual audits if they spend a certain amount of federal funds and submit the single audit report to the Federal Audit Clearinghouse within 30 days of receiving the auditor's report or nine months after the end of the audit period; whichever comes first; meaning the deadline is essentially the earlier of these two dates. The Town of Eagle, Colorado, has submitted the Single Audit Report to the Federal Audit Clearinghouse after the reporting deadline.

Criteria: Any submissions to the Federal Audit Clearinghouse after the earlier of 30 days of receiving the auditor's report or nine months after the end of the audit period are deemed late.

Questioned Costs: N/A

Systematic or Isolated: Isolated

Effect: Failure to submit the Single Audit Report to the Federal Audit Clearinghouse on a timely basis resulted in noncompliance with grant requirements listed in the Federal OMB Compliance Supplement.

Recommendation: We recommend the Town establish procedures to ensure the timely submission of reports required by the Federal Single Audit Act Uniform Guidance, as amended.

Views of Responsible Officials and Planned Corrective Action: In order to ensure timely submission of future required Single Audit Reports to the Federal Audit Clearinghouse on a timely basis, the Town Manager will establish and issue written procedures for the staff of the Finance Department of the Town of Eagle, Colorado, to follow to ensure that the Town's books and records are completed and provided to the Town's independent auditors within 4 ½ months after the Town's calendar year-end.

TOWN OF EAGLE, COLORADO
SCHEDULE OF PRIOR AUDIT FINDINGS AND QUESTIONED COSTS
For the Year Ended December 31, 2023

PRIOR AUDIT FINDINGS AND QUESTIONED COSTS

There were no findings for the fiscal year ended December 31, 2022.

TOWN OF EAGLE, COLORADO
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
For the Year Ended December 31, 2023

Federal Grantor/Pass-through Grantor/Program Title	Federal ALN Number	Grant/Project Code	Expenditures
<u>UNITED STATES TREASURY:</u>			
<i>Passed through Colorado Department of Local Affairs:</i>			
COVID 19: Coronavirus State and Local Fiscal Recovery Funds	21.027	3 rd Street Housing Project IHOI PROJ#INC038 UEI: JES7CL8ANJ53	885,318 *
COVID 19: Coronavirus State and Local Fiscal Recovery Funds (ARPA)	21.027	Eagle Innovative Housing Strategies IHOP#PLN010; HB21-1271 UEI: JES7CL8ANJ53	4,192 *
COVID 19: Coronavirus State and Local Fiscal Recovery Funds (ARPA)	21.027	Eagle Community Pool Replacement NEUCO0076 UEI: JES7CL8ANJ53	225,884 *
TOTAL UNITED STATES TREASURY / TOTAL FEDERAL EXPENDITURES			<u>1,115,394</u>

* Denotes Major Program

Notes to the Schedule of Expenditures of Federal Awards for the Year Ended December 31, 2023

Note 1 - Basis of Presentation

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the Town of Eagle, Colorado, and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2, US Code of Federal Regulations, Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* ("Uniform Guidance"). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of the general purpose financial statements.

Note 2 - Sub-recipients:

The Town of Eagle, Colorado, did not provide any federal funds listed in the Schedule of Expenditures of Federal Awards received to sub-recipients.

Note 3 -- Indirect Facilities and Administrative Costs

The Town does not opt to use the 10% de minimis cost rate allowed in Title 2 US Code of Federal Regulations (CFR), Part 200.414 Indirect (F&A) costs.

Note 4 – Coronavirus State and Local Fiscal Recovery Funds

The ARP of 2021 authorized the Coronavirus State and Local Fiscal Recovery Funds (SLFRF) which continues many of the programs started by the CARES Act (2020) and Consolidated Appropriations Act (2021) by adding new phases, new allocations, and new guidance to address issues related to the continuation of the COVID-19 pandemic. The Coronavirus SLFRF also creates a variety of new programs to address continuing pandemic-related crises and fund recovery efforts as the United States begins to emerge from the COVID-19 pandemic. The ARP was passed by Congress on March 10, 2021, and signed into law on March 11, 2021. In 2021, the Town received the first tranche of Coronavirus SLFRF funds (ALN 21.027) which must be obligated between March 3, 2021 and December 31, 2024, and expended to cover such obligations by December 31, 2026. At December 31, 2023, the Town has \$1,530,046 of deferred ARPA revenues.



To: Mayor Turnipseed and Town Council

From: Kira Koppel, Sustainability Specialist

Date: February 25th, 2025

Agenda Item: Energy Efficiency Rebates – 2024 Recap and 2025 Discussion

REQUEST: Staff would like to provide a review of town-funded energy efficiency rebates that were issued in 2024 and their impacts on the Eagle community. Staff would also like to engage council in a discussion around goals and strategy to disseminate 2025 energy efficiency rebates.

BACKGROUND: In late 2023, \$40,000 in energy efficiency rebate funding was approved by Town Council in the 2024 operating budget. Rebates were administered by Walking Mountains Science Center, through the Energy Smart Colorado program. This statewide program also receives funding from Eagle County and provides base-level rebates within our community. Funding from the town supported bonus rebates and further reduced costs for community members, making some of these changes in existing homes achievable for residents. Addressing energy efficiency and electrification of existing homes and businesses within Eagle is a critical strategy on our journey to net zero emissions by 2030. In 2025, \$29,000 has been allocated within the operating budget by way of the EEOP fund to support energy efficiency and electrification rebates via Walking Mountains.

For Eagle community residents to receive rebates, they first need to schedule a home energy assessment. Walking Mountains connects the homeowner with a local contractor to perform the assessment and provides energy coaching throughout. The results of the assessment advise effective changes the owners can make to improve energy efficiency in their homes. The Walking Mountains team ensures owners are aware of all rebates and incentives before the improvements are made so owners have a clear picture of final costs. This comprehensive level of support allows homeowners to complete the process from start to finish with no surprises. Rebates are also available to businesses who would like to utilize them.

ANALYSIS: Staff would like to provide a review of 2024 goals and results, which Nikki Maline with Walking Mountains will also highlight during her presentation.

2024 Goals

<i>Incentive/Hard Cost</i>	<i>Details</i>	<i>Budget</i>	<i>Estimated Annual MtCO2e reduced</i>
Home Energy Assessments	Goal of thirty-five (35) \$50 cost to homeowner	\$2,000	4
Weatherization Bonus Rebates	Goal of four (4) \$500 bonus rebates for Air Sealing & Insulation improvements	\$2,000	6
Heat Pump Bonus Rebates	Goal of eight (8) \$500 bonus rebates for Heat Pumps	\$4,000	24
Solar PV Rebates	Goal of seven (7) \$1,000 Solar PV rebates	\$7,000	38
Business/MF Rebates	Goal of eight (8) bonus rebates for efficiency improvements TBD	\$8,000	48
ReEnergize Eagle County	Complete one (1) additional home in Eagle	\$7,000	5
Marketing & Outreach	Hard costs for marketing, outreach and communication in order to increase participation	\$2,000	n/a
Program Administration	Hard costs for program management, staffing, on-going energy coaching and contractor referrals	\$8,000	n/a
Town of Eagle Specific Incentives:		\$40,000*	125 MtCO2e estimated

200 MtCO2e reduced annually from all ESC incentives in the Town of Eagle in 2024, estimated

2024 Results

Incentive	2024 Goal	2024 Result
Home Energy Assessments	35	38
Weatherization Bonus Rebates	4	13
Heat Pump Bonus Rebates	8	12
Solar PV Rebates	7	2
Business/Multifamily Rebates	8	0
ReEnergize Eagle County	1	1
Total Spend	\$40,000	\$34,098

While the above table shows only the results of completed rebates supported by Town of Eagle funding, it is worth noting that several more homes and businesses received assessments and walk throughs in 2024 using Eagle County funding. For example, there were 10 ReEnergize homes in Eagle that completed the process in 2024, though only 1 was rebated with Town of Eagle funding (the other 9 were covered by county funding). 3 commercial walk-throughs were completed in 2024 as well.

The table below provides further detail on the types of homes and businesses that received energy assessments, weatherization rebates, and heat pump rebates.

Incentive	2024 Totals	Community & Priority Homes	ReEnergize Homes	Businesses/Multifamily Housing
Home Energy Assessments	38	5	10	3
Weatherization Bonus Rebate	13	2	10	0
Heat Pump Bonus Rebates	12	2	3	2

The program was under budget by \$5,902 in 2024. All combined 2024 rebates resulted in the following initial estimates: reduction/offset of 61 metric tons of carbon dioxide equivalent and \$6,567 in annual utility cost savings. Final and updated modeling will be received by the end of the month and results will be included in a future council update.

The 2025 scope of work for energy efficiency and electrification rebates proposes adding the following categories to the rebates included in 2024:

- Offering home energy assessments at \$50 cost (rather than \$100) and \$25 cost for community priority homes (deed restricted, childcare staff, first responders, local government employees, non-profit employees, teacher/school employee, veteran/active military, or max 150% AMI)
- Induction range bonus rebate - \$500
- Electric fireplaces bonus rebate - \$300
- E-lawn care rebate - \$300
- Heat pump dryer - \$500
- Automation bonus rebate - \$1000
- EV purchase rebate - \$1000
- EV charger installation rebate - \$1000
- Battery storage rebate - \$1000

Marketing & outreach and program administration costs have been consistent over time (\$2,000 and \$8,000, respectively) and are projected to reduce with the reduced total program budget compared to 2024.

It is worth noting that 23% of greenhouse gas emissions in the town are produced by residential buildings and 16% by commercial buildings. The following strategies captured in the Net Zero Action Plan are addressed by this rebate program and will all be essential to making progress toward our net zero by 2030 goal:

- Residential electrification
- Commercial electrification
- Commercial heat pumps
- Residential heat pumps
- Residential weatherization
- Residential energy efficiency education
- 75% EV adoption

This rebate program allows us to incentivize these actions and encourage them by providing financial benefits and education.

COMMUNITY INPUT: None at this time.

BUDGET / STAFF IMPACT: No budget impacts at this time; all funds are already approved within the budget. Partnering with Walking Mountains on this important strategy saves town staff time and provides continuity throughout our valley on how and where to find and access home energy rebates. A table is included below that details Town of Eagle investment in energy efficiency rebates since 2020.

Program Year	Program Funding from TOE	Funding Source
2020	\$900	MEAC
2021	\$1,065	MEAC

2022	\$20,000	Operating Budget – Town Council
2023	\$40,000	Operating Budget – General Govt
2024	\$40,000	Operating Budget - General Govt
2025	\$29,000	Exterior Energy Offset Program Fund

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This program aligns with the town’s goal to elevate our relationship with the environment by supporting and demonstrating sustainability (Goal 4-3 of Elevate Eagle Comprehensive Plan) and with the town’s strategic objective to invest in environmental and energy sustainability. It will also support further implementation of Town Council Resolution No. 56, a resolution adopting town-wide sustainability goals.

RECOMMENDED ACTION OR PROPOSED MOTION: Staff requests that council to engage in discussion and provide feedback on goals and approach for the \$29,000 allocated for energy efficiency rebates.

ATTACHMENTS:

- Town of Eagle EER Stats 2024
- 2025 Proposed Scope of Services

TOWN of EAGLE 2024 - FINAL (Energy Programs at WM)

									<u>YTD</u> <u>MtCO2e</u> <u>reduced /</u> <u>offset*</u>		<u>Annual</u> <u>Utility Cost</u> <u>Savings</u>		<u>Community</u> <u>Priority & IQ</u> <u>ReEnergize</u>		<u>Active</u> <u>Energies</u> <u>Solar HEA</u>		<u>Businesses</u> <u>/ MF</u>		
<u>Incentive/Hard Cost</u>	<u>Details</u>	<u>2024</u> <u>Budget</u>	<u>Q</u> <u>1</u>	<u>Q</u> <u>2</u>	<u>Q</u> <u>3</u>	<u>Q</u> <u>4</u>	<u>Total</u> <u>2024</u>	<u>Funds</u> <u>2024</u>											
Home Energy Assessments	Goal: 35 - \$50 assessment	\$2,000	16	7	10	5	38	\$2,615		3.13		\$814		5	10		1		3
Weatherization Bonus	Goal: 4 - \$500 bonus rebate for air sealing/insulation improvements	\$2,000	0	5	2	6	13							2	10				0
Heat Pump Bonus	Goal: 8 - \$500 bonus rebate for heat pump/heat pump water heater	\$4,000	1	1	1	9	12	\$14,452		57.87 (not all projects modeled yet)		\$5,753.41 (not all projects modeled yet)		2	3				2
Solar PV	Goal: 7 - \$1,000 Solar PV rebates (grid-tied)	\$7,000	0	2	0	0	2							0	0				0
Business/MF Bonus	Goal: 8 - \$1,000 bonus rebate for efficiency	\$8,000					0	\$0					10 ReEnergize homes : 116 Condor Dr, 7 Condor Dr, 723 Shorthorn Dr #203, 29 Pearch St #C202, 124 Ringneck, 810 Grand Ave #6, 60 Mill Rd #M2, 492 Bluffs Dr, 331 Hilltop, 504 Bluffs Dr						
ReEnergize Eagle County	Goal: 1 additional IQ home in TOA helped	\$7,000		1			1	\$7,031		tbd		tbd							
Marketing & Outreach	Hard costs for marketing/outreach in order to increase participation	\$2,000	full year accounted for in marketing & admin					\$2,000											
Program Administration	Hard costs for program management & energy coaching	\$8,000									\$8,000								
		\$40,000	incentive funds + annual admin/marketing funds					\$34,098		61		\$6,567	3 commercial walkthroughs completed Q1: Yeti's Grind, 11 Eagle Park East LLC, Brush Creek Ortho-Bionomy						
								\$5,902											remaining funds for 2024

2024 Invoices:

\$2,855 Q1 (incentives)	Q1 total:
\$2,500 Q1 (admin)	\$5,355
\$12,040 Q2 (incentives)	Q2 total:
\$2,500 Q2 (admin)	\$14,540
\$4,359 Q3 (incentives)	Q3 total:
\$2,500 Q3 (admin)	\$6,859
\$4,844 Q4 (incentives)	Q4 total:
\$2,500 Q4 (admin)	\$7,344
\$34,098 TOTAL Spent	\$34,098
\$5,902 Remaining	

2025 SCOPE OF SERVICES for the TOWN OF EAGLE

Community Energy Efficiency Program

1/1/2025 through 12/31/2025

CONTACT INFORMATION

Walking Mountains
P.O. Box 9469, Avon, CO 81620
Office Phone: 970-328-8777

Contact: Nikki Maline, Energy Programs Director
Email: nikkim@walkingmountains.org
Website: www.walkingmountains.org/energy

ORGANIZATION PROFILE

The mission of Walking Mountains is to “awaken a sense of wonder and inspire environmental stewardship and sustainability through natural science education”. Walking Mountains is a community-based nonprofit 501c3 organization in Avon, Colorado that educates residents and visitors while helping businesses, individuals and local governments become more environmentally sustainable. Walking Mountains Sustainability Department’s objective is to **act as an agent of change to achieve local climate action goals and improve the social, economic, and environmental resilience of the Eagle County community**. We serve as a resource and education hub to inspire action from local to global. Through this objective our staff implement multiple strategies to educate, outreach, and provide opportunities for action. Sustainability staff work across various sectors including energy & buildings, climate action, sustainable business, and waste diversion and reduction while using a lens of equity.

The Energy Smart Colorado (ESC) program at Walking Mountains provides energy coaching, comprehensive home energy assessments (highly discounted), and rebates to businesses and homes. Through ReEnergize Eagle County a free assessment and free home improvements are available to local working households (and retirees), homeowners and renters, with a max 150% Area Median Income (AMI).

PURPOSE OF PROGRAM / PARTNERSHIP

To create a system of incentives that are specific and targeted for the Town of Eagle community in order to help locals decrease their energy burden and make living environments safer and healthier. Through participation in the Energy Smart Colorado & ReEnergize Eagle County programs, homes & business are provided education and recommendations after an in person visit, and incentives for making recommended upgrades. In addition to a reduced energy burden and a healthier living environment, homes and buildings that invest in improvements related to Energy Efficiency, Renewable Energy, and Building Electrification significantly help our community reach our local climate action plan goal of an overall 50% reduction of greenhouse gas emissions by 2030 (from a 2014 baseline). **The Town of Eagle has adopted a sustainability goal for achieving net-zero carbon emissions in the greater Eagle community by 2030.** By partnering with Walking Mountains the Town of Eagle will be able to implement a program that is accessible, available, and affordable to all homes & business.

This partnership between Walking Mountains and the Town of Eagle will specifically focus on community energy use (within homes and businesses) within the Town of Eagle. To guide the goals of this partnership we refer to the Town of Eagle’s NET ZERO ACTION PLAN. We will focus on **Electrification of Existing Buildings, Heat Pumps, Weatherization, and Energy Efficiency Education** while incorporating Equity.

Community Energy Efficiency Program:

Within the Community of the Town of Eagle, we would like to increase the participation and engagement in the already developed Energy Smart Colorado & ReEnergize Eagle County programs. Many of the assets for these programs are already in place and will be leveraged for your community, including:

- Qualified contractor network for Energy Assessments and Improvements
- Comprehensive Customer Relationship Management tool (Salesforce) for tracking program results/financials
- Stocked Inventory of Quick Fix materials (free direct installs during a home energy assessment)

Sustainable Economic and Social Development:

Over the past 10+ years throughout Eagle County, the Energy Smart Colorado program has created a “green workforce” including highly-trained contractors and Building Analysts which have all contributed to the economic growth of the community.

Public Education, Communication, and Equity:

By providing energy efficiency & electrification education to local homeowners & businesses, and developing more streamlined methods of bi-lingual communication, we will be able to increase the capacity for energy saving improvements throughout the Town of Eagle. Our 2025 Outreach will be neighborhood focused with promotion of all programs available locally to households with a maximum household income of 150% Area Median Income (AMI). The following programs provide free assessments and free home improvements: WAP (Federal Weatherization Assistance Program), CARE (Colorado’s Affordable Residential Energy program), and ReEnergize Eagle County. We will also share information to all Town of Eagle residents about rebates available through Energy Smart Colorado.

DELIVERABLES

During 2025, Walking Mountains will partner with the Town of Eagle, other local municipalities, Eagle County, and local utilities to perform the following work:

- Project management and reporting of the local Energy Smart Colorado & ReEnergize Eagle County programs
- Coordination of the Energy Smart Colorado & ReEnergize Eagle County programs, providing energy assessments, energy coaching and incentives, and direct bi-lingual outreach to households that need the most help
- Annual energy savings report, with data on number of homes and businesses worked with and greenhouse gas (GHG) reductions; report will show Town of Eagle’s specific impact

The above includes managing the entire program and all that is contained within this proposal, including managing the budget, reporting, data management, energy modeling, workflow of setting up and completing assessments, rebate processing, energy coaching, and more.

Marketing & Outreach:

Marketing & Outreach will consist of newsletter inclusions and targeted social media posts with files ready to share with Town of Eagle so they can do the same. A poster will be created, specific to the Town of Eagle, and distributed specifically at locations Town of Eagle locals frequent. In addition, if there are events that take place within the Town of Eagle that homeowners and businesses may attend, Walking Mountains would like to have a table to share information and energy education. Community outreach will focus on connecting with local working households that need assistance the most, as detailed above.

Incentive Details:

Town of Eagle – 2025 Community Specific Incentives, for homes and businesses/buildings:

- **Home Energy Assessments** - \$50 flat cost to homeowner at time of assessment, any size of home;
Community Priority homes - \$25 flat cost (*deed restricted, childcare staff, first responders, local government employees, non-profit employees, teacher/school employee, veteran/active military, or max 150% AMI*)
- **Weatherization BONUS Rebate** - up to \$500 for completing an air sealing and/or insulation upgrade
- **Heat Pump BONUS Rebate** - up to \$500 for installing a ducted or mini-split heat pump, heat pump water heater, and/or heat pump dryer
- **Induction Range BONUS Rebate** - up to \$500 for installing an electric induction range/cooktop
- **Electric Fireplace BONUS Rebate** - up to \$300 for installing an electric fireplace
- **E-lawn Care Rebate** - up to \$300 for new battery or corded electric equipment, including: electric mowers (push or riding), electric snow blowers, electric chainsaws, electric trimmers, electric pruners, electric leaf blowers, or electric power washers (*no energy assessment required for e-lawn care rebate*)
- **Automation BONUS Rebate** - up to \$1,000 for networked LED lighting controls, building automation systems, and smart electrical panels; larger projects must provide energy modeling showing potential savings
- **Electric Vehicle Purchase Rebate** - up to \$1,000 for the purchase or lease of a new or used Electric Vehicle or Plug-in EV
- **EV Charger Installation Rebates** - up to \$1,000 for installing an EV Charger- if located in a common space, must be a 2-port charger, level II or III, available to building occupants
- **Battery Storage (home/building) Rebate** - up to \$1,000 for installing storage that is connected to the electricity grid, must enroll in Holy Cross Energy's [Time of Use](#) rate OR [Power+ FLEX](#) specifically (Power+ not eligible for a rebate)
- **Solar PV Rebate** - up to \$1,000 for on-site, grid-tied Solar PV, existing buildings only (home or business)
- **ReEnergize Eagle County (max 150% AMI)** - up to \$5,000 per home to maximize work that can be done in homes within the Town of Eagle, at no cost to the resident

*Above incentives may be stacked with regular Energy Smart CO rebates, ReEnergize incentives, utility rebates, and potential state incentives. The above **will not exceed 75% of the project cost** when all incentives are combined (with the exception of ReEnergize Eagle County homes who may have up to 100% of costs covered). **Bonus rebates must meet/exceed requirements of the regular Energy Smart CO rebate program.***

BUDGET & GOALS for 2025

<i>Incentive/Hard Cost</i>	<i>Details</i>	<i>Budget</i>	<i>Estimated Annual MtCO2e reduced</i>
Home Energy Assessments	Goal of thirty (30) at \$50 homeowner co-pay or \$25 community priority co-pay, any sized of home	\$1,800	2
\$300 Rebates – <i>Electric Fireplace, E-lawn care</i>	Goal of four (4) \$300 rebates (listed above)	\$1,200	3
\$500 Rebates – Heat Pumps, Insulation, Induction	Goal of eight (8) \$500 bonus rebates (listed above)	\$4,000	15
\$1,000 Rebates – Solar PV, Batteries, Automation, EV, EV Charger	Goal of four (4) \$1,000 rebates (listed above)	\$4,000	15
ReEnergize Eagle County	Help (2) ReEnergize homes in the Town of Eagle maximize the upgrades completed	\$10,000	6
Marketing & Outreach	Hard costs for marketing, outreach and communication in order to increase participation <i>(includes marketing staff time and hard costs of ads & print)</i>	\$2,000	n/a
Program Administration	Hard costs for program management, staffing, on-going energy coaching and contractor referrals <i>includes energy coaching for homeowners and businesses, program management, contractor referrals, and communications: 2 hours avg. for each assessment x 30 assessments = 60; 2.5 hours avg. for each rebate x 16 rebates = 40; 100 hours x \$60/hour = \$6,000</i>	\$6,000 (max)	n/a
Town of Eagle Specific Incentives:		\$29,000	41 MtCO2e estimated

100 MtCO2e reduced/offset annually from all ESC incentives in Town of Eagle in 2025, estimated

The top four (4) lines are flow-through funds, and estimated amounts, in order to respond to varying community interest there can be flexibility between these lines. Assessments & Rebates are limited to the amount of total funds available at any given time. Walking Mountains will notify the Town of Eagle if we get close to running out of funds for these incentives, at which time the Town of Eagle can choose to contribute more funding, or end the special incentives for the remainder of the year. **If annual ESC funds are depleted flow-through funds remaining above may be used to pay any full ESC rebates still needing fulfilled.**

Disbursement of Funds:

At the beginning of the year, the Town of Eagle will advance Walking Mountains half of the contracted amount. Once those funds are depleted Walking Mountains will work with the Town of Eagle to determine next disbursement, based on demand of incentives/assessments, and pending projects.



To: Mayor Turnipseed and Town Council

From: Peyton Heitzman, Community Development Director, Community Development
Carrie McCool, Eagle Contract Planner

Date: February 25, 2025

Agenda Items: Reserve at Hockett Gulch Phase 1B and Phase 2 FILE NUMBER: DR24-01 Major Development Permit

REQUEST:

Major Development Permit approval to construct 255 multifamily units, 28 townhome rental units, a clubhouse, and maintenance building. Forty-five percent (45%) of the proposed units include a deed restriction requiring local residency.

INTRODUCTION:

The proposed development permit for the last two phases (Phase 1B and 2) of Reserve at Hockett Gulch includes the remaining portions of planning areas HD/PUD-2 and HD/PUD-3 of the Reserve at Hockett Gulch Planned Unit Development (PUD), which was approved in 2019. The development plan proposes the construction of 283 rental units, consisting of 255 multifamily units across six buildings and 28 townhome units within four buildings. This final phase of the Reserve at Hockett Gulch also includes a clubhouse, maintenance building, and approximately 2 acres of common open space and amenities. Forty-five percent (45%) of the proposed units are subject to a deed restriction requiring local residency. Site access is provided via two entrances off Mt. Powell Road, which connects to Highway 6 and Sylvan Lake Road. Internal site circulation is facilitated through private drives.

BACKGROUND:

The applications were heard before the Planning and Zoning Commission on January 7, 2025. During the meeting, the public hearing for this project was continued to February 4, 2025, to allow the applicant more time to demonstrate conformance with the Land use and Development Code and the PUD Guide. The February 4th public hearing was continued to February 18th to allow staff adequate time to address project compliance.

The staff report from the February 18th Planning and Zoning Commission public hearing can be found here ([LINK](#)). The Commission's discussions centered on wildlife impact mitigation, exterior appearance standards compliance, and parking considerations, as well as evaluating how the January 7th Planning and Zoning Commission feedback had been incorporated into the current plan set.

During the February 18th meeting, the Planning and Zoning Commission recommended approval with conditions. Details of this recommendation are provided later in the staff report.

Staff recommends proceeding with the February 25th hearing for Council to consider the Major Development Permit and Planning and Zoning Commissions' recommended changes to the conditions of approval to provide feedback that will ultimately allow staff to finalize the Development Agreement at the hearing on March 11th. Staff's analysis below provides an overview of the Commission's issues of discussion and how those discussions resulted in changes to the recommended conditions of approval.

ANALYSIS:

Staff recommendation for the February 18th Planning Commission meeting was to continue the public hearing to allow the applicant time to address staff concerns regarding the effectiveness of the proposed mitigation measure for wildlife. More details of these concerns are outlined in pages 15-23 of the staff report.

Wildlife

The majority of the Commission's discussions were devoted to wildlife impacts, with particular focus on the adequacy of the proposed 25 ft-275 ft non-dedicated wildlife use buffer along the western and southern edge of the project area as a mitigation measure implemented in the proposed project plan. Upon review of the materials provided in the Commission packets and presentations from town staff and the applicant, the Commission provided the following general feedback.

- **Wildlife Movement Concerns:** The Commission expressed concerns about directing wildlife toward Highway 6 and preferred guiding them through the Hockett Gulch drainage instead.
- **Unpredictability of Wildlife Behavior:** Acknowledged that wildlife will ultimately move according to natural patterns, regardless of designated pathways.
- **Wildlife Buffer Acceptability:** The Commission is generally satisfied with the applicant's proposed wildlife buffer. Noted the presence of adjacent property that could serve as an additional wildlife corridor and the acceptability of including town-owned open space OS-1 is part of the wildlife buffer; however, the town should implement its own signage.
- **Developer's Financial Model Not a Factor:** The Commission emphasized that the developer's financial feasibility should not influence the town's decision-making process.
- **Last-Minute Submissions:** The receipt of new materials on the day of the hearing was deemed unacceptable.
- **General Disappointment:** Expressed frustration with the lack of proactive action by the applicant that has resulted in the Commission feeling pushed to make a recommendation without sufficient supporting evidence.
- **Insufficient Effort Made to Expand Wildlife Buffer:** The Commission did not observe attempts to explore increasing the width of the wildlife buffer, nor were alternative layouts presented.
- **Desire for Compromise:** The Commission would have liked to see some concessions from the applicant to address concerns. Suggested evaluating whether eliminating a few townhome units could improve the wildlife buffer.
- **Misrepresentation of P&Z's Position:** Concern was raised that the applicant inaccurately stated P&Z's approval of the Wildlife Mitigation Plan, which was not the case. The Commission had discussions about ways the wildlife buffer could be increased and there didn't appear to be any attempts made to explore the options discussed.

The applicant team indicated a willingness to eliminate a few townhome units if it would facilitate a favorable recommendation. However, the Commission was reluctant to make design recommendations without a comprehensive understanding of the overall project and wildlife impacts. The Commission ultimately decided

to recommend striking condition of approval 8 related to coordinating with CPW on redesign efforts that mitigate negative impacts to wildlife and condition 11 relating to updating the MDP plan set to reflect all recommendations from the Wildlife Conservation Plan.

Architecture

The Commission discussed whether the townhome units aligned with Section 4.10.040(B)(2)(b) of the Code requiring the distinction of individual units through architectural design. The February 7th townhome elevations successfully integrate eight distinct design elements, including variations in balconies, overhangs, covered patios, window arrangements, door openings, materials, building height, and roof forms. Staff raised the concern that while these elements contribute to an overall diverse façade, the repetition of three unit types along the elevations, did not fully delineate individual units and asked the Commission to weigh in on whether the proposed design aligned with the intent of the exterior appearance standards.

The applicant team informed the Commission that the building elevations integrate eight distinct design elements, adequately demonstrating compliance with the exterior appearance standards.

The Planning and Commission found that the revised building facades of the townhomes were an improvement and adequately addressed previous Commission concerns related to compliance with the façade articulation standards set forth in the Code. As such, the Commission recommended striking condition of approval 15 as the townhome facades have met the intent of the Code in terms of providing individual identity of the units across the facades.

Parking Plan

The Commission discussed whether hardscape should be provided for the driveways of the compact car spaces. The townhomes are served by 28 private garages. The end units have 2-car garages and all other units have 1-car garages. The Parking Plan depicts compact parking spaces for all end units of the townhome building. Staff raised this observation with the applicant and suggested they provide exhibits showing two typical vehicles in Eagle side by side in both the driveway and the garages. Staff and the applicant had previously discussed providing 1' hardscaping along either side of the end unit driveways to provide better access to and from vehicles parked in the driveways.

The Commission agreed that adding hardscaping of at least 1' on both sides of the end unit townhomes would provide better access to and from vehicles parked in the driveways and had no suggested changes to condition of approval 20.

Planning & Zoning Commission Recommendation

A substantial portion of the Planning and Zoning Commission public hearing was dedicated to reviewing the applicant team's requested modifications to the recommended conditions of approval. Staff's proposed recommendations of approval can be found on page 35 of the Planning Commission staff report ([LINK](#)). The Commission ultimately recommended approval of the application with 16 conditions, striking four, modifying one, and maintaining the remaining 15. Below is a summary of the Commission's feedback on the modified and eliminated conditions. The numbering of the conditions remains the same for convenience of project tracking.

2. Revise the Landscape Plan to label the locations of all electrical and other utility boxes and facilities and identify the proposed tree species and requirements for sizes at the time of planting for approval by the Director.

The applicant team expressed concerns regarding the feasibility of addressing this condition of approval for approval by the Director, as the placement of electrical and other utility boxes and facilities is determined by utility companies, and equipment details/final design are not yet available. Staff emphasized the importance of identifying utility locations at this stage, as their placement could impact the effectiveness of the proposed landscaping intended for screening. Additionally, staff identified conflicts within the current MDP plan set, where the Utility Plan depicts transformer locations that overlap with areas proposed for landscaping in the Landscape Plan.

Some Commissioners supported maintaining the condition as written, highlighting the need for coordination across all plans within the MDP plan set. However, feedback also included support for striking the condition, as it is not typical to include utility locations on landscape plans. Alternatively, if the condition were to remain, it was suggested that it could be addressed at the time of building permit. The applicant team indicated they were amenable to addressing the condition at the building permit stage.

P&Z Recommended Modified Condition: Revise the Landscape Plan to label the locations of all electrical and other utility boxes and facilities and identify the proposed tree species and requirements for sizes at the time of planting for approval at the time of building permit.

8. Coordinate with CPW on redesign efforts that mitigate negative impacts to wildlife in the area prior to MDP approval.

P&Z Recommended Striked Condition.

11. Update the MDP Plan set to reflect all recommendations from the Wildlife Conservation Plan, including wildlife signage prior to MDP approval.

P&Z Recommended Striked Condition.

15. Revise the townhome building elevations to introduce a distinct variation in colors for units that are identical at the time of building permit application.

P&Z Recommended Striked Condition.

16. Revise the townhome and multifamily building elevations to show roof lines greater than 50 feet have varying roof orientation as required by Section 4.10.040(B)(2)(g) of the Code prior to MDP approval.

Throughout the review process, staff has expressed concerns regarding the lack of dimensions provided on the building elevations to determine compliance with Code requirements related to roofline breaks.

During the public hearing, the applicant team informed the Commission that they had revised the building elevations to include dimensions for the roof breaks on a per-building basis, in accordance with discussions held with staff on February 17th. It was noted that two buildings, 6 and 10, have roofline lengths exceeding 50 feet. In the same meeting, staff informed the applicant team that the Land Use Code permits a 15% administrative adjustment for architectural design, which may be approved by the Director.

The applicant team provided an overview of the roofline lengths and confirmed to the Commission that they intend to request an administrative adjustment to allow a maximum roofline length of 57'-6", which falls within the allowable 15% administrative adjustment for Director approval.

P&Z Recommended Striked Condition: The Commission determined that, since the maximum roofline length on buildings 6 and 10 falls within the 15% administrative adjustment allowance, the condition was no longer necessary.

Development Agreement

Staff continues to work with the applicant to finalize the terms of the Development Agreement. The following is an overview of key provisions, including areas where Town Council feedback is requested. Notably, Council input is requested on the proposed wildlife fence along Grand Avenue, which would require significant coordination and funding beyond the Developer's contribution.

Wildlife: The agreement requires that the Developer pay a proportional share of design and construction for a future wildlife fence along Grand Avenue, as shown in the plans, to help guide the movement of wildlife toward the culvert north of the property. The fence aims to reduce wildlife collisions on Highway 6, which may increase due to the new development. The design and location still need to be planned and approved by the Town in coordination with a biologist and CPW.

Town Council feedback is needed on this provision. Installing the fence would require significant staff time and town funds, as coordination with multiple property owners would be necessary to extend it beyond the property limits of this project. Even with contributions from the Developer, rough estimated project costs could reach several hundred thousand dollars.

Public Improvements: Exhibit D provides a list of all public improvements that will serve the development. The Applicant will be responsible for the construction of these improvements. The Development Agreement requires that the public improvements be constructed to Town standards and secured by a performance guarantee. Upon completion, the Town will withhold a warranty for 2 years to ensure the improvements function as intended, with the Developer responsible for remedying any issues during that period. As-built drawings must also be provided for Town records.

Raw Water Irrigation: The Development Agreement requires the developer to design and construct an outdoor irrigation system using raw, non-potable water. Using raw water instead of potable water qualifies the Developer for a 25% raw water irrigation credit, reducing the overall PIF fee. This approach also lowers energy consumption by eliminating the need for water treatment. A similar requirement was included in the Phase 1a Development Agreement.

Local Employee Residency Program (LERP): Per the Annexation and Development Agreement, the Developer is required to deed restrict 45% of the overall units. These deed restrictions do not cap unit prices but limit occupancy to local employees.

Fees: The project is required to pay all applicable fees, including the Town's impact fees for streets and fire, with the fire impact fees passed through to the Fire District. Unique to this development are the Grand Avenue Improvement Fee and the West Eagle Recapture Fee, which reimburses Eagle Ranch, LLC for prior improvements benefiting this development.

The Developer proposes a cash payment for the School Land Dedication. Although this fee was waived during annexation, the developer has agreed to pay \$117,383.00, based on the 2019 calculation, acknowledging the development's impact on the School District facilities.

The Town PIF fees will be paid at building permit application, and the development will benefit from a housing credit that was established through the Annexation and Development Agreement.

COMMUNITY INPUT:

Staff have not received any letters of public comment as of February 21, 2025. Letters received after this time will be gathered and entered into the public record at the hearing.

BUDGET:

No impact to the budget.

STRATEGIC PLAN ALIGNMENT/STANDARD ACHIEVED:

A detailed analysis of the project against the Town's standards can be found in the February 18th Planning Commission staff report here ([LINK](#)), coupled with the information provided in this report. Strategic Plan alignment will be presented with finalized application materials at the March 11th public hearing.

RECOMMENDED ACTION OR PROPOSED MOTION:

Move to **Continue** the DR24-01 Reserve at Hockett Gulch Phase 1B and Phase 2 Major Development Permit public hearing to March 11, 2025.

ATTACHMENTS:

- None.