

City of Woodland Park, Colorado

*P.O. Box 9007, 220 W. South Avenue, Woodland Park, Colorado, 80866
Phone: (719) 687-9246 Fax: (719) 687-5232*

Comprehensive Annual Financial Report



Photo courtesy Beth Kosley, Woodland Music Series at the Pavilion, Sept. 11, 2010

For the Year Ended December 31, 2011



CITY OF WOODLAND PARK, COLORADO

**COMPREHENSIVE ANNUAL
FINANCIAL REPORT**

Year Ended December 31, 2011

Prepared By

FINANCE DEPARTMENT

This page intentionally left blank

TABLE OF CONTENTS

INTRODUCTORY SECTION	<u>PAGE</u>
Letter of Transmittal	i - v
Certificate of Achievement	vi
Organizational Chart	vii
List of Principal Officials	viii
FINANCIAL SECTION	
Independent Auditors' Report	a - b
Management's Discussion and Analysis	c - 1
Basic Financial Statements	
Statement of Net Assets	1
Statement of Activities	2 - 3
Balance Sheet - Governmental Funds	4
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Assets	5
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	6
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	7
Statement of Net Assets - Proprietary Funds	8
Statement of Revenues, Expenses and Changes in Fund Net Assets - Proprietary Funds	9
Statement of Cash Flows - Proprietary Funds	10
Statement of Net Assets - Fiduciary Funds	11
Statement of Changes in Net Assets - Trust Fund	12
Notes to Financial Statements	13 - 27

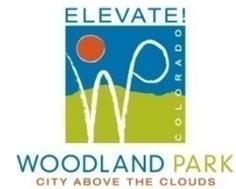
TABLE OF CONTENTS
(Continued)

FINANCIAL SECTION (Continued)	<u>PAGE</u>
Required Supplementary Information	
Budgetary Comparison Schedule - General Fund	28 - 29
Notes to Required Supplementary Information	30
Combining and Individual Fund Statements and Schedules	
Combining Balance Sheet - Nonmajor Governmental Funds	31
Combining Statement of Revenues, Expenditures and Changes in Fund Balances - Nonmajor Governmental Funds	32
Budgetary Comparison Schedule - Grants Fund	33
Budgetary Comparison Schedule - Street Debt Service Fund	34
Budgetary Comparison Schedule - Drainage Debt Service Fund	35
Budgetary Comparison Schedule - COP Debt Service Fund	36
Budgetary Comparison Schedule - Street Capital Improvements Fund	37
Budgetary Comparison Schedule - Water Fund	38
Budgetary Comparison Schedule - Wastewater Fund	39
Statement of Changes in Assets and Liabilities - Agency Fund	40
Balance Sheet - Component Unit	41
Statement of Revenues, Expenditures and Changes in Fund Balance - Component Unit	42
STATISTICAL SECTION	
Table of Contents	43
Financial Trends	
Net Assets by Component	44
Changes in Net Assets	45 - 46
Fund Balances, Governmental Funds	47
Changes in Fund Balances - Governmental Funds	48

TABLE OF CONTENTS
(Continued)

STATISTICAL SECTION (Continued)	<u>PAGE</u>
Revenue Capacity	
Assessed Value and Estimated Actual Value of Taxable Property	49
Direct and Overlapping Property Tax Rates	50
Principal Property Tax Payers	51
General Revenues - Taxes by Category	52
Sales/Use Tax by Category	53
Property Tax Levies and Collections	54
Water Revenues	55
Water Sales by Type of Customer	56
Debt Capacity	
Ratios of Outstanding Debt by Type	57
Ratios of General Bonded Debt Outstanding and Legal Debt Margin	58
Ratios of Water & Wastewater Funds Debt Outstanding	59
Direct and Overlapping Bonded Debt	60
Demographic and Economic Information	
Demographic and Economic Statistics	61
Operating Information	
Full-Time Equivalent City Government Employees by Function/Program	62
Operating Indicators by Function/Program	63
Capital Asset Statistics by Function/Program	64
COMPLIANCE SECTION	
State Compliance	
Local Highway Finance Report	65 - 66

This page intentionally left blank



April 18, 2012

To the Honorable Mayor Turley, Members of City Council, and Citizens of Woodland Park, Colorado:

Sections 4.3 and 9.13 of the Woodland Park City Charter require that the City Manager prepare and submit to the City Council within one hundred twenty (120) days after the end of each fiscal year, a complete report of finances and administrative activities of the City for the preceding year in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to these requirements, we hereby issue the Comprehensive Annual Financial Report (CAFR) of the City of Woodland Park for the fiscal year ended December 31, 2011.

This report consists of management's representations concerning the finances of the City of Woodland Park. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Woodland Park has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Woodland Park's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City of Woodland Park's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Swanhorst & Company, LLC, a firm of licensed certified public accountants, has audited the City of Woodland Park's financial statements. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Woodland Park for the fiscal year ended December 31, 2011, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor

concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that the City of Woodland Park's financial statements for the fiscal year ended December 31, 2011, are fairly presented in conformity with GAAP. The independent auditors' report is presented as the first component of the financial section of this report.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Woodland Park's MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Woodland Park, incorporated in 1891, is located 18 miles northwest of Colorado Springs and functions as a bedroom community to Colorado Springs with a significant portion of our working population commuting to areas outside Woodland Park for employment. Woodland Park, known as the "City Above the Clouds," provides a home to people seeking a scenic mountain environment. The City is also the largest municipality and regional service/retail center in Teller County. The City of Woodland Park currently occupies a land area of 6.59 square miles and serves an estimated population of 7,231. The City of Woodland Park is empowered to levy a property tax on both real and personal properties located within its boundaries. It also is empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the City Council.

The City of Woodland Park operates under the council-manager form of government with policy-making and legislative authority vested in the City Council consisting of the Mayor and six other members. The City Council is responsible, among other things, for passing ordinances, adopting the annual budget, appointing committees, and hiring the City Manager, City Attorney, and Municipal Court Judge. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the government, and for appointing the heads of the various departments. The Council is elected on a non-partisan basis. Council members serve four-year staggered terms, with three council members elected every two years. The mayor is elected to serve a two-year term, and shall continue in office for not more than four consecutive elective terms. Council members shall continue in office for not more than two consecutive elective terms.

The City of Woodland Park provides a full range of services, including police protection; the construction and maintenance of highways, streets, and other infrastructure; planning and zoning; recreational activities and facilities; and cultural events. Certain sanitation services are provided through the City of Woodland Park Water and Wastewater enterprise funds, which function, in essence, as a department

of the City of Woodland Park and have been included as an integral part of the City of Woodland Park's financial statements. The City of Woodland Park is also financially accountable for a legally separate Downtown Development Authority that is reported separately within the City of Woodland Park's financial statements. Additional information on this legally separate entity can be found in the notes to the financial statements.

The annual budget serves as the foundation and work plan for the City of Woodland Park's financial planning and control. All departments of the City of Woodland Park are required to submit requests for appropriation to the City Manager. The City Manager uses these requests as the starting point for developing a proposed budget. The City Manager then presents the proposed budget to the City Council for consideration on or before October 15 of each year. The City Council is required to hold a public hearing on the proposed budget and to adopt a final budget by no less than 15 days before the next fiscal year. The appropriated budget is prepared by fund, department (e.g. public works), and division (e.g. streets). City administration is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter total expenditures of any fund must be approved by the City Council. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted.

Information Useful In Assessing the Government's Economic Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Woodland Park operates.

Local economy. The City of Woodland Park currently enjoys a relatively stable economic environment with local indicators pointing to some growth in future years. The region relies upon tourism, mining, construction, educational/health/social services, retail, real estate, and light manufacturing as its main industries. The region (which includes the City of Woodland Park as the county's major population and retail center) has an employed labor force of approximately 11,338, which is anticipated to grow with corresponding growth in population and a rebound of the economy.

Long-term financial planning. The Woodland Park Downtown Development Authority (DDA) was created by the vote of the district's electorate in September of 2001. The DDA's Foundation Plan was created in February 2002 as the essential first step, required by Colorado Law, in determining how to make downtown Woodland Park a better place for people. This Foundation Plan is intended as a basic roadmap for improving the downtown for the convenience and enjoyment of our community with top priority on supporting private enterprise, development, and redevelopment. As a result of the DDA's efforts, the City of Woodland Park's central business district

is expected to become vibrant with a variety of stores, specialty shops, entertainment venues, and commercial businesses. Meanwhile, there continues to be slow residential growth. With eventual recovery of growth throughout the region, Woodland Park is expected to experience continued demands relative to traffic and water and wastewater utilities.

In order to address these demands in our community, the elected officials and management of the City of Woodland Park continue to plan for future residential development, infrastructure improvements, transportation impact mitigation, and commercial and retail growth within our community. At the same time, strict attention is given to increasing the quality of service delivery to our citizens. Special efforts are being undertaken in all areas to protect and improve the quality of life in Woodland Park.

Relevant financial policies. In the fall of 2010, city management, in conjunction with the City Council, considered the financial position of the city as it relates to the state of the economy and made conservative revenue projections for the General Fund 2011 budget and set expenditure levels within those constraints. As a point of clarification, the “Original and Final Budget” presented in the Budgetary Comparison Schedule, General Fund, on page 28 and 29 of the Financial Section reflects the revenue and expenditure levels as agreed upon by the management and City Council.

Major initiatives. The Wastewater enterprise completed the first of two phases in expansion of its treatment facility in 2011. The first phase was the completion of a \$657,458 upgrade to the head works. The second phase will be a more complete plant expansion resulting in an estimated 50 percent treatment capacity increase and is expected to cost approximately \$7 million. The timing for the expansion will be driven by new development within the City. Both phases are planned to be financed by loans through the Water Pollution Control Revolving Fund of the Colorado Water Resources and Power Development Authority.

Designing and constructing Red Mountain BMX and Skateboard Park on Evergreen Heights Drive was completed during 2011. More than fifty percent of the \$390,049 in costs for this recreation-related project was received in 2011 from Great Outdoors Colorado funds. Completion of landscaping and paving the parking lot for the project are part of a grant application to be submitted to Great Outdoors Colorado during 2012.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Woodland Park for its comprehensive annual financial report for the fiscal year ended December 31, 2010. This was the 18th consecutive year that Woodland Park has received this prestigious award. In order to be awarded a

Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current comprehensive annual financial report continues to meet the Certificate of Achievement Program's requirements, and we are submitting it to GFOA to determine its eligibility for another certificate.

The preparation of this report would not have been possible without the efficient and dedicated services of the entire staff of the Finance and other departments. We would like to express our appreciation to all members of the departments who assisted and contributed to the preparation of this report. Credit also must be given to the Mayor and City Council for their unfailing support for maintaining the highest standards of professionalism in the management of the City of Woodland Park's finances.

Respectfully submitted,



David N. BATTERY
City Manager



Kellie J. Case
Finance Director/Treasurer

Certificate of Achievement for Excellence in Financial Reporting

Presented to

City of Woodland Park
Colorado

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
December 31, 2010

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



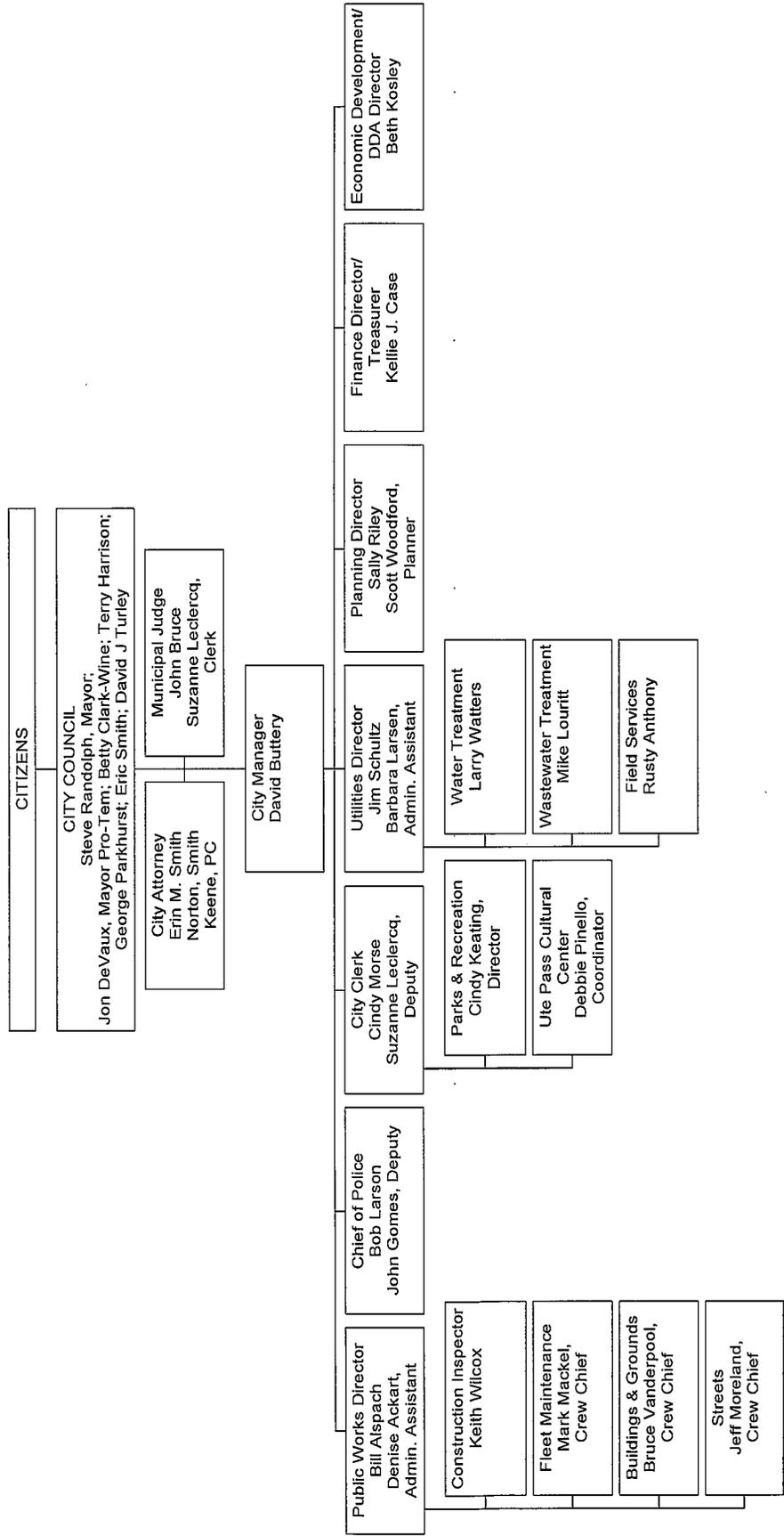
Linda C. Davison

President

Jeffrey R. Emswiler

Executive Director

2011 City of Woodland Park Organization Chart



City of Woodland Park

*LIST OF PRINCIPAL OFFICIALS
DECEMBER 31, 2011*

CITY COUNCIL

<u><i>TITLE</i></u>	<u><i>NAME</i></u>
<i>Mayor</i>	<i>Steve Randolph</i>
<i>Mayor Pro Tem</i>	<i>Jon DeVaux</i>
<i>Council Member</i>	<i>Betty Clark-Wine</i>
<i>Council Member</i>	<i>Terry Harrison</i>
<i>Council Member</i>	<i>George Parkhurst</i>
<i>Council Member</i>	<i>Eric Smith</i>
<i>Council Member</i>	<i>David J Turley</i>

CITY ADMINISTRATIVE OFFICERS

<u><i>TITLE</i></u>	<u><i>NAME</i></u>
<i>City Manager</i>	<i>David N. Buttery</i>
<i>City Attorney</i>	<i>Norton, Smith & Keane, PC</i>
<i>Asst. Mgr./City Clerk</i>	<i>Cindy Morse</i>
<i>Finance Director/Treasurer</i>	<i>Kellie J. Case</i>
<i>Planning Director</i>	<i>Sally Riley</i>
<i>Public Works Director</i>	<i>Bill Alspach</i>
<i>Police Chief</i>	<i>Robert Larson</i>
<i>Utilities Director</i>	<i>Jim Schultz</i>
<i>Parks & Recreation Director</i>	<i>Cindy Keating</i>
<i>DDA/Econ. Dev. Exec. Director</i>	<i>Beth Kosley</i>
<i>Municipal Judge</i>	<i>John Bruce</i>

FINANCIAL SECTION

This page intentionally left blank

Honorable Mayor and Members of the City Council
City of Woodland Park
Woodland Park, Colorado

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Woodland Park as of and for the year ended December 31, 2011, which collectively comprise the basic financial statements of the City of Woodland Park, as listed in the table of contents. These financial statements are the responsibility of the City of Woodland Park's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Woodland Park as of December 31, 2011, and the respective changes in financial position and cash flows, where applicable, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

For the year ended December 31, 2011, the City of Woodland Park adopted the standards of Governmental Accounting Standards Board Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*.

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and required supplementary information listed in the table of contents be presented to supplement the basic financial statements. Such information, 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 auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Woodland Park's financial statements as a whole. The combining and individual fund statements and schedules and local highway finance report listed in the table of contents are presented for purposes of additional analysis and are 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 information is fairly stated in all material respects in relation to the financial statements as a whole.

The introductory and statistical sections have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Ernst & Young LLP

April 18, 2012



MANAGEMENT’S DISCUSSION & ANALYSIS

As management of the City of Woodland Park, we offer readers of the City of Woodland Park’s financial statements this narrative overview and analysis of the financial activities of the City for the fiscal year ended December 31, 2011. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages “i-v” of this report.

FINANCIAL HIGHLIGHTS

- The City of Woodland Park remains in a reasonably strong financial condition considering the state of the economy.
- The assets of the City of Woodland Park exceeded its liabilities at the close of 2011 by \$40,523,346 (net assets). Of this amount, \$3,980,505 or 9.8% is unrestricted and may be used to meet the City’s ongoing obligations to citizens and creditors.
- The City’s total net assets increased by \$1,473,892 in 2011. This increase is primarily attributable to revenues exceeding expectations and decreased expenses and decreased outstanding debt and ongoing expenses.
- At December 31, 2011, the combined fund balance for the City’s governmental funds was \$3,437,921, an increase of \$622,919 due to revenues exceeding projections and decreased spending in the General and Street Capital Improvements Funds during 2011. Fund Balance in the Street Capital Improvements Fund increased \$345,470 from a decrease in street capital expenditures and an increase in sales tax revenues during 2011. Of the current governmental-type fund balances, \$1,266,686, or 36.8%, is unrestricted and available for spending at the City’s discretion.
- The unrestricted fund balance for the General Fund was \$1,266,686, or 22.3% of the total General Fund expenditures.
- Tax revenues decreased by 0.6% over 2010, primarily due to decreased property taxes and a slight decrease in franchise taxes.
- The City’s total debt decreased \$1,636,614 to \$7,763,795 as a result of scheduled principal payments due and paid during 2011.

USING THIS ANNUAL REPORT

This discussion and analysis is intended to serve as an introduction to the City of Woodland Park’s basic financial statements. The City of Woodland Park’s basic financial statements comprise three components: 1) the government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide Financial Statements

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

The *statement of net assets* presents information on all of the City of Woodland Park's assets and liabilities, with the difference between the two reported as *net assets*. Over time, increases or decreases in net assets may serve as a useful indicator of whether the financial position of the City of Woodland Park is improving or deteriorating.

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

Both of the government-wide financial statements distinguish functions of the City of Woodland Park that are principally supported by taxes and intergovernmental revenues (*Governmental Activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*Business-type Activities*). The Governmental Activities of the City of Woodland Park include general government, public safety (police), streets, planning, economic development and parks and recreation. The Business-type Activities of the City of Woodland Park include Water and Wastewater.

The government-wide financial statements include not only the City of Woodland Park, but also a legally separate Downtown Development Authority for which the City is financially accountable. Financial information for this component unit is reported separately from the financial information presented for the City itself.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Some funds are required to be established by State law and bond covenants; however, City Council establishes other funds to help control and manage money for particular purposes (e.g. Iverson Memorial Trust Fund). All of the City's funds can be divided into three categories: Governmental Funds, Proprietary Funds, and Fiduciary Funds.

Governmental funds – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds, and the balances left at year-end are available for spending. The 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 funds statements provide a detailed, short-term view of cash, the governmental fund operations, and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the Statement of Net Assets and the Statement of Activities) and governmental funds in a reconciliation presented following the fund financial statements.

Proprietary funds – When the City charges customers for the services it provides, whether to outside customers or to other units of the City, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Assets and the Statement of Activities. In fact the City's enterprise funds are the same as the business-type

activities we report in the government-wide statements but provide more detail and additional information, such as cash flows, for proprietary funds.

Fiduciary funds – Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are *not* reflected in the government-wide financial statements because the resources of those funds are *not* available to support the City of Woodland Park’s own programs. The method of accounting used for fiduciary funds is much like that used for proprietary funds.

Notes to Financial Statements

The notes provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found immediately following the basic financial statements.

Other Information

In addition to the basic financial statements and accompanying notes, the report also presents the combining statements in connection with non-major Governmental Funds. Combining and individual fund statements and schedules can be found after the Notes in the financial section.

FINANCIAL ANALYSIS OF THE CITY AS A WHOLE

As noted earlier, net assets may serve over time as a useful indicator of a government’s financial position. In the case of the City of Woodland Park, assets exceeded liabilities by \$40,523,346 at the close of 2011.

City of Woodland Park Net Assets						
	Governmental		Business-Type		Total	
	Activities		Activities			
	2011	2010	2011	2010	2011	2010
Current & other assets	\$ 5,423,671	\$ 4,936,542	\$ 2,160,699	\$ 2,577,301	\$ 7,584,370	\$ 7,513,843
Capital assets	26,003,327	26,311,554	16,870,300	16,999,798	42,873,627	43,311,352
Total assets	31,426,998	31,248,096	19,030,999	19,577,099	50,457,997	50,825,195
Long-term debt outstanding	4,172,489	5,058,415	3,591,306	4,341,994	7,763,795	9,400,409
Other liabilities	1,985,750	2,121,540	185,106	253,792	2,170,856	2,375,332
Total liabilities	6,158,239	7,179,955	3,776,412	4,595,786	9,934,651	11,775,741
Net assets:						
Invested in capital assets						
net of related debt	22,033,327	21,456,554	13,343,051	12,716,531	35,376,378	34,173,085
Restricted	1,016,463	247,000	150,000	150,000	1,166,463	397,000
Unrestricted	2,218,969	2,364,587	1,761,536	2,114,782	3,980,505	4,479,369
Total net assets	\$ 25,268,759	\$ 24,068,141	\$ 15,254,587	\$ 14,981,313	\$ 40,523,346	\$ 39,049,454

The largest portion of the City of Woodland Park’s net assets (87.3%) reflects its investment in capital assets (e.g. land, buildings, etc.), less any related debt still outstanding (current and long-term), that was used to acquire those assets. The City uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City’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. Unrestricted net assets may be used to meet the City's ongoing obligations to citizens and creditors.

The restricted portion of net assets (2.9%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of net assets (\$3,980,505) is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.

The City reports positive balances in all three categories of net assets, for the government as a whole, as well as for its separate Governmental and Business-type Activities.

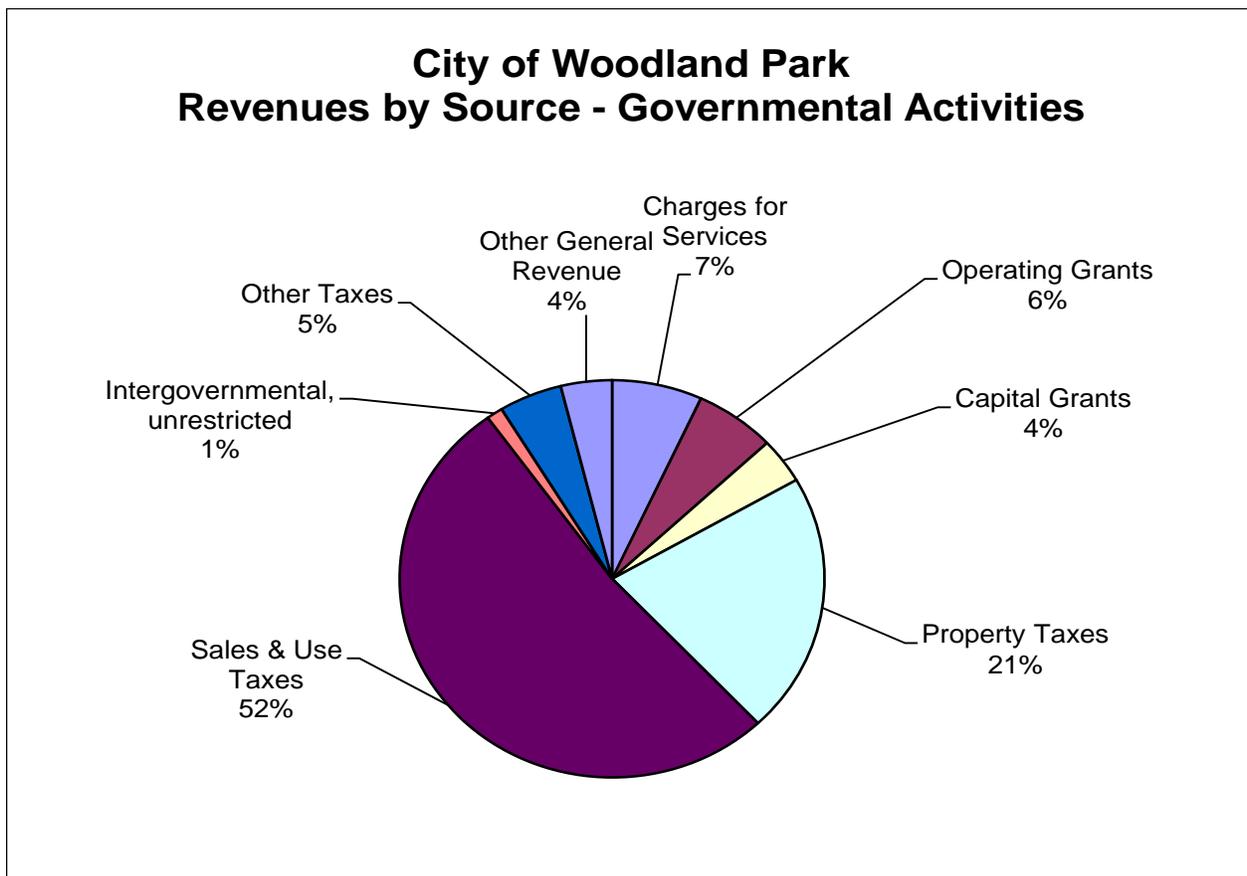
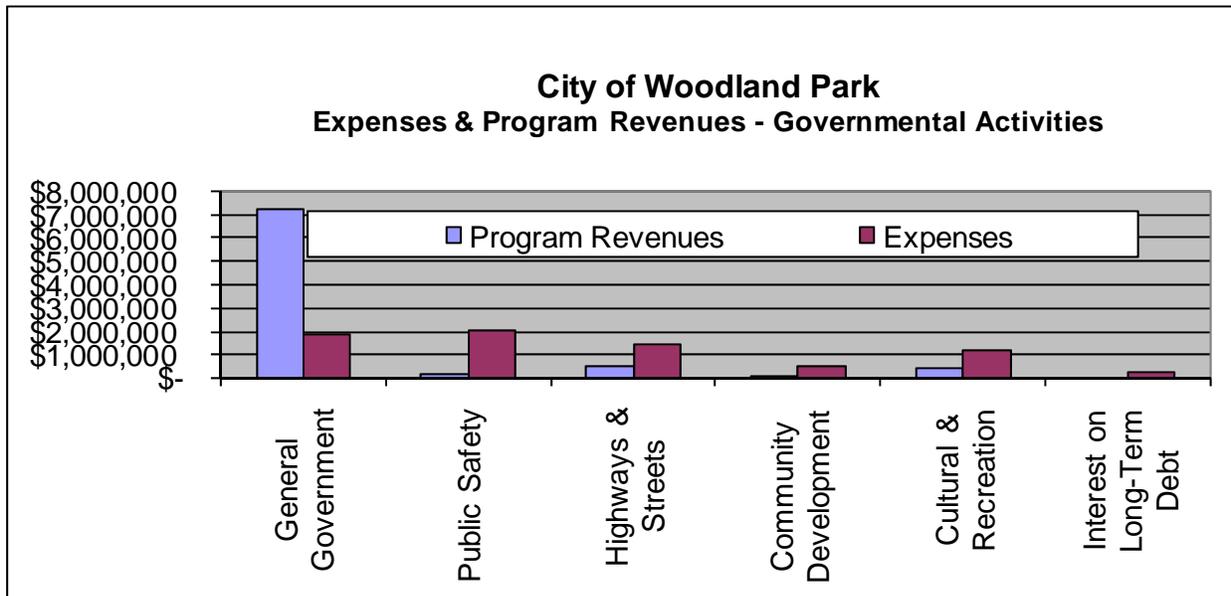
Changes in Net Assets

The City's total revenues of \$11,572,758 exceed program expenses of \$10,098,866, with the difference creating an increase in net assets for 2011 of \$1,473,892. The majority of the increase is the result of higher tax revenues, decreased expenses, decreased outstanding debt, and ongoing operations.

City of Woodland Park's Changes in Net Assets						
	Governmental		Business-Type		Total	
	Activities		Activities			
	2011	2010	2011	2010	2011	2010
Revenues:						
Program revenues:						
Charges for services	\$ 586,380	\$ 576,180	\$ 2,958,627	\$ 2,949,954	\$ 3,545,007	\$ 3,526,134
Operating grants	523,600	567,525	-	-	523,600	567,525
Capital grants & contributions	315,899	185,521	132,384	78,722	448,283	264,243
General revenues:					-	
Property taxes	1,810,638	1,828,491	-	-	1,810,638	1,828,491
Sales & use taxes	4,444,745	4,448,716	-	-	4,444,745	4,448,716
Other taxes	410,341	426,655	-	-	410,341	426,655
Intergovernmental, unrestricted	105,720	76,045	-	-	105,720	76,045
Other general revenues	278,438	308,535	5,986	14,196	284,424	322,731
Total revenues	8,475,761	8,417,668	3,096,997	3,042,872	11,572,758	11,460,540
Expenses:						
General government	1,868,954	2,028,756	-	-	1,868,954	2,028,756
Public safety	2,060,883	2,080,726	-	-	2,060,883	2,080,726
Highway & streets	1,411,701	1,367,479	-	-	1,411,701	1,367,479
Community development	550,779	541,293	-	-	550,779	541,293
Cultural & recreation	1,205,709	1,117,289	-	-	1,205,709	1,117,289
Interest on long-term debt	230,701	266,398	-	-	230,701	266,398
Water	-	-	1,584,478	1,439,397	1,584,478	1,439,397
Wastewater	-	-	1,185,661	1,094,706	1,185,661	1,094,706
Total expenses	7,328,727	7,401,941	2,770,139	2,534,103	10,098,866	9,936,044
Increase in net assets before transfers	1,147,034	1,015,727	326,858	508,769	1,473,892	1,524,496
Net transfers	53,584	334,541	(53,584)	(334,541)	-	-
Increase (decrease) in net assets	1,200,618	1,350,268	273,274	174,228	1,473,892	1,524,496
Net assets - January 1	24,068,141	22,717,873	14,981,313	14,807,085	39,049,454	37,524,958
Net assets - December 31	\$ 25,268,759	\$ 24,068,141	\$ 15,254,587	\$ 14,981,313	\$ 40,523,346	\$ 39,049,454

Governmental Activities

Governmental activities increased the City of Woodland Park's net assets by \$1,200,618 for 2011, thereby accounting for 81.5% of the total growth in the net assets of the City of Woodland Park. The following illustrates the Governmental Activities expenses and revenues:



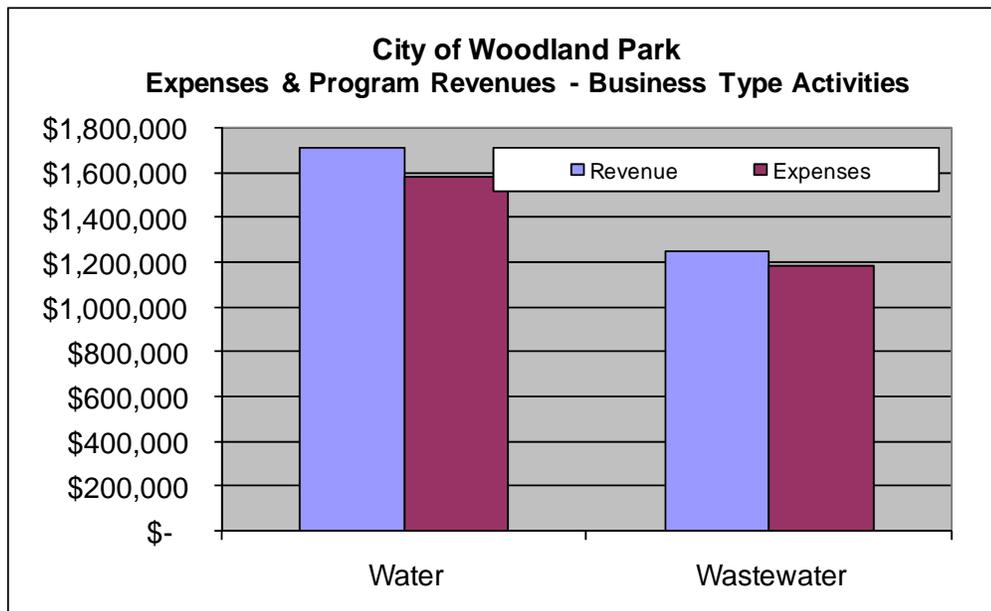
Sales and use tax revenue decreased 0.1% during the year. The majority of the decrease is attributed to a reduction in use tax on building materials for 2011 after a significant hail storm experienced in 2010 required many residential and commercial roof replacements.

A decrease in property tax revenue of \$17,853 (1.0%) was seen during the year. This slight decrease was attributed to 2011 seeing decreased cash flows from a non-reassessment year and continued market declines in response to the recession. The mill levy has remained constant since 1991.

Expenses decreased in 2011 by 1.0% with the majority of the decline attributed to an overall reduction in spending during 2011. Further, overall expenditures were less than budgeted.

Business-type Activities

Net assets in Business-type Activities increased by \$273,274 due to increased operating revenues in both the water and wastewater funds. The following illustrates the Business-type Activities revenues and expenses.



Charges for services for business-type activities increased \$8,673 or 0.3% compared to 2010. The revenue generated from water and wastewater user and system development fees accounted for most of the increase, even though water conservation efforts continue considering the potential for drought conditions in the region. Specifically, water user fees were up 0.1% and wastewater user fees were up 0.6% for the year. System development fee revenues increased for the Water and Wastewater Funds (\$41,587 or 81.7%, and \$12,075 or 43.4%, respectively) as the number of building permits issued in 2011 increased as compared to recent years.

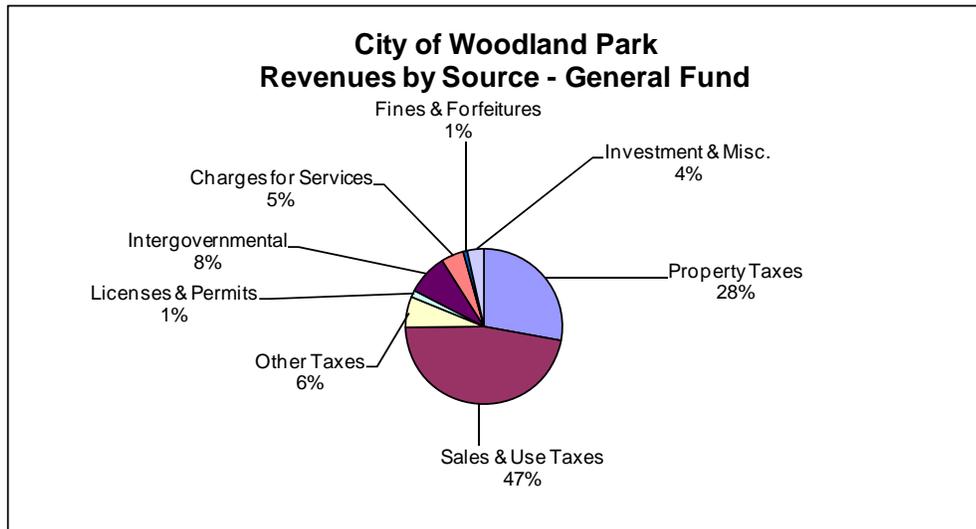
Investment earnings decreased \$1,402 or 15.6% due to declining cash reserves and decreased yields received on investments.

The City's Funds

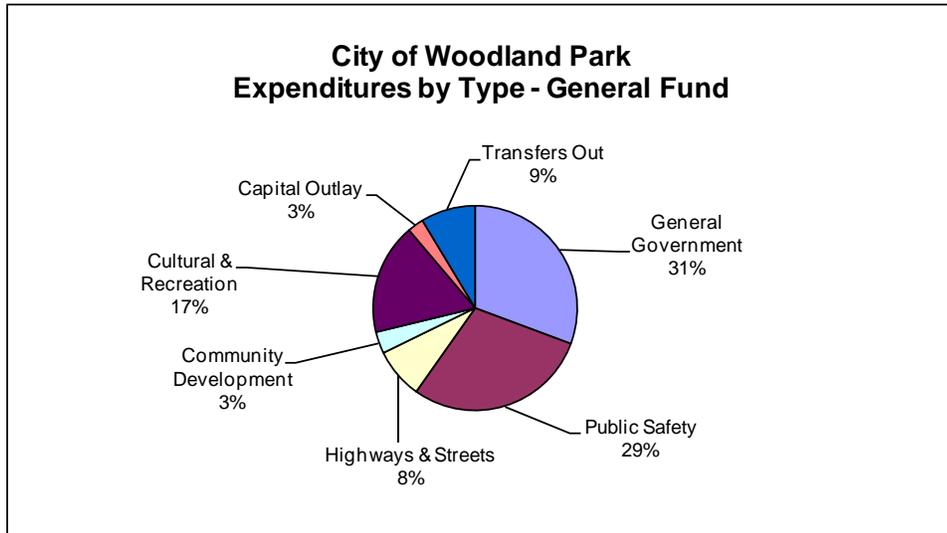
The City's Governmental Funds are accounted for using the modified accrual basis of accounting. As the City completed the year, its Governmental Funds reported a combined fund balance of \$3,437,921. Of that fund balance, \$1,266,686 was unrestricted. The remainder of the fund balance is nonspendable or restricted and is not available for new spending because it is already committed as follows:

Nonspendable Supplies Inventory	\$ 154,772
Nonspendable Due from Component Unit (DDA)	1,000,000
Restricted for Emergencies (TABOR)	255,000
Restricted for Street Improvements	761,463

The General Fund accounts for all of the general services provided by the City of Woodland Park. At the end of 2011, the fund balance of the General Fund totaled \$2,676,458, with an increase of \$277,449 or 11.6%. The current General Fund balance is 43.0% of General Fund expenditures, including transfers out, and a level above 10% is considered acceptable by the City Council. The restricted components comprise the majority of that fund balance, and given the current sluggish economy and relatively flat revenues in general, the City's General Fund ended 2011 in a strong financial position.



General Fund expenditures include all administrative functions of the City including Council, Clerk, Manager, Finance, Attorney, Human Resources, Planning, Recreation, Public Safety (Police), Economic Development and Municipal facilities. The following shows a graphical presentation of General Fund expenditures by type:



The Street Capital Improvements Fund is the City's only active capital improvement fund and accounts for 1-cent of the 3-cent sales tax the City receives from retail sales in Woodland Park. The revenues of the Street Capital Improvements Fund are restricted to use for only street-related capital improvements and the maintenance thereof. The fund balance for this fund increased \$345,470 or 83.0% due to increased sales tax revenues along with decreased expenditures for capital improvement projects.

The City's Grants Fund is considered a Non Major Governmental Fund and accounts for the receipt and expenditure of grants received from outside agencies, whether local, state, or federal. The year-end fund balance of \$0 is a result of the City receiving reimbursement for expenditures incurred during 2011. The Non Major Governmental Funds of the City of Woodland Park also include three debt service funds required for the accumulation of revenues from various other funds of the City, and the payment of debt service principal and interest expenses periodically during each year. The total fund balance of the Non Major Governmental Funds at year-end 2011 was \$0 as is expected for these types of funds.

The City of Woodland Park has two proprietary-type funds, accounting for the operation of water and wastewater services for the community. The combined net assets at year-end 2011 for the proprietary funds were \$15,254,587, with \$8,059,062 for Water and \$7,195,525 for Wastewater.

GENERAL FUND BUDGETARY HIGHLIGHTS

During 2011, the City Council did not amend the General Fund budget. Any recommended amendments for budget changes are made by ordinance according to the City's Municipal Code. Ordinance enactment requires a public hearing and the opportunity for public discussion. The City does allow small intra-departmental budget changes that modify line items within departments within the same fund.

For the General Fund, the original and final budgeted revenues were \$6,137,050, and actual revenues of \$6,496,748 exceeded the final budget by \$359,698 mainly due to increased retail sales (thus increased sales tax revenues) and other taxes including lodging, use and franchise taxes. Commercial and residential construction activities saw a slight increase considering a slow economic recovery. The General Fund original and final budgeted expenditures were \$6,240,916 (excluding transfers), and actual expenditures of \$5,681,114 were less than budgeted by \$559,802 as a result of an overall reduction in spending with the goal of increasing the unrestricted fund balance. The actual year-end fund balance was \$715,784 above the budgeted amount.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

By the end of 2011, the City had invested in a broad range of capital assets, including the installation of an electronic messaging sign on Highway 24; replacement of the Senior Center and a portion of the City Hall roofs; a way finding kiosk system in downtown; construction of Red Mountain BMX and Skateboard park with a grant from Great Outdoors Colorado; a radar trailer for the police department; purchase of replacements for ten fleet vehicles and equipment and replacement of the sewer jet/vac vehicle; finalized Phase I of the wastewater expansion project; and various water and wastewater improvements; storm water drainage and other infrastructure improvements.

The table below provides a comparative summary of total capital assets, net of depreciation, at December 31, 2011:

City of Woodland Park
Capital Assets at Year-End 2011
(Net of Depreciation)

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2011	2010	2011	2010	2011	2010
Land & Improvements	\$ 3,923,861	\$ 3,923,861	\$ 175,735	\$ 175,735	\$ 4,099,596	\$ 4,099,596
Buildings	3,337,535	3,523,565	-	-	\$ 3,337,535	\$ 3,523,565
Improvements	3,176,836	2,936,345	11,332,215	11,133,467	\$ 14,509,051	\$ 14,069,812
Machinery & Equipment	924,447	867,996	504,639	58,941	\$ 1,429,086	\$ 926,937
Water Rights	-	-	4,840,611	4,840,611	\$ 4,840,611	\$ 4,840,611
Infrastructure	14,640,648	15,059,787	-	-	\$ 14,640,648	\$ 15,059,787
Construction in Progress	-	-	17,100	791,044	\$ 17,100	\$ 791,044
Totals	\$ 26,003,327	\$ 26,311,554	\$ 16,870,300	\$ 16,999,798	\$ 42,873,627	\$ 43,311,352

Major capital expenses during 2011 included:

Wastewater Treatment Plant Expansion Phase I-Complete	\$ 62,292
Wastewater Sewer Jet/Vac Truck	346,050
Water & Wastewater Plant Improvements - Various	62,781
Senior Center/Partial City Hall Roof Replacements	45,920
Downtown Way Finding System/Kiosk	8,845
Fleet Facility Replacement/Upgrade Assessment	10,107
Red Mountain BMX/Skate Park Construction	390,049
Woodland Station Plat	15,800
Xerox Wide-Format Copier/Printer	17,128
Vehicle/Equipment Replacements	299,604
Street Paving/Striping/Sidewalks/Drainage Improvements	306,103

The City remains committed to the preservation and maintenance of the City's largest assets. More detailed information about the City's capital assets is presented in Notes 1 and 6 to the financial statements.

Debt

Note 7 of the financial statements provides a summary of the City's long-term debt. At the end of 2011, the City had total debt outstanding of \$7,763,795. Of the total, \$1,370,000 is general obligation debt,

backed by the full faith and credit of the City; \$1,985,096 is revenue bonded debt to be repaid only by specific tax and fee revenues; \$2,150,000 are Certificates of Participation paid by annual appropriation of the yearly lease payments for the Public Works and Police Operations Center; and the remaining \$2,258,699 is other loans and employee compensated absences liability to be repaid according to the terms of the applicable documents. The City's total outstanding debt was decreased by \$1,636,614 in 2011.

**City of Woodland Park
Outstanding Debt - Year End 2011**

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2011	2010	2011	2010	2011	2010
General Obligation Bonds	\$ 1,370,000	\$ 1,585,000	\$ -	\$ -	\$ 1,370,000	\$ 1,585,000
Revenue Bonds	450,000	890,000	1,535,096	2,008,237	1,985,096	2,898,237
Certificates of Participation	2,150,000	2,380,000	-	-	2,150,000	2,380,000
Leases, Loans & Compensated Absences	202,489	203,415	2,056,210	2,333,757	2,258,699	2,537,172
Totals	\$ 4,172,489	\$ 5,058,415	\$ 3,591,306	\$ 4,341,994	\$ 7,763,795	\$ 9,400,409

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND RATES

The City of Woodland Park improved its financial position to that of a more strong position even during with continued economic challenges. Citywide reserves far exceed the levels that the City has established as acceptable. In preparing the 2012 Budget, the City of Woodland Park had to take several factors into consideration, including the slow-to-recover economy and consumer confidence both locally and nationally. The City is again being cautious with its spending in 2012, carefully monitoring discretionary purchases and revenues to continually assess the City's financial position. The 2012 Budget reflects the City's ongoing commitment to a continued level of services and maintenance of City infrastructure as top priorities.

At the time of this analysis, sales and use tax revenues exceed 2011 by 5.07% as economic indicators are beginning to show signs of greater improvement and many economists are projecting a continued upward trend. With Property Tax revenue projected to have a modest decrease, overall General Fund revenues should offset inflationary increases in expenditures. The City anticipates ending 2012 with a general fund balance of approximately \$2.276 million or 37.6 % of operating expenditures.

Water and wastewater rates remained at current levels throughout 2011. The City completed the construction of first phase of the planned expansion of the wastewater treatment facility that will greatly enhance the operations at that facility. Further, because the Denver/Boulder/Greeley CIP index increased for 2011, a 1.4022% annual inflationary rate increase was instituted in the water or wastewater funds.

QUESTIONS ABOUT THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City of Woodland Park's finances and to show the City's accountability for the funds and assets it receives. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, City of Woodland Park, PO Box 9007, 220 W. South Avenue, Woodland Park, Colorado, 80866.

BASIC FINANCIAL STATEMENTS

This page intentionally left blank

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF NET ASSETS

December 31, 2011

	PRIMARY GOVERNMENT			COMPONENT UNIT
	GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTALS	
ASSETS				
Cash and Investments	\$ 1,926,136	\$ 1,714,112	\$ 3,640,248	\$ 46,639
Accounts Receivable	634,676	131,966	766,642	-
Taxes Receivable	1,708,087	-	1,708,087	297,505
Supplies Inventory	154,772	109,173	263,945	-
Restricted Cash and Investments	-	150,000	150,000	-
Due from Component Unit	1,000,000	-	1,000,000	-
Deferred Charges	-	55,448	55,448	57,276
Land Held for Resale	-	-	-	1,368,413
Capital Assets, Not Being Depreciated	3,923,861	5,033,446	8,957,307	-
Capital Assets, Net of Accumulated Depreciation	22,079,466	11,836,854	33,916,320	-
TOTAL ASSETS	<u>31,426,998</u>	<u>19,030,999</u>	<u>50,457,997</u>	<u>1,769,833</u>
LIABILITIES				
Accounts Payable	148,950	77,346	226,296	59
Accrued Salaries	67,097	15,370	82,467	1,422
Accrued Interest Payable	-	66,842	66,842	218,831
Customer Deposits	10,665	25,548	36,213	-
Deferred Revenues	1,759,038	-	1,759,038	297,505
Due to Primary Government	-	-	-	1,000,000
Noncurrent Liabilities				
Due Within One Year	1,071,867	822,943	1,894,810	101,093
Due in More Than One Year	3,100,622	2,768,363	5,868,985	2,255,829
TOTAL LIABILITIES	<u>6,158,239</u>	<u>3,776,412</u>	<u>9,934,651</u>	<u>3,874,739</u>
NET ASSETS				
Invested in Capital Assets, Net of Related Debt	22,033,327	13,343,051	35,376,378	-
Restricted for Emergencies	255,000	-	255,000	-
Restricted for Street Improvements	761,463	-	761,463	-
Restricted for Debt Service	-	150,000	150,000	-
Unrestricted	2,218,969	1,761,536	3,980,505	(2,104,906)
TOTAL NET ASSETS	<u>\$ 25,268,759</u>	<u>\$ 15,254,587</u>	<u>\$ 40,523,346</u>	<u>\$ (2,104,906)</u>

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

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF ACTIVITIES

Year Ended December 31, 2011

FUNCTIONS/PROGRAMS	EXPENSES	PROGRAM REVENUES		
		CHARGES FOR SERVICES	OPERATING GRANTS AND CONTRIBUTIONS	CAPITAL GRANTS AND CONTRIBUTIONS
PRIMARY GOVERNMENT				
Governmental Activities				
General Government	\$ 1,868,954	\$ 113,701	\$ 31,851	\$ -
Public Safety	2,060,883	69,427	117,031	-
Highways and Streets	1,411,701	169,881	374,718	-
Community Development	550,779	38,178	-	49,276
Cultural and Recreation	1,205,709	195,193	-	266,623
Interest on Long-Term Debt	230,701	-	-	-
Total Governmental Activities	7,328,727	586,380	523,600	315,899
Business-Type Activities				
Water	1,584,478	1,708,335	-	92,512
Wastewater	1,185,661	1,250,292	-	39,872
Total Business-Type Activities	2,770,139	2,958,627	-	132,384
TOTAL PRIMARY GOVERNMENT	\$ 10,098,866	\$ 3,545,007	\$ 523,600	\$ 448,283
Component Unit				
Downtown Development Authority	\$ 244,346	\$ -	\$ -	\$ -

GENERAL REVENUES

Property Taxes
 Specific Ownership Taxes
 Sales and Use Taxes
 Franchise Taxes
 Intergovernmental Revenues not Restricted to Specific Programs
 Investment Income
 Miscellaneous

TRANSFERS

EXTRAORDINARY ITEM

Loss in Value of Land Held for Resale

TOTAL GENERAL REVENUES, TRANSFERS AND
 EXTRAORDINARY ITEM

CHANGE IN NET ASSETS

NET ASSETS, Beginning

NET ASSETS, Ending

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

NET (EXPENSE) REVENUE AND CHANGE IN NET ASSETS

PRIMARY GOVERNMENT

GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTALS	COMPONENT UNIT
\$ (1,723,402)	\$ -	\$ (1,723,402)	\$ -
(1,874,425)	-	(1,874,425)	-
(867,102)	-	(867,102)	-
(463,325)	-	(463,325)	-
(743,893)	-	(743,893)	-
<u>(230,701)</u>	<u>-</u>	<u>(230,701)</u>	<u>-</u>
 (5,902,848)	 -	 (5,902,848)	 -
 -	216,369	216,369	-
 -	104,503	104,503	-
 -	320,872	320,872	-
 <u>(5,902,848)</u>	 <u>320,872</u>	 <u>(5,581,976)</u>	 <u>-</u>
 -	 -	 -	 (244,346)
1,810,638	-	1,810,638	347,876
141,387	-	141,387	-
4,444,745	-	4,444,745	-
268,954	-	268,954	-
105,720	-	105,720	-
7,597	5,986	13,583	122
270,841	-	270,841	-
53,584	(53,584)	-	-
 -	 -	 -	 (1,613,143)
 <u>7,103,466</u>	 <u>(47,598)</u>	 <u>7,055,868</u>	 <u>(1,265,145)</u>
 1,200,618	 273,274	 1,473,892	 (1,509,491)
 <u>24,068,141</u>	 <u>14,981,313</u>	 <u>39,049,454</u>	 <u>(595,415)</u>
 <u>\$ 25,268,759</u>	 <u>\$ 15,254,587</u>	 <u>\$ 40,523,346</u>	 <u>\$ (2,104,906)</u>

CITY OF WOODLAND PARK, COLORADO

BALANCE SHEET
GOVERNMENTAL FUNDS
December 31, 2011

	<u>GENERAL</u>	<u>STREET CAPITAL IMPROVEMENTS</u>	<u>NONMAJOR GOVERNMENTAL FUNDS</u>	<u>TOTALS</u>
ASSETS				
Cash and Investments	\$ 1,310,924	\$ 612,608	\$ 2,604	\$ 1,926,136
Accounts Receivable	424,159	148,855	61,662	634,676
Taxes Receivable	1,708,087	-	-	1,708,087
Interfund Receivables	5,690	-	-	5,690
Supplies Inventory	154,772	-	-	154,772
Due from Component Unit	1,000,000	-	-	1,000,000
TOTAL ASSETS	<u>\$ 4,603,632</u>	<u>\$ 761,463</u>	<u>\$ 64,266</u>	<u>\$ 5,429,361</u>
LIABILITIES AND FUND BALANCES				
LIABILITIES				
Accounts Payable	\$ 92,975	\$ -	\$ 55,975	\$ 148,950
Accrued Salaries	64,496	-	2,601	67,097
Interfund Payables	-	-	5,690	5,690
Customer Deposits	10,665	-	-	10,665
Deferred Revenues	1,759,038	-	-	1,759,038
TOTAL LIABILITIES	<u>1,927,174</u>	<u>-</u>	<u>64,266</u>	<u>1,991,440</u>
FUND BALANCES				
Nonspendable Supplies Inventory	154,772	-	-	154,772
Nonspendable Due from Component Unit	1,000,000	-	-	1,000,000
Restricted for Emergencies	255,000	-	-	255,000
Restricted for Street Improvements	-	761,463	-	761,463
Unrestricted, Unassigned	1,266,686	-	-	1,266,686
TOTAL FUND BALANCES	<u>2,676,458</u>	<u>761,463</u>	<u>-</u>	<u>3,437,921</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 4,603,632</u>	<u>\$ 761,463</u>	<u>\$ 64,266</u>	<u>\$ 5,429,361</u>

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

CITY OF WOODLAND PARK, COLORADO

RECONCILIATION OF THE BALANCE SHEET
OF GOVERNMENTAL FUNDS TO THE STATEMENT OF NET ASSETS

December 31, 2011

Amounts Reported for Governmental Activities in the Statement of Net Assets are Different Because:

Total Fund Balances of Governmental Funds	\$ 3,437,921
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	26,003,327
Long-term liabilities are not due and payable in the current year and, therefore, are not reported in the funds.	<u>(4,172,489)</u>
Total Net Assets of Governmental Activities	<u>\$ 25,268,759</u>

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

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
 Year Ended December 31, 2011

	<u>GENERAL</u>	<u>STREET CAPITAL IMPROVEMENTS</u>	<u>NONMAJOR GOVERNMENTAL FUNDS</u>	<u>TOTALS</u>
REVENUES				
Taxes	\$ 5,272,172	\$ 1,393,552	\$ -	\$ 6,665,724
Licenses and Permits	92,343	-	-	92,343
Intergovernmental	547,061	-	398,158	945,219
Charges for Services	304,225	-	135,433	439,658
Fines and Forfeitures	54,379	-	-	54,379
Investment Income	5,382	1,470	745	7,597
Miscellaneous	221,186	49,655	11,009	281,850
TOTAL REVENUES	<u>6,496,748</u>	<u>1,444,677</u>	<u>545,345</u>	<u>8,486,770</u>
EXPENDITURES				
Current				
General Government	1,907,244	-	-	1,907,244
Public Safety	1,811,783	-	99,727	1,911,510
Highways and Streets	496,088	-	-	496,088
Community Development	214,967	-	164,379	379,346
Cultural and Recreation	1,091,236	-	390,049	1,481,285
Capital Outlay	159,796	466,465	-	626,261
Debt Service				
Principal	-	-	885,000	885,000
Interest and Fiscal Charges	-	-	230,701	230,701
TOTAL EXPENDITURES	<u>5,681,114</u>	<u>466,465</u>	<u>1,769,856</u>	<u>7,917,435</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>815,634</u>	<u>978,212</u>	<u>(1,224,511)</u>	<u>569,335</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	1,224,511	1,224,511
Transfers Out	(538,185)	(632,742)	-	(1,170,927)
TOTAL OTHER FINANCING SOURCES (USES)	<u>(538,185)</u>	<u>(632,742)</u>	<u>1,224,511</u>	<u>53,584</u>
NET CHANGE IN FUND BALANCES	277,449	345,470	-	622,919
FUND BALANCES, Beginning	<u>2,399,009</u>	<u>415,993</u>	<u>-</u>	<u>2,815,002</u>
FUND BALANCES, Ending	<u>\$ 2,676,458</u>	<u>\$ 761,463</u>	<u>\$ -</u>	<u>\$ 3,437,921</u>

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

CITY OF WOODLAND PARK, COLORADO

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND
CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES

Year Ended December 31, 2011

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:

Net Change in Fund Balances of Governmental Funds	\$	622,919
Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation expense (\$1,391,471) and disposals (\$10,312) exceeded capital outlay \$1,093,556 in the current year.		(308,227)
Repayments of debt principal are expenditures in the governmental funds, but they reduce long-term liabilities in the statement of net assets and do not affect the statement of activities.		885,000
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. This amount represents the change in accrued compensated absences.		<u>926</u>
Change in Net Assets of Governmental Funds	\$	<u><u>1,200,618</u></u>

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

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF NET ASSETS

PROPRIETARY FUNDS

December 31, 2011

	<u>WATER</u>	<u>WASTEWATER</u>	<u>TOTALS</u>
ASSETS			
Current Assets			
Cash and Investments	\$ 471,286	\$ 1,242,826	\$ 1,714,112
Accounts Receivable	65,843	66,123	131,966
Supplies Inventory	65,579	43,594	109,173
Total Current Assets	<u>602,708</u>	<u>1,352,543</u>	<u>1,955,251</u>
Noncurrent Assets			
Restricted Cash and Investments	50,000	100,000	150,000
Bond Issuance Costs, Net of Accumulated Amortization	36,692	18,756	55,448
Capital Assets, Not Being Depreciated	4,884,069	149,377	5,033,446
Capital Assets, Net of Accumulated Depreciation	5,037,006	6,799,848	11,836,854
Total Noncurrent Assets	<u>10,007,767</u>	<u>7,067,981</u>	<u>17,075,748</u>
TOTAL ASSETS	<u>10,610,475</u>	<u>8,420,524</u>	<u>19,030,999</u>
LIABILITIES			
Current Liabilities			
Accounts Payable	38,221	39,125	77,346
Accrued Salaries	8,389	6,981	15,370
Accrued Interest Payable	64,622	2,220	66,842
Customer Deposits	25,548	-	25,548
Compensated Absences Payable, Current Portion	26,313	21,730	48,043
Notes Payable, Current Portion	231,895	28,005	259,900
Bonds Payable, Current Portion	255,000	260,000	515,000
Total Current Liabilities	<u>649,988</u>	<u>358,061</u>	<u>1,008,049</u>
Noncurrent Liabilities			
Compensated Absences Payable	8,770	7,244	16,014
Notes Payable	1,120,022	612,231	1,732,253
Bonds Payable	772,633	247,463	1,020,096
Total Noncurrent Liabilities	<u>1,901,425</u>	<u>866,938</u>	<u>2,768,363</u>
TOTAL LIABILITIES	<u>2,551,413</u>	<u>1,224,999</u>	<u>3,776,412</u>
NET ASSETS			
Invested in Capital Assets, Net of Related Debt	7,541,525	5,801,526	13,343,051
Restricted for Debt Service	50,000	100,000	150,000
Unrestricted	467,537	1,293,999	1,761,536
TOTAL NET ASSETS	<u>\$ 8,059,062</u>	<u>\$ 7,195,525</u>	<u>\$ 15,254,587</u>

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

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET ASSETS
PROPRIETARY FUNDS
 Year Ended December 31, 2011

	<u>WATER</u>	<u>WASTEWATER</u>	<u>TOTALS</u>
OPERATING REVENUES			
Charges for Services	\$ 1,708,335	\$ 1,250,292	\$ 2,958,627
OPERATING EXPENSES			
Administration	290,566	208,239	498,805
Treatment Operations	550,716	554,428	1,105,144
Capital Improvements	4,202	12,391	16,593
Field Services	200,686	81,848	282,534
Customer Service	38,532	19,683	58,215
Depreciation and Amortization	<u>352,524</u>	<u>266,649</u>	<u>619,173</u>
TOTAL OPERATING EXPENSES	<u>1,437,226</u>	<u>1,143,238</u>	<u>2,580,464</u>
NET OPERATING INCOME	<u>271,109</u>	<u>107,054</u>	<u>378,163</u>
NONOPERATING REVENUES (EXPENSES)			
Interest Revenue	1,240	4,746	5,986
Interest Expense	<u>(147,252)</u>	<u>(42,423)</u>	<u>(189,675)</u>
TOTAL NONOPERATING REVENUES (EXPENSES)	<u>(146,012)</u>	<u>(37,677)</u>	<u>(183,689)</u>
NET INCOME BEFORE CAPITAL CONTRIBUTIONS AND TRANSFERS	125,097	69,377	194,474
Capital Contributions	92,512	39,872	132,384
Transfers Out	<u>(34,794)</u>	<u>(18,790)</u>	<u>(53,584)</u>
CHANGE IN NET ASSETS	182,815	90,459	273,274
NET ASSETS, Beginning	<u>7,876,247</u>	<u>7,105,066</u>	<u>14,981,313</u>
NET ASSETS, Ending	<u>\$ 8,059,062</u>	<u>\$ 7,195,525</u>	<u>\$ 15,254,587</u>

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

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF CASH FLOWS

PROPRIETARY FUNDS

Year Ended December 31, 2011

Increase (Decrease) in Cash and Cash Equivalents

	<u>WATER</u>	<u>WASTEWATER</u>	<u>TOTALS</u>
Cash Flows From Operating Activities			
Cash Received from Customers	\$ 1,736,376	\$ 1,274,241	\$ 3,010,617
Cash Paid to Employees	(490,171)	(429,869)	(920,040)
Cash Paid to Suppliers	(602,660)	(453,348)	(1,056,008)
Net Cash Provided by Operating Activities	<u>643,545</u>	<u>391,024</u>	<u>1,034,569</u>
Cash Flows From Noncapital Financing Activities			
Transfers to Other Funds	<u>(34,794)</u>	<u>(18,790)</u>	<u>(53,584)</u>
Cash Flows From Capital and Related Financing Activities			
Capital Contributions Received	92,512	39,872	132,384
Purchases of Capital Assets	-	(506,985)	(506,985)
Debt Principal Payments	(468,113)	(314,764)	(782,877)
Debt Interest Payments	(144,830)	(30,988)	(175,818)
Net Cash Provided (Used) by Capital and Related Financing Activities	<u>(520,431)</u>	<u>(812,865)</u>	<u>(1,333,296)</u>
Cash Flows From Investing Activities			
Interest Received	<u>1,240</u>	<u>4,746</u>	<u>5,986</u>
Net Increase (Decrease) in Cash and Cash Equivalents	89,560	(435,885)	(346,325)
CASH AND CASH EQUIVALENTS, Beginning	<u>431,726</u>	<u>1,778,711</u>	<u>2,210,437</u>
CASH AND CASH EQUIVALENTS, Ending	<u>\$ 521,286</u>	<u>\$ 1,342,826</u>	<u>\$ 1,864,112</u>
RECONCILIATION OF NET OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES			
Net Operating Income	\$ 271,109	\$ 107,054	\$ 378,163
Adjustments to Reconcile Net Operating Income to Net Cash Provided by Operating Activities			
Depreciation and Amortization	352,524	266,649	619,173
Changes in Assets and Liabilities			
Accounts Receivable	26,195	23,949	50,144
Supplies Inventory	5,034	(3,453)	1,581
Accounts Payable	(16,807)	(5,461)	(22,268)
Accrued Salaries	674	(74)	600
Customer Deposits	1,846	-	1,846
Compensated Absences Payable	2,970	2,360	5,330
Total Adjustments	<u>372,436</u>	<u>283,970</u>	<u>656,406</u>
Net Cash Provided by Operating Activities	<u>\$ 643,545</u>	<u>\$ 391,024</u>	<u>\$ 1,034,569</u>

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

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF NET ASSETS

FIDUCIARY FUNDS

December 31, 2011

	<u>TRUST</u>	<u>AGENCY</u>
	<u>IVERSON</u> <u>MEMORIAL</u>	<u>UTE PASS</u> <u>HISTORICAL</u> <u>SOCIETY</u>
ASSETS		
Cash and Investments	\$ <u>97,782</u>	\$ <u>15,644</u>
LIABILITIES		
Payable to Ute Pass Historical Society	<u>-</u>	<u>15,644</u>
NET ASSETS		
Restricted for Iverson Benefits	\$ <u><u>97,782</u></u>	\$ <u><u>-</u></u>

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

CITY OF WOODLAND PARK, COLORADO
STATEMENT OF CHANGES IN NET ASSETS
TRUST FUND
Year Ended December 31, 2011

	<u>IVERSON MEMORIAL</u>
ADDITIONS	
Investment Income	\$ <u>4,050</u>
DEDUCTIONS	
Administration Fees	500
Payments to Beneficiaries	<u>3,550</u>
TOTAL DEDUCTIONS	<u>4,050</u>
CHANGE IN NET ASSETS	-
NET ASSETS, Beginning	<u>97,782</u>
NET ASSETS, Ending	\$ <u><u>97,782</u></u>

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

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Woodland Park, Colorado (the “City”) was formed on January 26, 1891, and became a home rule City in 1976. The City is governed by a Mayor and six-member Council elected by the residents.

The accounting policies of the City conform to generally accepted accounting principles as applicable to government entities. The Governmental Accounting Standard Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. Following is a summary of the more significant policies.

Reporting Entity

The financial reporting entity consists of the City, organizations for which the City is financially accountable, and organizations that raise and hold economic resources for the direct benefit of the City. All funds, organizations, institutions, agencies, departments and offices that are not legally separate are part of the City. Legally separate organizations for which the City is financially accountable are considered part of the reporting entity. Financial accountability exists if the City appoints a voting majority of the organization’s governing board and is able to impose its will on the organization, or if the organization provides benefits to, or imposes financial burdens, on the City.

Downtown Development Authority - The Downtown Development Authority (the “DDA”) was established by the City Council in September, 2001, to assist with the redevelopment and renovation of the downtown area. The DDA has a separate Board with members appointed by the City Council. Although the DDA is legally separate from the City, the DDA provides services exclusively to the City and the DDA’s primary revenue source, tax increment financing, can only be established by the City. The DDA does not issue separate financial statements and is discretely presented in the City’s financial statements.

Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of activities) report information on all nonfiduciary activities of the City and its component unit. For the most part, the effect of interfund activity has been removed from these statements. Exceptions to this general rule are charges for interfund services that are reasonably equivalent to the services provided. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support. Likewise, the *primary government* is reported separately from legally separate *component units* for which the City is financially accountable.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Government-Wide and Fund Financial Statements (Continued)

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

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

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current year or soon enough thereafter to pay liabilities of the current year. For this purpose, the City considers revenues to be available if they are collected within 60 days of the end of the current year.

Taxes, intergovernmental revenues, and interest associated with the current year are considered to be susceptible to accrual and so have been recognized as revenues of the current year. All other revenues are considered to be measurable and available only when cash is received by the City.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, are recorded only when payment is due.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

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

When both restricted and unrestricted resources are available for use, it is the City's practice to use restricted resources first, then unrestricted resources as they are needed.

In the fund financial statements, the City reports the following major governmental funds:

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

The *Street Capital Improvements Fund* accounts for the construction or improvement of streets financed by a dedicated 1% sales tax.

The City reports the following major proprietary funds:

The *Water Fund* accounts for the financial activities associated with the provision of water services.

The *Wastewater Fund* accounts for the financial activities associated with the provision of sewer services.

Additionally, the City reports the following fiduciary funds:

The *Trust Fund* is used to account for the Iverson Memorial Trust assets held by the City in a trustee capacity. The Trust is governed by a trust agreement.

The *Agency Fund* is used to account for activities of the Ute Pass Historical Society. The City holds all assets in a purely custodial capacity.

Assets, Liabilities and Net Assets/Fund Balances

Cash and Investments - Cash equivalents include investments with original maturities of three months or less. Investments in pooled cash are considered cash equivalents. Investments are reported at fair value.

Receivables - All receivables are reported at their gross value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets/Fund Balances (Continued)

Interfund Receivables/Payables - During the course of operations, numerous transactions occur between individual funds. The resulting receivables and payables are classified in the fund financial statements as *interfund receivables* and *interfund payables*. Any residual balances outstanding between governmental and business-type activities are reported in the government-wide financial statements as *internal balances*.

Inventory - Inventories are valued at cost, using the first-in, first-out (FIFO) method. The costs of inventories are recorded as expenditures when consumed rather than when purchased.

Capital Assets - Capital assets, which include land, buildings, equipment and all infrastructure owned by the City, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and in the proprietary funds in the fund financial statements. Capital assets are defined by the City as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value on the date of donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets of the City are depreciated using the straight-line method over the following estimated useful lives.

Collection and Distribution Systems	30 years
Buildings	10 - 50 years
Infrastructure	30 years
Improvements	10 - 20 years
Machinery, Equipment and Vehicles	3 - 15 years

Deferred Revenues - Deferred revenues include grants that have been collected but the corresponding expenditures have not been incurred, and fees received in advance. Property taxes earned but not levied for the current year are also reported as deferred revenues.

Compensated Absences - Employees of the City are allowed to accumulate unused vacation time up to 192 hours and unused sick time up to 248 hours. Upon termination of employment from the City, an employee will be compensated for all accrued vacation time, and for 25% of accrued sick time, at their current rate of pay.

These compensated absences are recognized as current salary costs when earned in the proprietary funds and when paid in the governmental funds. A long-term liability has been reported in the government-wide financial statements for the accrued compensated absences.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Assets/Fund Balances (Continued)

Long-Term Obligations - In the government-wide financial statements, and the proprietary funds in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund statement of net assets. Debt premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the debt using the straight-line method.

In the fund financial statements, governmental funds recognize the face amount of debt issued as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current expenditures.

Net Assets/Fund Balances - In the government-wide and fund financial statements, net assets and fund balances are restricted when constraints placed on the use of resources are externally imposed.

The City has not established a formal policy for its use of restricted and unrestricted fund balances. However, if both restricted and unrestricted fund balances are available, the City uses restricted fund balance first, followed by committed, assigned, and unassigned balances.

Property Taxes

Property taxes attach as an enforceable lien on January 1, are levied the following December, and are collected in the subsequent calendar year. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's Office collects property taxes and remits to the City on a monthly basis.

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred revenue are reported at December 31.

NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Accountability

At December 31, 2011, the DDA had negative net assets of \$2,104,906, primarily because existing debt is expected to be paid with tax increment revenues collected in the future.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 3: CASH AND INVESTMENTS

Cash and investments at December 31, 2011, consisted of the following:

Petty Cash	\$ 3,620
Cash Deposits	3,431,716
Investments	<u>514,977</u>
 Total	 <u>\$ 3,950,313</u>

Cash and investments are reported in the financial statements as follows:

Primary Government Cash and Investments	\$ 3,640,248
Primary Government Restricted Cash and Investments	150,000
Trust Fund	97,782
Agency Fund	15,644
Component Unit	<u>46,639</u>
 Total	 <u>\$ 3,950,313</u>

Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires all local government entities to deposit cash in eligible public depositories. Eligibility is determined by State regulations. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. The PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits. At December 31, 2011, the City had bank deposits of \$3,515,981 collateralized with securities held by the financial institution's agent but not in the City's name.

Investments

State statutes and the City's investment policy specify the investment instruments meeting defined rating, maturity and concentration risk criteria in which the City may invest, which include the following.

- Obligations of the United States and certain U.S. Agency securities
- Certain international agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers' acceptances of certain banks
- Commercial paper
- Local government investment pools
- Written repurchase agreements collateralized by certain authorized securities
- Certain money market funds
- Guaranteed investment contracts

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 3: CASH AND INVESTMENTS (Continued)

Investments (Continued)

The City had the following investments at December 31, 2011:

<u>Investment</u>	<u>S&P Rating</u>	<u>Maturity</u>	<u>Fair Value</u>
Local Government Investment Pools	AAAm	NA	\$ 225,150
Invesco Treasury Portfolio Money Market Fund	AAAm	NA	4
Federal Home Loan Mortgage Corporation	AA+	7/17/15	87,728
Federal Home Loan Mortgage Corporation	AA+	4/15/19	10,054
Repurchase Agreement	NA	1/3/12	<u>192,041</u>
Total			<u>\$ 514,977</u>

Interest Rate Risk - State statutes limit investments in U.S. Agency securities and repurchase agreements to an original maturity of five years unless the governing board authorizes the investment for a period in excess of five years. At December 31, 2011, the City held U.S. Agency securities totaling \$97,782 in the Iverson Memorial Trust. The Trust investments are not subject to State statutes.

Credit Risk - State statutes limit investments in U.S. Agency securities to the highest rating issued by two or more nationally recognized statistical rating organizations (“NRSROs”). State statutes require repurchase agreements to be collateralized at no less than 102% with U.S. Treasury or Agency securities. State statutes limit investments in money market funds to those that maintain a constant share price, with a maximum remaining maturity in accordance with Rule 2a-7, and either assets of one billion dollars or the highest rating issued by a NRSRO.

Custodial Risk - State statutes require the collateral securities of repurchase agreements to be held by the City’s custodian or a third-party trustee.

Concentration of Credit Risk - State statutes generally do not limit the amount the City may invest in one issuer. At December 31, 2011, the City’s investments in the Federal Home Loan Mortgage Corporation and the Vectra Bank repurchase agreement represented 19% and 37% of the City’s total investments, respectively.

Local Government Investment Pools - The City has invested in the Colorado Local Government Liquid Asset Trust (Colotrust) and the Colorado Surplus Asset Fund Trust (CSAFE), investment vehicles established for local government entities in Colorado to pool surplus funds. The Colorado Division of Securities administers and enforces the requirements of creating and operating the pools. The pools operate in conformity with the Securities and Exchange Commission’s Rule 2a-7 as promulgated under the Investment Company Act of 1940, as amended. Investments of the pools are limited to those allowed by State statutes. A designated custodial bank provides safekeeping and depository services in connection with the direct investment and withdrawal functions. The custodian’s internal records identify the investments owned by the participating governments.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 3: CASH AND INVESTMENTS (Continued)

Restricted Cash and Investments

At December 31, 2011, the Water and Wastewater Funds held cash and investments of \$50,000 and \$100,000, respectively, restricted for repairs and replacements as required by the bond agreements.

NOTE 4: INTERFUND BALANCES AND TRANSACTIONS

At December 31, 2011, the General Fund had temporarily subsidized the negative cash balance of the Drainage Debt Service Fund in the amount of \$5,690.

Interfund transfers during the year ended December 31, 2011, consisted of the following:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
COP Debt Service	General	\$ 293,197
Grants	General	244,988
Street Debt Service	Street Capital Improvements	558,067
Drainage Debt Service	Street Capital Improvements	74,675
COP Debt Service	Water	34,794
COP Debt Service	Wastewater	<u>18,790</u>
Total		<u>\$ 1,224,511</u>

The General, Water and Wastewater Funds provide debt service funding to the COP Debt Service Fund. The Street Capital Improvements Fund revenues are used to pay the debt of the Street and Drainage Debt Service Funds. In addition, the General Fund routinely provides matching amounts to the Grants Fund.

Component Unit

On June 7, 2007, the General Fund loaned the DDA \$1,000,000 for the development of Woodland Station. The loan accrued interest at 4% per annum. In July, 2011, the City and the DDA agreed to extend the loan maturity to August 1, 2013, and reduced the interest rate to 1% per annum.

NOTE 5: LAND HELD FOR RESALE

The DDA owns approximately 10 acres of land which is available for resale. The cost of the property, including design and engineering costs, was \$2,981,556. During the year ended December 31, 2011, the City reduced the carrying value of the land held for resale by \$1,613,143 to more accurately reflect the market value. This reduction is reported as an extraordinary item in the financial statements. At December 31, 2011, the property was reported at the estimated fair market value of \$1,368,413.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 6: CAPITAL ASSETS

Capital assets activity for the year ended December 31, 2011, is summarized below.

	Balances 12/31/10	Additions	Deletions	Balances 12/31/11
Governmental Activities				
Capital Assets, Not Being Depreciated				
Land	\$ 3,923,861	\$ -	\$ -	\$ 3,923,861
Capital Assets, Being Depreciated				
Buildings	5,742,859	-	-	5,742,859
Infrastructure	21,628,073	306,103	-	21,934,176
Improvements	4,970,490	470,721	52,677	5,388,534
Machinery and Equipment	2,651,642	316,732	233,159	2,735,215
Total Capital Assets, Being Depreciated	34,993,064	1,093,556	285,836	35,800,784
Less Accumulated Depreciation				
Buildings	(2,219,294)	(186,030)	-	(2,405,324)
Infrastructure	(6,568,286)	(725,242)	-	(7,293,528)
Improvements	(2,034,145)	(219,918)	(42,365)	(2,211,698)
Machinery and Equipment	(1,783,646)	(260,281)	(233,159)	(1,810,768)
Total Accumulated Depreciation	(12,605,371)	(1,391,471)	(275,524)	(13,721,318)
Total Capital Assets, Being Depreciated, Net	22,387,693	(297,915)	(10,312)	22,079,466
Governmental Activities Capital Assets, Net	\$ <u>26,311,554</u>	\$ <u>(297,915)</u>	\$ <u>(10,312)</u>	\$ <u>26,003,327</u>
Business-Type Activities				
Capital Assets, Not Being Depreciated				
Land and Improvements	\$ 175,735	\$ -	\$ -	\$ 175,735
Water Rights	4,840,611	-	-	4,840,611
Construction in Progress	791,044	17,100	(791,044)	17,100
Total Capital Assets, Not Being Depreciated	5,807,390	17,100	(791,044)	5,033,446
Capital Assets, Being Depreciated				
Collection and Distribution Systems	19,777,327	771,578	-	20,548,905
Equipment and Vehicles	924,145	473,489	-	1,397,634
Total Capital Assets, Being Depreciated	20,701,472	1,245,067	-	21,946,539
Less Accumulated Depreciation				
Collection and Distribution Systems	(8,643,860)	(572,830)	-	(9,216,690)
Equipment and Vehicles	(865,204)	(27,791)	-	(892,995)
Total Accumulated Depreciation	(9,509,064)	(600,621)	-	(10,109,685)
Total Capital Assets, Being Depreciated, Net	11,192,408	644,446	-	11,836,854
Business-Type Activities Capital Assets, Net	\$ <u>16,999,798</u>	\$ <u>661,546</u>	\$ <u>(791,044)</u>	\$ <u>16,870,300</u>

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 6: CAPITAL ASSETS (Continued)

Depreciation expense was charged to functions/programs of the City as follows:

Governmental Activities	
General Government	\$ 40,413
Public Safety	152,722
Highway and Streets	905,301
Community Development	178,562
Cultural and Recreation	<u>114,473</u>
Total	<u>\$ 1,391,471</u>
Business-Type Activities	
Water	\$ 343,351
Wastewater	<u>257,270</u>
Total	<u>\$ 600,621</u>

NOTE 7: LONG-TERM DEBT

Governmental Activities

Following is a summary of long-term debt transactions for the year ended December 31, 2011.

	<u>Balances</u> 12/31/10	<u>Additions</u>	<u>Payments</u>	<u>Balances</u> 12/31/11	<u>Due Within</u> <u>One Year</u>
2003A Sales Tax Refunding Bonds	\$ 530,000	\$ -	\$ 260,000	\$ 270,000	\$ 270,000
2003B Sales Tax Refunding Bonds	360,000	-	180,000	180,000	180,000
1999 Certificates of Participation	2,380,000	-	230,000	2,150,000	240,000
1998 General Obligation Bonds	1,220,000	-	150,000	1,070,000	160,000
1995 General Obligation Bonds	365,000	-	65,000	300,000	70,000
Compensated Absences	<u>203,415</u>	<u>241,294</u>	<u>242,220</u>	<u>202,489</u>	<u>151,867</u>
Total	<u>\$ 5,058,415</u>	<u>\$ 241,294</u>	<u>\$ 1,127,220</u>	<u>\$ 4,172,489</u>	<u>\$ 1,071,867</u>

2003A and 2003B Limited Sales Tax Refunding Bonds were issued on March 1, 2003, and September 1, 2003, respectively, to refund all of the 1994A and the majority of the 1994B Limited Sales Tax Revenue Bonds, originally issued to finance street improvements. Principal and interest are due semi-annually on June 1 and December 1, through 2012. Interest accrues at rates ranging from 2.5% to 4%. These bonds are payable solely from the City's 1% sales tax which is reported in the Street Capital Improvements Fund. During the year ended December 31, 2011, revenues of \$1,393,552 were available to pay annual debt service of \$469,480. Remaining debt service at December 31, 2011, was \$461,991.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 7: LONG-TERM DEBT (Continued)

Governmental Activities (Continued)

1999 Certificates of Participation were issued to finance the construction of a public works facility and a police station. Principal payments are due annually on December 1, through 2019. Interest payments are due semi-annually on June 1 and December 1. Interest accrues at rates ranging from 3.4% to 5%.

1998 Limited Tax General Obligation Bonds were issued to fund drainage improvements. Principal payments are due annually on December 1, through 2017. Interest payments are due semi-annually on June 1 and December 1. Interest accrues at rates ranging from 4% to 5%.

1995 Limited Tax General Obligation Bonds were issued to finance improvements to the City's street system. Principal payments are due annually on December 1, through 2015. Interest payments are due semi-annually on June 1 and December 1. Interest accrues at rates ranging from 4.2% to 6.25%.

Annual debt service requirements for the outstanding bonds at December 31, 2011, were as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ 920,000	\$ 188,091	\$ 1,108,091
2013	490,000	153,005	643,005
2014	510,000	128,898	638,898
2015	510,000	103,500	613,500
2016	455,000	77,000	532,000
2017 - 2019	<u>1,085,000</u>	<u>100,000</u>	<u>1,185,000</u>
Total	<u>\$ 3,970,000</u>	<u>\$ 750,494</u>	<u>\$ 4,720,494</u>

Compensated absences of the governmental activities are expected to be liquidated primarily with revenues of the General Fund.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 7: LONG-TERM DEBT (Continued)

Business-Type Activities

Following is a summary of long-term debt transactions for the year ended December 31, 2011.

	Balances <u>12/31/10</u>	<u>Additions</u>	<u>Payments</u>	Balances <u>12/31/11</u>	Due Within <u>One Year</u>
2005 Water Revenue Bonds	\$ 1,340,000	\$ -	\$ 250,000	\$ 1,090,000	\$ 255,000
Loss on Refunding	(77,958)	-	(15,591)	(62,367)	-
2004 Wastewater Revenue Bonds	780,000	-	250,000	530,000	260,000
Loss on Refunding	(33,805)	-	(11,268)	(22,537)	-
2010 Wastewater Loan	705,000	-	64,764	640,236	28,005
2003 Water Loan	1,027,575	-	180,125	847,450	192,373
2001 Water Loan	542,455	-	37,988	504,467	39,522
Compensated Absences	<u>58,727</u>	<u>67,305</u>	<u>61,975</u>	<u>64,057</u>	<u>48,043</u>
Total	<u>\$ 4,341,994</u>	<u>\$ 67,305</u>	<u>\$ 817,993</u>	<u>\$ 3,591,306</u>	<u>\$ 822,943</u>

2005 Water Utility Revenue Refunding Bonds were issued to refund the 1995 Water Utility Revenue Bonds. Principal payments are due annually on December 1, and interest payments are due semi-annually on June 1 and December 1. Interest accrues at rates ranging from 3% to 4% and the bonds mature on December 1, 2015.

2004 Wastewater Utility Revenue Refunding Bonds were issued to refund the 1994 Wastewater Utility Revenue Bonds. Principal payments are due annually on June 1, and interest payments are due semi-annually on June 1 and December 1. Interest accrues at rates ranging from 3% to 3.5% and the bonds mature on December 1, 2013.

During 2010, the City obtained loan financing from the Colorado Water Resources and Power Development Authority (CWRPDA) to expand the wastewater treatment plant. Semi-annual principal and interest payments of \$21,844 are due beginning December 1, 2011, through 2030. Interest accrues at 2% per annum.

During 2003, the City obtained a loan from Ronald and Dean Bauer to purchase water rights. Interest accrues at 6.8% per annum on the unpaid principal and interest. Interest payments are due annually beginning March 31, 2006, and principal payments began in 2009, through 2015.

During 2001, the City obtained loan financing from the CWRPDA to improve the water system. Annual principal and interest payments of \$59,310 are due through May 1, 2022. Interest accrues at 4% per annum.

The 2005 Water Utility Revenue Refunding Bonds and the 2001 CWRPDA loan are payable solely from revenues of the water utility system, after deduction of operating and maintenance costs. During the year ended December 31, 2011, net revenues of \$717,385 were available to pay annual debt service of \$361,660. Remaining debt service at December 31, 2011, was \$1,824,152.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 7: LONG-TERM DEBT (Continued)

Business-Type Activities (Continued)

The 2004 Wastewater Utility Revenue Refunding Bonds and the 2010 CWRPDA loan are payable solely from revenues of the wastewater utility system, after deduction of operating and maintenance costs. During the year ended December 31, 2011, net revenues of \$418,321 were available to pay annual debt service of \$297,712. Remaining debt service at December 31, 2011, was \$1,378,669.

Annual debt service requirements for the business-type activities bonds and loans at December 31, 2011, were as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ 774,900	\$ 150,537	\$ 925,437
2013	810,142	115,982	926,124
2014	571,347	84,452	655,799
2015	594,433	56,016	650,449
2016	76,632	26,367	102,999
2017 - 2021	422,167	92,829	514,996
2022 - 2026	206,936	41,167	248,103
2027 - 2030	<u>155,596</u>	<u>19,164</u>	<u>174,760</u>
Total	<u>\$ 3,612,153</u>	<u>\$ 586,514</u>	<u>\$ 4,198,667</u>

Component Unit

Following is a summary of long-term debt transactions for the year ended December 31, 2011.

	<u>Balances</u>		<u>Payments</u>	<u>Balances</u>	<u>Due Within</u>
	<u>12/31/10</u>	<u>Additions</u>		<u>12/31/11</u>	<u>One Year</u>
2008 Tax Increment Revenue Bonds	\$ 2,450,000	\$ -	\$ 95,486	\$ 2,354,514	\$ 99,287
Compensated Absences	<u>1,784</u>	<u>3,704</u>	<u>3,080</u>	<u>2,408</u>	<u>1,806</u>
Total	<u>\$ 2,451,784</u>	<u>\$ 3,704</u>	<u>\$ 98,566</u>	<u>\$ 2,356,922</u>	<u>\$ 101,093</u>

During 2008, the DDA issued Tax Increment Revenue Refunding Bonds to refund all of the 2005 Tax Increment Revenue Bonds, originally issued to finance the purchase of development property. Principal and interest payments are due annually on June 1, through 2028. Interest accrues at 3.98% per annum.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 7: LONG-TERM DEBT (Continued)

Component Unit (Continued)

Annual debt service requirements for the outstanding bonds at December 31, 2011, were as follows:

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2012	\$ 99,287	\$ 93,709	\$ 192,996
2013	103,238	89,758	192,996
2014	107,347	85,649	192,996
2015	111,620	81,376	192,996
2016	116,062	76,934	192,996
2017 - 2021	653,388	311,592	964,980
2022 - 2026	794,182	170,798	964,980
2027 - 2028	<u>369,390</u>	<u>24,208</u>	<u>393,598</u>
Total	<u>\$ 2,354,514</u>	<u>\$ 934,024</u>	<u>\$ 3,288,538</u>

NOTE 8: PUBLIC ENTITY RISK POOL

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. For these risks of loss, the City is involved with the Colorado Intergovernmental Risk Sharing Agency (CIRSA), a separate and independent governmental and legal entity formed by intergovernmental agreement by member municipalities pursuant to the provision of 24-10-115.5, Colorado Revised Statutes (1982 Replacement Volume) and Colorado Constitution, Article XIV, Section 18(2).

The purposes of CIRSA are to provide members defined liability, property, and workers compensation coverages and to assist members in preventing and reducing losses and injuries to municipal property and to persons or property which might result in claims being made against members of CIRSA, their employees and officers.

It is the intent of the members of CIRSA to create an entity in perpetuity which will administer and use funds contributed by the members to defend and indemnify, in accordance with the bylaws, any member of CIRSA against stated liability of loss, to the limit of the financial resources of CIRSA. It is also the intent of the members to have CIRSA provide continuing stability and availability of needed coverages at reasonable costs. All income and assets of CIRSA shall be at all times dedicated to the exclusive benefit of its members. CIRSA is a separate legal entity and the City does not approve budgets nor does it have the ability to significantly affect the operations of CIRSA.

CITY OF WOODLAND PARK, COLORADO

NOTES TO FINANCIAL STATEMENTS

December 31, 2011

NOTE 9: RETIREMENT COMMITMENTS

Police and General Employee Money Purchase Pension Plans

The City contributes to a single-employer defined contribution money purchase pension plan on behalf of police officers and to a similar plan for all other City employees. The Plans are administered by Pension Management Associates, Inc. The contribution requirements of Plan participants and the City are established and may be amended by the City Council.

Police Plan - All sworn police employees whose job duties require no less than 1,600 hours of employment each year shall be eligible to participate in the Plan. The City is required to contribute 8% of each participating employee's compensation, and each employee must contribute a matching amount. Employees are fully vested after five years of service. During the year ended December 31, 2011, the City and employee contributions were \$75,143 and \$75,143, respectively, equal to the required contributions.

General Employee Plan - All employees, other than sworn police, are eligible to participate in the Plan on the first day of employment. The City is required to contribute 5% of each participant's compensation to the Plan, and employees may contribute a matching amount. Employees become 100% vested after 5 years of service. During the year ended December 31, 2011, the City and employee contributions were \$144,935 and \$127,971, respectively, equal to the required contributions.

NOTE 10: COMMITMENTS AND CONTINGENCIES

Claims and Judgments

The City participates in a number of federal and state programs that are fully or partially funded by grants received from other governmental entities. Expenditures financed by grants are subject to audit by the appropriate grantor government. If expenditures are disallowed due to noncompliance with grant program regulations, the City may be required to reimburse the grantor government. At December 31, 2011, significant amounts of grant expenditures have not been audited but the City believes that disallowed expenditures, if any, based on subsequent audits will not have a material effect on the overall financial position of the City.

Tabor Amendment

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue raising, spending abilities, and other specific requirements of state and local government. On April 5, 1994, voters within the City approved the collection, retention and expenditure of the full revenues generated by the City in 1994 and subsequent years, notwithstanding the provisions of the Amendment.

The City has established an emergency reserve, representing 3% of qualifying expenditures, as required by the Amendment. At December 31, 2011, the emergency reserve, of \$255,000, was reported as restricted fund balance in the General Fund.

This page intentionally left blank

REQUIRED SUPPLEMENTARY INFORMATION

This page intentionally left blank

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE

GENERAL FUND

Year Ended December 31, 2011

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Taxes	\$ 5,105,406	\$ 5,272,172	\$ 166,766
Licenses and Permits	83,500	92,343	8,843
Intergovernmental	523,975	547,061	23,086
Charges for Services	266,821	304,225	37,404
Fines and Forfeitures	33,000	54,379	21,379
Investment Income	5,700	5,382	(318)
Miscellaneous	118,648	221,186	102,538
TOTAL REVENUES	6,137,050	6,496,748	359,698
EXPENDITURES			
General Government			
Legislative	159,658	145,058	14,600
Administration	424,864	342,763	82,101
Municipal Court	28,581	33,376	(4,795)
General Support	481,860	412,084	69,776
Finance	281,720	219,067	62,653
Information Systems	100,630	65,968	34,662
Economic Development	105,140	118,685	(13,545)
Public Works Administration	292,990	250,461	42,529
Fleet Maintenance	433,474	319,503	113,971
Cemetery	750	279	471
Total General Government	2,309,667	1,907,244	402,423
Public Safety			
Police	1,535,891	1,480,848	55,043
Special Gaming Impact	329,573	330,935	(1,362)
Total Public Safety	1,865,464	1,811,783	53,681
Highways and Streets			
Street Operations	503,890	496,088	7,802
Community Development			
Planning	236,564	214,967	21,597
Cultural and Recreation			
Buildings and Grounds	605,882	657,707	(51,825)
Parks and Recreation	325,648	297,220	28,428
Cultural Center	144,188	136,309	7,879
Total Cultural and Recreation	1,075,718	1,091,236	(15,518)
Capital Outlay			
Capital Outlay	249,613	159,796	89,817
TOTAL EXPENDITURES	6,240,916	5,681,114	559,802

(Continued)

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE

GENERAL FUND

Year Ended December 31, 2011

	<u>ORIGINAL AND FINAL BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE Positive (Negative)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(103,866)</u>	<u>815,634</u>	<u>919,500</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	299,466	-	(299,466)
Transfers Out	<u>(293,080)</u>	<u>(538,185)</u>	<u>(245,105)</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>6,386</u>	<u>(538,185)</u>	<u>(544,571)</u>
NET CHANGE IN FUND BALANCE	(97,480)	277,449	374,929
FUND BALANCE, Beginning	<u>2,058,154</u>	<u>2,399,009</u>	<u>340,855</u>
FUND BALANCE, Ending	<u>\$ 1,960,674</u>	<u>\$ 2,676,458</u>	<u>\$ 715,784</u>

See the accompanying Independent Auditors' Report.

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

December 31, 2011

NOTE 1: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY

Budgetary Accounting

Budgets are legally adopted for all funds of the City. Fiduciary fund budgets are not required and have not been presented in the financial statements. Budgets for the governmental funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). Budgetary comparisons for the enterprise funds are presented on a non-GAAP budgetary basis. Capital outlay and debt principal are budgeted as expenditures but depreciation and amortization are not budgeted.

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- In October, management submits to the City Council a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of an ordinance.
- Management is authorized to transfer budgeted amounts between departments within any fund. However, any revisions that alter the total expenditures of any fund must be approved by the City Council.
- All appropriations lapse at year end.

This page intentionally left blank

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

This page intentionally left blank

CITY OF WOODLAND PARK, COLORADO

COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS

December 31, 2011

	SPECIAL REVENUE FUND	DEBT SERVICE FUNDS			TOTAL
	GRANTS	STREET	DRAINAGE	COP	
ASSETS					
Cash and Investments	\$ 2,604	\$ -	\$ -	\$ -	\$ 2,604
Accounts Receivable	55,972	-	5,690	-	61,662
TOTAL ASSETS	<u>\$ 58,576</u>	<u>\$ -</u>	<u>\$ 5,690</u>	<u>\$ -</u>	<u>\$ 64,266</u>
LIABILITIES					
Accounts Payable	\$ 55,975	\$ -	\$ -	\$ -	\$ 55,975
Accrued Salaries	2,601	-	-	-	2,601
Interfund Payables	-	-	5,690	-	5,690
TOTAL LIABILITIES	<u>58,576</u>	<u>-</u>	<u>5,690</u>	<u>-</u>	<u>64,266</u>
FUND BALANCES					
Unrestricted, Unassigned	-	-	-	-	-
TOTAL FUND BALANCES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 58,576</u>	<u>\$ -</u>	<u>\$ 5,690</u>	<u>\$ -</u>	<u>\$ 64,266</u>

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

COMBINING STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES
NONMAJOR GOVERNMENTAL FUNDS
 Year Ended December 31, 2011

	SPECIAL REVENUE FUND	DEBT SERVICE FUNDS			TOTAL
	GRANTS	STREET	DRAINAGE	COP	
REVENUES					
Intergovernmental	\$ 398,158	\$ -	\$ -	\$ -	\$ 398,158
Charges for Services	-	-	135,433	-	135,433
Investment Income	-	276	170	299	745
Miscellaneous	11,009	-	-	-	11,009
TOTAL REVENUES	409,167	276	135,603	299	545,345
EXPENDITURES					
Current					
Public Safety	99,727	-	-	-	99,727
Community Development	164,379	-	-	-	164,379
Cultural and Recreation	390,049	-	-	-	390,049
Debt Service					
Principal	-	505,000	150,000	230,000	885,000
Interest and Fiscal Charges	-	53,343	60,278	117,080	230,701
TOTAL EXPENDITURES	654,155	558,343	210,278	347,080	1,769,856
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(244,988)	(558,067)	(74,675)	(346,781)	(1,224,511)
OTHER FINANCING SOURCES					
Transfers In	244,988	558,067	74,675	346,781	1,224,511
NET CHANGE IN FUND BALANCES	-	-	-	-	-
FUND BALANCES, Beginning	-	-	-	-	-
FUND BALANCES, Ending	\$ -	\$ -	\$ -	\$ -	\$ -

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE

GRANTS FUND

Year Ended December 31, 2011

	<u>ORIGINAL BUDGET</u>	<u>FINAL BUDGET</u>	<u>ACTUAL</u>	VARIANCE Positive (Negative)
REVENUES				
Intergovernmental	\$ 166,306	\$ 664,536	\$ 398,158	\$ (266,378)
Miscellaneous	<u>103,016</u>	<u>109,516</u>	<u>11,009</u>	<u>(98,507)</u>
TOTAL REVENUES	<u>269,322</u>	<u>774,052</u>	<u>409,167</u>	<u>(364,885)</u>
EXPENDITURES				
Public Safety	89,348	118,023	99,727	18,296
Community Development	124,793	186,779	164,379	22,400
Cultural and Recreation	<u>55,181</u>	<u>469,250</u>	<u>390,049</u>	<u>79,201</u>
TOTAL EXPENDITURES	<u>269,322</u>	<u>774,052</u>	<u>654,155</u>	<u>119,897</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	-	(244,988)	(244,988)
OTHER FINANCING SOURCES				
Transfers In	<u>-</u>	<u>-</u>	<u>244,988</u>	<u>244,988</u>
NET CHANGE IN FUND BALANCE	-	-	-	-
FUND BALANCE, Beginning	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE Ending	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE
STREET DEBT SERVICE FUND
 Year Ended December 31, 2011

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ 276	\$ 276
EXPENDITURES			
Debt Service			
Principal	505,000	505,000	-
Interest	52,292	52,293	(1)
Paying Agent Fees	1,575	1,050	525
TOTAL EXPENDITURES	558,867	558,343	524
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(558,867)	(558,067)	800
OTHER FINANCING SOURCES			
Transfers In	558,867	558,067	(800)
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE, Beginning	-	-	-
FUND BALANCE, Ending	\$ -	\$ -	\$ -

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE
DRAINAGE DEBT SERVICE FUND

Year Ended December 31, 2011

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Charges for Services	\$ 125,000	\$ 135,433	\$ 10,433
Investment Income	350	170	(180)
	<u>125,350</u>	<u>135,603</u>	<u>10,253</u>
TOTAL REVENUES			
EXPENDITURES			
Debt Service			
Principal	150,000	150,000	-
Interest	59,900	59,900	-
Paying Agent Fees	378	378	-
	<u>210,278</u>	<u>210,278</u>	<u>-</u>
TOTAL EXPENDITURES			
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(84,928)	(74,675)	10,253
OTHER FINANCING SOURCES			
Transfers In	84,928	74,675	(10,253)
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE, Beginning	-	-	-
FUND BALANCE, Ending	\$ <u>-</u>	\$ <u>-</u>	\$ <u>-</u>

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE

COP DEBT SERVICE FUND

Year Ended December 31, 2011

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Investment Income	\$ 650	\$ 299	\$ (351)
EXPENDITURES			
Debt Service			
Principal	230,000	230,000	-
Interest	115,080	115,080	-
Paying Agent Fees	2,000	2,000	-
TOTAL EXPENDITURES	347,080	347,080	-
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	(346,430)	(346,781)	(351)
OTHER FINANCING SOURCES			
Transfers In	346,430	346,781	351
NET CHANGE IN FUND BALANCE	-	-	-
FUND BALANCE, Beginning	-	-	-
FUND BALANCE, Ending	\$ -	\$ -	\$ -

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE
STREET CAPITAL IMPROVEMENTS FUND
 Year Ended December 31, 2011

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Sales Taxes	\$ 1,336,178	\$ 1,393,552	\$ 57,374
Investment Income	3,600	1,470	(2,130)
Miscellaneous	46,072	49,655	3,583
 TOTAL REVENUES	 <u>1,385,850</u>	 <u>1,444,677</u>	 <u>58,827</u>
EXPENDITURES			
Capital Outlay	649,140	466,465	182,675
 TOTAL EXPENDITURES	 <u>649,140</u>	 <u>466,465</u>	 <u>182,675</u>
 EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	 736,710	 978,212	 241,502
OTHER FINANCING SOURCES (USES)			
Transfers Out	(643,045)	(632,742)	10,303
 NET CHANGE IN FUND BALANCE	 93,665	 345,470	 251,805
FUND BALANCE, Beginning	395,897	415,993	20,096
FUND BALANCE, Ending	\$ <u>489,562</u>	\$ <u>761,463</u>	\$ <u>271,901</u>

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE

WATER FUND

Year Ended December 31, 2011

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Charges for Services	\$ 1,668,180	\$ 1,708,335	\$ 40,155
Capital Contributions	39,500	92,512	53,012
Investment Income	350	1,240	890
TOTAL REVENUES	<u>1,708,030</u>	<u>1,802,087</u>	<u>94,057</u>
EXPENDITURES			
Service Operating Expenses	937,947	1,084,702	(146,755)
Capital Purchases	193,125	-	193,125
Interest Expense	166,832	131,661	35,171
Debt Principal	287,988	468,113	(180,125)
Transfers Out	196,763	34,794	161,969
TOTAL EXPENDITURES	<u>1,782,655</u>	<u>1,719,270</u>	<u>63,385</u>
CHANGE IN NET ASSETS, Budgetary Basis	<u>\$ (74,625)</u>	82,817	<u>\$ 157,442</u>
RECONCILIATION TO GAAP BASIS			
Depreciation		(343,351)	
Amortization		(24,764)	
Debt Principal		<u>468,113</u>	
CHANGE IN NET ASSETS, GAAP Basis		<u>\$ 182,815</u>	

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BUDGETARY COMPARISON SCHEDULE

WASTEWATER FUND

Year Ended December 31, 2011

	ORIGINAL AND FINAL BUDGET	ACTUAL	VARIANCE Positive (Negative)
REVENUES			
Charges for Services	\$ 1,728,996	\$ 1,250,292	\$ (478,704)
Capital Contributions	21,648	39,872	18,224
Investment Income	10,500	4,746	(5,754)
 TOTAL REVENUES	 <u>1,761,144</u>	 <u>1,294,910</u>	 <u>(466,234)</u>
EXPENDITURES			
Service Operating Expenses	792,670	876,589	(83,919)
Capital Purchases	495,058	471,123	23,935
Interest Expense	51,635	31,155	20,480
Debt Principal	267,222	314,764	(47,542)
Transfers Out	156,053	18,790	137,263
 TOTAL EXPENDITURES	 <u>1,762,638</u>	 <u>1,712,421</u>	 <u>50,217</u>
 CHANGE IN NET ASSETS, Budgetary Basis	 \$ <u>(1,494)</u>	 (417,511)	 \$ <u>(416,017)</u>
RECONCILIATION TO GAAP BASIS			
Depreciation		(257,270)	
Amortization		(20,647)	
Capital Outlay		471,123	
Debt Principal		<u>314,764</u>	
 CHANGE IN NET ASSETS, GAAP Basis		 \$ <u>90,459</u>	

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF CHANGES IN ASSETS AND LIABILITIES

AGENCY FUND

Year Ended December 31, 2011

	<u>BALANCE</u> <u>12/31/10</u>	<u>ADDITIONS</u>	<u>DEDUCTIONS</u>	<u>BALANCE</u> <u>12/31/11</u>
Ute Pass Historical Society				
ASSETS				
Cash and Investments	\$ <u>15,653</u>	\$ <u>20</u>	\$ <u>29</u>	\$ <u>15,644</u>
LIABILITIES				
Payable to Ute Pass Historical Society	\$ <u>15,653</u>	\$ <u>20</u>	\$ <u>29</u>	\$ <u>15,644</u>

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

BALANCE SHEET
COMPONENT UNIT
 December 31, 2011

	<u>DOWNTOWN DEVELOPMENT AUTHORITY</u>
ASSETS	
Cash and Investments	\$ 46,639
Taxes Receivable	297,505
Land Held for Resale	<u>1,368,413</u>
 TOTAL ASSETS	 \$ <u><u>1,712,557</u></u>
LIABILITIES AND FUND BALANCE	
LIABILITIES	
Accounts Payable	\$ 59
Accrued Salaries	1,422
Deferred Revenues	297,505
Due to Primary Government	<u>1,000,000</u>
 TOTAL LIABILITIES	 <u>1,298,986</u>
FUND BALANCE	
Nonspendable Land Held for Resale	1,368,413
Unrestricted, Unassigned	<u>(954,842)</u>
 TOTAL FUND BALANCE	 <u>413,571</u>
 TOTAL LIABILITIES AND FUND BALANCE	 \$ <u><u>1,712,557</u></u>
 Amounts Reported for the Component Unit in the Statement of Net Assets are Different Because:	
Total Fund Balance of Component Unit	\$ 413,571
Long-term liabilities are not due and payable in the current year and, therefore, are not reported in governmental funds. This amount includes long-term debt (\$2,354,514), compensated absences (\$2,408), accrued interest payable (\$218,831) and debt issuance costs \$57,276.	<u>(2,518,477)</u>
Total Net Assets of Component Unit	\$ <u><u>(2,104,906)</u></u>

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE
COMPONENT UNIT

Year Ended December 31, 2011

	<u>DOWNTOWN DEVELOPMENT AUTHORITY</u>
REVENUES	
Property Taxes	\$ 347,876
Investment Income	122
	<hr/>
TOTAL REVENUES	347,998
EXPENDITURES	
General Government	120,904
Debt Service	
Principal	95,486
Interest and Fiscal Charges	97,499
	<hr/>
TOTAL EXPENDITURES	313,889
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	34,109
EXTRAORDINARY ITEM	
Loss in Value of Land Held for Resale	<hr/> (1,613,143)
NET CHANGE IN FUND BALANCE	(1,579,034)
FUND BALANCE, Beginning	<hr/> 1,992,605
FUND BALANCE, Ending	\$ <u><u>413,571</u></u>
Amounts Reported for the Component Unit in the Statement of Activities are Different Because:	
Net Change in Fund Balance of Component Unit	\$ (1,579,034)
Repayments of debt principal are expenditures in governmental funds, but they reduce long-term liabilities in the statement of net assets and do not affect the statement of activities.	95,486
Proceeds from debt issued and related costs are revenues and expenditures in governmental funds, but are long-term liabilities and assets in the statement of net assets and do not affect the statement of activities. This is the net effect of these differences in the treatment of long-term debt and related items: change in accrued interest payable (\$21,950) and amortization of debt issuance costs (\$3,369).	(25,319)
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. This amount represents the change in accrued compensated absences.	<hr/> (624)
Change in Net Assets of Component Unit	\$ <u><u>(1,509,491)</u></u>

See the accompanying Independent Auditors' Report.

CITY OF WOODLAND PARK, COLORADO

STATISTICAL SECTION

<u>Contents</u>	<u>Page</u>
Financial Trends These schedules contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	44-48
Revenue Capacity These schedules contain information to help th reader assess the City's most significant local revenue sources.	49-56
Debt Capacity These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	57-60
Demographic and Economic Information These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	61
Operating Information These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and the activities it performs.	62-64

This page intentionally left blank

CITY OF WOODLAND PARK, COLORADO

NET ASSETS BY COMPONENT LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 1

(accrual basis of accounting)

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Governmental activities								
Invested in capital assets, net of related debt	\$ 12,816,941	\$ 14,402,123	\$ 15,517,578	\$ 16,960,335	\$ 20,969,225	\$ 21,238,820	\$ 21,456,554	\$ 22,033,327
Restricted for:								
Debt Service	119,773	119,773	-	-	-	-	-	-
Emergencies	157,000	177,000	185,000	230,000	210,000	238,000	247,000	255,000
Street Improvements	-	-	-	-	-	-	-	761,463
Unrestricted	1,508,605	1,353,440	1,770,336	1,914,380	850,297	1,241,053	2,364,587	2,218,969
Total governmental activities net assets	14,602,319	16,052,336	17,472,914	19,104,715	22,029,522	22,717,873	24,068,141	25,268,759
Business-type activities								
Invested in capital assets, net of related debt	10,980,123	12,071,646	12,465,342	12,403,335	12,659,638	12,625,108	12,716,531	13,343,051
Restricted for:								
Debt Service	-	-	-	-	-	-	150,000	150,000
Unrestricted	2,033,086	1,842,940	2,029,820	2,203,131	2,237,502	2,181,977	2,114,782	1,761,536
Total business-type activities net assets	13,013,209	13,914,586	14,495,162	14,606,466	14,897,140	14,807,085	14,981,313	15,254,587
Primary government								
Invested in capital assets, net of related debt	23,797,064	26,473,769	27,982,920	29,363,670	33,628,863	33,863,928	34,173,085	35,376,378
Restricted for:								
Debt Service	119,773	119,773	-	-	-	-	150,000	150,000
Emergencies	157,000	177,000	185,000	230,000	210,000	238,000	247,000	255,000
Street Improvements	-	-	-	-	-	-	-	761,463
Unrestricted	3,541,691	3,196,380	3,800,156	4,117,511	3,087,799	3,423,030	4,479,369	3,980,505
Total primary government net assets	\$ 27,615,528	\$ 29,966,922	\$ 31,968,076	\$ 33,711,181	\$ 36,926,662	\$ 37,524,958	\$ 39,049,454	\$ 40,523,346

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

Note: Restricted for Street Improvements is presented as GASB 54 was adopted in 2011.

Source: City of Woodland Park, Colorado, audited financial statements, 2004-2011

CITY OF WOODLAND PARK, COLORADO

CHANGES IN NET ASSETS LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 2

(accrual basis of accounting)

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Program Expenses								
Governmental Activities								
General Government	\$ 1,635,400	\$ 1,827,516	\$ 2,078,256	\$ 2,162,638	\$ 2,047,717	\$ 2,414,869	\$ 2,028,756	\$ 1,868,954
Public Safety	1,547,455	1,724,021	1,791,415	1,928,012	1,949,302	2,150,835	2,080,726	2,060,883
Highways and Streets	973,671	1,021,266	1,172,016	922,673	1,757,036	1,359,627	1,367,479	1,411,701
Community Development	393,558	1,511,671	454,561	127,043	245,467	500,502	541,293	550,779
Culture and Recreation	931,972	896,724	1,015,058	1,046,619	1,101,797	1,177,355	1,117,289	1,205,709
Interest on Long-term Debt	433,913	409,220	383,921	358,480	330,975	299,512	266,398	230,701
Total Governmental Activities Program Expenses	<u>5,915,969</u>	<u>7,390,418</u>	<u>6,895,227</u>	<u>6,545,465</u>	<u>7,432,294</u>	<u>7,902,700</u>	<u>7,401,941</u>	<u>7,328,727</u>
Business-type Activities								
Water	1,344,543	1,296,275	1,298,950	1,305,318	1,526,133	1,463,592	1,439,397	1,584,478
Wastewater	1,012,175	1,093,015	988,675	989,852	1,061,820	1,075,631	1,094,706	1,185,661
Total Business-type Activities Program Expenses	<u>2,356,718</u>	<u>2,389,290</u>	<u>2,287,625</u>	<u>2,295,170</u>	<u>2,587,953</u>	<u>2,539,223</u>	<u>2,534,103</u>	<u>2,770,139</u>
Total Primary Government Program Expenses	<u>\$ 8,272,687</u>	<u>\$ 9,779,708</u>	<u>\$ 9,182,852</u>	<u>\$ 8,840,635</u>	<u>\$ 10,020,247</u>	<u>\$ 10,441,923</u>	<u>\$ 9,936,044</u>	<u>\$ 10,098,866</u>
Program Revenues								
Governmental Activities:								
Charges for Services:								
General Government	\$ 468,116	\$ 115,364	\$ 125,691	\$ 123,001	\$ 119,587	\$ 115,344	\$ 107,714	\$ 113,701
Public Safety	24,824	40,821	31,652	48,637	51,742	53,462	45,681	69,427
Highways and Streets	291,400	148,003	96,025	42,689	45,451	136,546	141,399	169,881
Community Development	-	107,027	67,802	39,924	58,172	16,425	79,404	38,178
Culture and Recreation	-	202,017	209,214	231,491	245,812	192,982	201,982	195,193
Operating Grants and Contributions	691,928	727,478	582,240	617,611	667,399	594,035	567,525	523,600
Capital Grants and Contributions	2,293,669	457,939	850,469	379,283	1,902,661	335,047	185,521	315,899
Total Governmental Activities Program Revenues	<u>3,769,937</u>	<u>1,798,649</u>	<u>1,963,093</u>	<u>1,482,636</u>	<u>3,090,824</u>	<u>1,443,841</u>	<u>1,329,226</u>	<u>1,425,879</u>
Business-type Activities								
Water	1,303,387	1,316,075	1,333,097	1,372,960	1,586,515	1,461,837	1,707,197	1,708,335
Wastewater	988,000	1,093,585	1,011,275	1,049,441	1,204,938	1,228,622	1,242,757	1,250,292
Capital Grants and Contributions	1,164,757	1,140,020	831,720	617,995	392,682	107,712	78,722	132,384
Total Business-type Activities Program Revenues	<u>3,456,144</u>	<u>3,549,680</u>	<u>3,176,092</u>	<u>3,040,396</u>	<u>3,184,135</u>	<u>2,798,171</u>	<u>3,028,676</u>	<u>3,091,011</u>
Total Primary Government Program Revenues	<u>\$ 7,226,081</u>	<u>\$ 5,348,329</u>	<u>\$ 5,139,185</u>	<u>\$ 4,523,032</u>	<u>\$ 6,274,959</u>	<u>\$ 4,242,012</u>	<u>\$ 4,357,902</u>	<u>\$ 4,516,890</u>
Net (Expense)/Revenue								
Governmental Activities	\$ (2,146,032)	\$ (5,591,769)	\$ (4,932,134)	\$ (5,062,829)	\$ (4,341,470)	\$ (6,458,859)	\$ (6,072,715)	\$ (5,902,848)
Business-type Activities	1,099,426	1,160,390	888,467	745,226	596,182	258,948	494,573	320,872
Total Primary Government Net Expense	<u>\$ (1,046,606)</u>	<u>\$ (4,431,379)</u>	<u>\$ (4,043,667)</u>	<u>\$ (4,317,603)</u>	<u>\$ (3,745,288)</u>	<u>\$ (6,199,911)</u>	<u>\$ (5,578,142)</u>	<u>\$ (5,581,976)</u>

TABLE 2
(continued)

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
General Revenues and Other Changes in Net Assets								
Governmental Activities:								
Property Taxes	\$ 1,361,288	\$ 1,282,190	\$ 1,443,919	\$ 1,478,778	\$ 1,715,708	\$ 1,804,233	\$ 1,828,491	\$ 1,810,638
Specific Ownership Taxes	172,765	173,576	179,980	183,586	172,998	161,438	162,551	141,387
Sales and Use Taxes	3,309,296	3,485,749	3,733,961	4,007,988	4,381,884	4,182,380	4,448,716	4,444,745
Franchise Taxes	221,891	268,471	281,179	250,822	237,160	282,322	264,104	268,954
Intergovernmental not Restricted to Specific Programs	22,536	21,491	27,085	40,107	64,907	118,109	76,045	105,720
Investment Income	24,444	89,749	104,287	99,152	57,213	10,593	8,999	7,597
Other Revenues	415,355	932,493	194,466	239,624	276,611	206,581	299,536	270,841
Transfers	294,359	351,721	387,835	394,573	359,796	381,554	334,541	53,584
Total Governmental Activities	5,821,934	6,605,440	6,352,712	6,694,630	7,266,277	7,147,210	7,422,983	7,103,466
Business-type Activities:								
Investment Earnings	60,777	92,708	79,944	86,554	54,288	32,551	14,196	5,986
Transfers	(294,359)	(351,721)	(387,835)	(394,573)	(359,796)	(381,554)	(334,541)	(53,584)
Total Business-type Activities	(233,582)	(259,013)	(307,891)	(308,019)	(305,508)	(349,003)	(320,345)	(47,598)
Total Primary Government	\$ 5,588,352	\$ 6,346,427	\$ 6,044,821	\$ 6,386,611	\$ 6,960,769	\$ 6,798,207	\$ 7,102,638	\$ 7,055,868
Change in Net Assets								
Government Activities	\$ 3,675,902	\$ 1,013,671	\$ 1,420,578	\$ 1,631,801	\$ 2,924,807	\$ 688,351	\$ 1,350,268	\$ 1,200,618
Business-type Activities	865,844	901,377	580,576	437,207	290,674	(90,055)	174,228	273,274
Total Primary Government	\$ 4,541,746	\$ 1,915,048	\$ 2,001,154	\$ 2,069,008	\$ 3,215,481	\$ 598,296	\$ 1,524,496	\$ 1,473,892

Note: Only eight years is presented as GASB 34 was not adopted until 2004.
Source: City of Woodland Park, Colorado, audited financial statements, 2004-2011

CITY OF WOODLAND PARK, COLORADO

FUND BALANCES, GOVERNMENTAL FUNDS, LAST TEN FISCAL YEARS (Unaudited)

TABLE 3

(modified accrual basis of accounting)

	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
General Fund										
Nonspendable	-	-	-	-	-	-	-	-	-	\$ 1,154,772
Restricted	\$ 230,137	\$ 243,738	\$ 241,804	\$ 275,418	\$ 274,091	\$ 1,350,246	\$ 1,373,164	\$ 1,440,453	\$ 1,428,626	255,000
Unrestricted	1,527,215	916,240	1,513,492	1,546,668	1,655,983	702,321	335,358	153,860	970,383	1,266,686
Total general fund	<u>\$ 1,757,352</u>	<u>\$ 1,159,978</u>	<u>\$ 1,755,296</u>	<u>\$ 1,822,086</u>	<u>\$ 1,930,074</u>	<u>\$ 2,052,567</u>	<u>\$ 1,708,522</u>	<u>\$ 1,594,313</u>	<u>\$ 2,399,009</u>	<u>\$ 2,676,458</u>
All Other Governmental Funds										
Restricted, reported in:										
Capital project funds	\$ 564,531	\$ 56,943	\$ 119,773	\$ 119,773	\$ -	\$ -	\$ -	\$ -	\$ -	761463
Unrestricted, reported in:										
Special revenue funds	19,416	(1,230,907)	(177,404)	(460,097)	(483,827)	(487,478)	(317,064)	(43,249)	-	-
Capital project funds	330,111	147,438	261,121	347,571	617,308	914,445	(141,022)	136,592	415,993	
Total all other governmental funds	<u>\$ 914,058</u>	<u>\$ (1,026,526)</u>	<u>\$ 203,490</u>	<u>\$ 7,247</u>	<u>\$ 133,481</u>	<u>\$ 426,967</u>	<u>\$ (458,086)</u>	<u>\$ 93,343</u>	<u>\$ 415,993</u>	<u>\$ 761,463</u>

Note: The amounts reported for 2011 and fund balance descriptions reflect adoption of GASB 54 in 2011.

Note: The amounts reported for 2009 as Special Revenue and Capital Project Funds were restricted and corrected in 2010.

Source: City of Woodland Park, Colorado, audited financial statements, 1999-2011

CITY OF WOODLAND PARK, COLORADO

CHANGES IN FUND BALANCES GOVERNMENTAL FUNDS LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 4

(modified accrual basis of accounting)

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Revenues:								
Taxes	\$ 5,087,776	\$ 5,231,477	\$ 5,666,124	\$ 5,961,281	\$ 6,572,657	\$ 6,430,373	\$ 6,703,862	\$ 6,665,724
Licenses and Permits	97,633	96,847	100,670	99,941	89,945	89,849	86,045	92,343
Intergovernmental	2,985,597	979,055	1,045,517	718,890	2,301,126	1,047,191	829,091	945,219
Charges for Services	661,883	695,035	580,334	512,431	540,831	388,183	457,390	439,658
Fines and Forfeitures	24,824	27,712	18,281	28,799	37,131	36,727	32,745	54,379
Investment Income	24,444	89,749	104,287	99,152	57,213	10,593	8,999	7,597
Other Revenues	415,355	932,493	211,903	677,851	398,402	259,709	350,843	281,850
Total Revenues	<u>9,297,512</u>	<u>8,052,368</u>	<u>7,727,116</u>	<u>8,098,345</u>	<u>9,997,305</u>	<u>8,262,625</u>	<u>8,468,975</u>	<u>8,486,770</u>
Expenditures:								
General Government	1,808,845	1,851,292	1,964,467	2,135,915	2,249,191	2,417,844	2,155,572	1,907,244
Public Safety	1,584,680	1,664,654	1,726,197	1,811,712	1,991,136	2,011,201	1,939,600	1,911,510
Highway and Streets	458,230	457,067	535,515	668,877	2,496,714	707,139	583,333	496,088
Community Development	400,892	1,114,901	1,103,997	632,682	502,700	420,555	361,960	379,346
Culture and Recreation	886,378	902,288	950,637	975,421	1,073,895	1,079,805	1,018,726	1,481,285
Capital Outlay	1,691,337	1,439,120	490,995	753,852	2,166,588	465,903	505,581	626,261
Debt Service								
Principal	685,000	695,000	725,000	740,000	775,000	805,000	845,000	885,000
Interest and Fiscal Charges	433,913	409,220	383,921	358,480	330,975	299,512	266,398	230,701
Total Expenditures	<u>7,949,275</u>	<u>8,533,542</u>	<u>7,880,729</u>	<u>8,076,939</u>	<u>11,586,199</u>	<u>8,206,959</u>	<u>7,676,170</u>	<u>7,917,435</u>
Excess of Revenues over (under) Expenditures	1,348,237	(481,174)	(153,613)	21,406	(1,588,894)	55,666	792,805	569,335
Other Financing Sources (Uses)								
Transfers In	1,368,675	1,355,752	1,758,528	1,651,091	2,474,418	1,613,817	1,381,242	1,224,511
Transfers Out	(1,074,316)	(1,004,031)	(1,370,693)	(1,256,518)	(2,114,622)	(1,232,263)	(1,046,701)	(1,170,927)
Total Other Financing Sources (Uses)	<u>294,359</u>	<u>351,721</u>	<u>387,835</u>	<u>394,573</u>	<u>359,796</u>	<u>381,554</u>	<u>334,541</u>	<u>53,584</u>
Net Change in Fund Balances	<u>\$ 1,642,596</u>	<u>\$ (129,453)</u>	<u>\$ 234,222</u>	<u>\$ 415,979</u>	<u>\$ (1,229,098)</u>	<u>\$ 437,220</u>	<u>\$ 1,127,346</u>	<u>\$ 622,919</u>
Debt Service as a percentage of noncapital Expenditures*	20.4%	16.3%	17.2%	18.0%	15.5%	14.9%	16.0%	16.3%

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

Source: City of Woodland Park, Colorado audited financial statements, 2004-2011

CITY OF WOODLAND PARK, COLORADO

ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF TAXABLE PROPERTY LAST EIGHT YEARS (Unaudited)

TABLE 5

Year	Vacant Land	Residential Property	Commercial Property	Industrial Property	Agricultural Property	State Assessed	Total Taxable Assessed Value	Total Direct Tax Rate (a)	Estimated Actual Value	Assessed Value as a Percentage of Actual Value
2004	7,868,100	42,572,490	22,902,990	2,556,640	18,790	175,110	76,094,120	16.249	681,977,940	11.16%
2005	8,158,320	47,199,410	25,908,130	2,719,190	18,370	168,425	84,171,845	16.249	756,991,703	11.12%
2006	7,181,460	49,685,850	27,409,110	2,714,090	18,440	170,620	87,179,570	16.249	792,193,595	11.00%
2007	9,237,890	57,952,550	30,026,020	2,982,460	19,190	193,720	100,411,830	16.249	914,694,924	10.98%
2008	8,708,860	58,542,870	34,192,700	3,682,220	18,960	222,870	105,368,480	16.249	936,918,988	11.25%
2009	10,556,020	57,810,730	36,186,290	3,808,090	17,850	280,120	108,659,100	16.249	942,039,559	11.53%
2010	10,395,810	58,225,520	38,921,560	4,270,730	880	3,227,920	115,042,420	16.249	945,926,119	12.16%
2011	9,716,750	53,771,890	37,143,860	4,406,270	4,220	3,511,600	108,554,590	16.249	864,422,075	12.56%

Source - State of Colorado Annual Report and Teller County Assessor

Note: Property in Teller County is revalued every odd numbered year. The assessment rate is 29 percent of actual value for all properties except residential and producing natural resource properties. The residential assessment rate is established by the state legislature every odd-numbered year in order to maintain the tax burden balance between residential properties and other properties. The residential assessment rate has decreased from 10.36 percent for the 1996 assessment year to 7.96 percent for the 2003-2011 assessment years. Tax rates are per \$1,000 of assessed value.

Note: Exempt property has been excluded beginning in 2011 as the purpose of this table is to present assessed value and estimated actual value of taxable properties.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

(a) Total Direct Tax Rate equals Mill Levy. Mill levy is property tax revenue divided by total assessed value.

CITY OF WOODLAND PARK, COLORADO

DIRECT AND OVERLAPPING PROPERTY TAX RATES - LAST TEN YEARS

TABLE 6

(rate per \$1,000 of assessed value)

(Unaudited)

Year	City Basic Rate(a)		Overlapping Rates(b)				Total
	City of Woodland Park	Teller County	Woodland Park School District RE-2	Rampart Range Library District (c)	NE Teller County Fire Protection District (c)	Ute Pass Ambulance District (d)	
2002	16.249	14.633	34.494	6.545	8.605	n/a	80.526
2003	16.249	14.633	40.011	6.545	8.605	n/a	86.043
2004	16.249	14.633	40.229	6.545	9.242	n/a	86.898
2005	16.249	14.811	37.321	6.545	9.242	n/a	84.168
2006	16.249	14.633	40.229	6.545	9.242	n/a	86.898
2007	16.249	14.699	36.474	6.545	9.242	3.990	87.199
2008	16.249	14.813	34.554	6.545	9.242	4.224	85.627
2009	16.249	14.838	34.554	6.545	9.242	4.300	85.728
2010	16.249	14.633	34.187	6.545	9.365	4.098	85.077
2011	16.249	14.663	35.064	5.190	9.284	3.990	84.440

Source - Teller County Assessor's Office, Teller County Treasurer's Office, and Division of Property Taxation
Annual Report

Notes:

- (a) The City's basic property tax rate, except for taxes abated and refunded, may be increased only by a majority vote of the City of Woodland Park residents. The tax rate has only one and not several components.
- (b) Overlapping rates are those of local and county governments that apply to property owners in the City of Woodland Park.
- (c) Voter approved property tax increases in 2001, 2003, and 2004.
- (d) District members voted to approve the Ute Pass Ambulance District in 2005.

CITY OF WOODLAND PARK, COLORADO

PRINCIPAL PROPERTY TAX PAYERS CURRENT YEAR AND NINE YEARS AGO (Unaudited)

Table 7

Taxpayer	2011			2002		
	Assessed Valuation	Rank	Percentage of Total Assessed Valuation	Assessed Valuation	Rank	Percentage of Total Assessed Valuation
Wal Mart Stores, Inc.	4,274,580	1	4.06%			
Sturman Properties, LLC	1,724,650	2	1.64%	\$ 1,615,600	4	2.10%
Safeway Stores 46, Inc.	1,067,490	3	1.01%	1,692,380	2	2.20%
Park State Bank & Trust	859,340	4	0.82%			
Rocky Mountain Motorworks, Inc.				849,070	5	1.10%
Purple Mtn Hospitality/Mayfair Enterprises, LLC	815,970	5	0.78%			
Global Golf Management, LLC				769,530	7	1.00%
Dawn BV II LLC/4 Zs, LLC (Tamarac Business Center)	764,870	6	0.73%	813,120	6	1.06%
Gold Hill Square South LLC	635,110	7	0.60%			
Morning Sun, LLC/Brown, Allen & Linda K S	620,600	8	0.59%	743,060	9	0.96%
Three J Holdings, LLP	606,570	9	0.58%			
Page Properties				1,980,200	1	2.57%
Sturreal, LLC				1,599,830	3	2.08%
Lee, Chris & Jessica				745,410	8	0.97%
SW Woodpark, LLC				695,770	10	0.90%
Foxworth-Galgraiith Lumber Co/Brookhart Lumber Co	549,890	10	0.52%			
Total Assessed Valuation						
City of Woodland Park			\$ 105,176,237			\$ 77,003,951

Source: Teller County Assessor's Office

CITY OF WOODLAND PARK, COLORADO

GENERAL REVENUES-TAXES BY CATEGORY
LAST EIGHT FISCAL YEARS
(Unaudited)
(modified accrual basis of accounting)

TABLE 8

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Sales Tax	\$ 2,918,000	\$ 3,087,855	\$ 3,273,986	\$ 3,687,294	\$ 4,128,746	\$ 3,966,330	\$ 4,151,140	\$ 4,180,518
General Property Tax	1,361,288	1,282,190	1,443,919	1,478,778	1,715,708	1,804,233	1,828,491	1,810,638
Specific Ownership Tax	172,765	173,576	179,980	183,586	172,998	161,438	162,551	141,387
Use Tax	318,044	323,083	384,912	244,203	189,128	140,647	201,615	168,460
Lodging Tax	73,252	74,811	75,063	76,491	64,010	75,403	95,961	95,767
Franchise Taxes:								
Cablevision	18,423	16,905	15,721	13,331	12,239	12,084	12,326	11,972
Electricity	98,791	126,933	121,042	117,893	113,248	143,406	139,737	142,670
Gas	88,677	108,633	128,416	103,598	95,673	110,832	96,041	98,312
Telephone	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000
Total	<u>\$ 5,065,240</u>	<u>\$ 5,209,986</u>	<u>\$ 5,639,039</u>	<u>\$ 5,921,174</u>	<u>\$ 6,507,750</u>	<u>\$ 6,430,373</u>	<u>\$ 6,703,862</u>	<u>\$ 6,665,724</u>

Note: Only eight years is presented as GASB 34 was not adopted until 2004.
***Severance and Tobacco tax were classified as intergovernmental revenue beginning in 2009.**
Source: City of Woodland Park, Colorado, audited financial statements, 2004-2011

CITY OF WOODLAND PARK, COLORADO

**SALES/USE TAX BY CATEGORY
LAST EIGHT FISCAL YEARS
(Unaudited)
(modified accrual basis of accounting)**

TABLE 9

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
General Merchandise	\$ 265,477	\$ 292,898	\$ 360,555	\$ 395,750	\$ 376,791	\$ 329,941	\$ 351,399	\$ 335,444
Food Stores	1,068,666	1,140,255	1,152,911	1,447,752	2,316,289	2,293,576	2,346,835	2,338,674
Eating & Drinking	382,671	408,644	434,296	478,922	493,830	463,962	501,309	477,653
Home Furnishings	33,237	33,358	58,840	64,257	48,091	29,703	38,981	41,038
Building Materials & Supplies	417,516	432,806	404,155	367,676	299,293	219,260	299,954	282,655
Auto Dealers & Parts/Supplies	118,787	121,065	132,443	163,149	148,916	155,263	173,279	164,921
Hotel/Motel	36,069	35,013	35,223	36,467	31,895	35,954	47,322	133,331
Utility Services	195,411	231,287	257,054	248,637	266,822	279,515	292,629	275,282
Other Retail Stores	85,482	84,256	96,555	96,480	106,304	105,463	107,614	112,465
All Other Outlets	314,684	308,273	341,954	388,204	293,653	269,743	289,394	283,282
Aggregate top ten filers	<u>\$ 2,918,000</u>	<u>\$ 3,087,855</u>	<u>\$ 3,273,986</u>	<u>\$ 3,687,294</u>	<u>\$ 4,381,884</u>	<u>\$ 4,182,380</u>	<u>\$ 4,448,716</u>	<u>\$ 4,444,745</u>
City Direct Sales Tax Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Source: City of Woodland Park, Colorado, audited financial statements, 2004-2011 and Sales Tax Subsidiary Records, 2004-2011

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

Note: Years 2004 - 2007 amounts for the Hotel/Motel and Other Retail Stores were misclassified and have been corrected.

CITY OF WOODLAND PARK, COLORADO

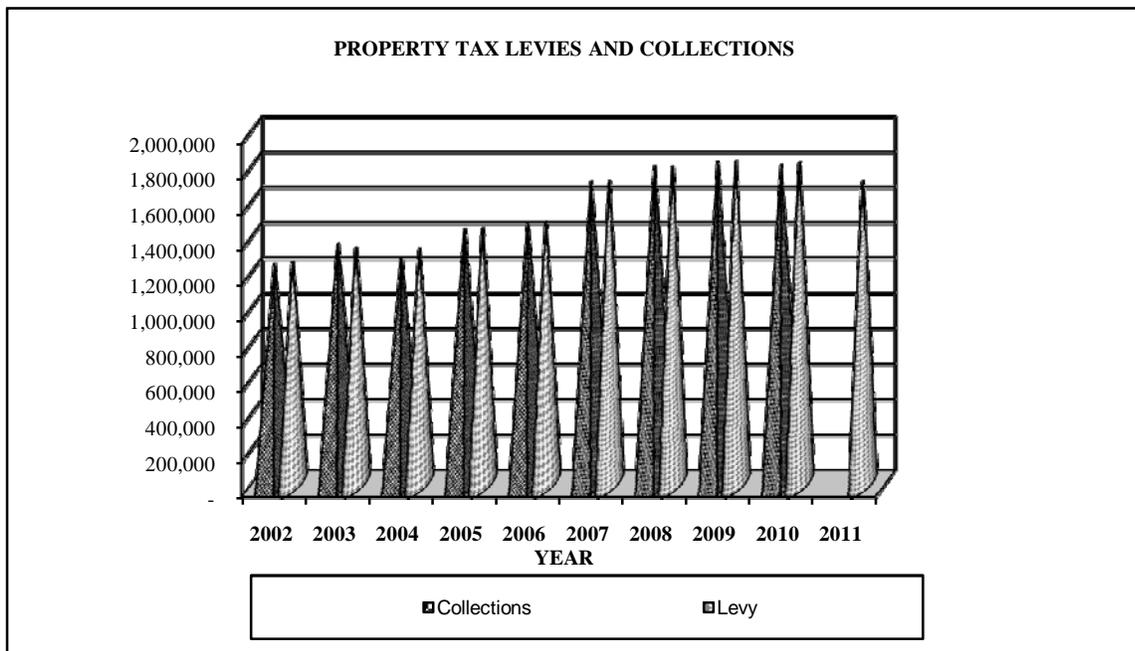
PROPERTY TAX LEVIES AND COLLECTIONS LAST TEN YEARS (Unaudited)

TABLE 10

Year Assessed	Gross Tax Levy	Total Net Current Tax Collections	Percent of Total Tax Collections To Tax Levy
2002	1,251,237	1,251,628	100.03%
2003	1,330,756	1,361,288	102.29%
2004	1,322,965	1,282,190	96.92%
2005	1,442,286	1,443,919	100.11%
2006	1,477,619	1,478,778	100.08%
2007	1,706,811	1,715,708	100.52%
2008	1,792,781	1,804,233	100.64%
2009	1,824,044	1,828,491	100.24%
2010	1,814,105	1,810,638	99.81%
2011	1,708,087	N/A	N/A

Source: Teller County Treasurer's Office and the City of Woodland Park, Colorado audited financial statements, 1999-2011

Note: The years where collections as compared to tax levy exceeded 100%, delinquencies were collected for previous years. The years where collections as compared to tax levy were less than 100%, delinquencies were not collected in the current year.



CITY OF WOODLAND PARK, COLORADO

WATER REVENUES LAST EIGHT FISCAL YEARS (Unaudited) (accrual basis of accounting)

TABLE 11

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Water Revenues:								
Charges for Services:								
Metered Water Sales by Type of Customer:								
Residential	\$ 777,564	\$ 821,966	\$ 827,115	\$ 857,845	\$ 985,253	\$ 925,434	\$ 1,121,723	\$ 1,121,566
Commercial	224,105	233,873	253,265	265,991	296,576	256,238	282,950	271,130
Irrigation	25,862	34,397	24,900	22,327	47,692	28,824	47,381	58,590
Public Institutions	1,214	1,127	1,122	1,263	1,293	1,065	1,606	30,872
Bulk	1,771	460	212	1,810	16,989	4,887	11,376	6,708
Total Metered Sales	1,030,516	1,091,823	1,106,614	1,149,236	1,347,803	1,216,448	1,465,036	1,488,866
Sale of Augmentation Water	32,253	31,815	20,299	29,166	27,177	28,895	37,393	35,676
Water Rights Fees	51,055	36,892	30,467	14,565	9,212	3,162	2,875	6,675
Capital Replacement Fee	136,675	139,951	142,341	145,260	158,524	134,138	148,745	147,298
Other Revenues	52,888	15,594	33,376	34,733	43,799	79,194	53,148	29,820
Total Charges for Services	1,303,387	1,316,075	1,333,097	1,372,960	1,586,515	1,461,837	1,707,197	1,708,335
Tap Fees	796,586	746,669	571,956	434,683	272,561	67,380	50,925	92,512
Interest Income	3,751	64,812	30,741	29,560	17,279	7,584	2,260	1,240
Total Water Revenues	\$ 2,103,724	\$ 2,127,556	\$ 1,935,794	\$ 1,837,203	\$ 1,876,355	\$ 1,536,801	\$ 1,760,382	\$ 1,802,087

Source: City of Woodland Park, Colorado, audited financial statements, 2004-2011 and Water Utility Billing Records, 2004-2011.

Notes:

The investment rate environment improved in 2005 resulting in a significant increase in interest income. However, during 2008, the markets and economy encountered a recession dropping interest income again. Further, cash invested had declined.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

CITY OF WOODLAND PARK, COLORADO

**WATER SALES BY TYPE OF CUSTOMER
LAST EIGHT FISCAL YEARS
(Unaudited)
(accrual basis of accounting)**

TABLE 12

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Metered Water Sales by Type of Customer								
Residential	\$ 777,564	\$ 821,966	\$ 827,115	\$ 857,845	\$ 985,253	\$ 925,434	\$ 1,121,723	\$ 1,121,566
Commercial	224,105	233,873	253,265	265,991	296,576	256,238	282,950	271,130
Irrigation	25,862	34,397	24,900	22,327	47,692	28,824	47,381	58,590
Public Institutions	1,214	1,127	1,122	1,263	1,293	1,065	1,606	30,872
Bulk	1,771	460	212	1,810	16,989	4,887	11,376	6,708
Total Metered Water Sales by Type of Customer	\$ 1,030,516	\$ 1,091,823	\$ 1,106,614	\$ 1,149,236	\$ 1,347,803	\$ 1,216,448	\$ 1,465,036	\$ 1,488,866
Water Gallons Sold by Type of Customer (a)								
Residential	122,029	160,437	157,502	157,970	161,428	150,953	157,882	158,066
Commercial	31,738	39,711	40,596	40,230	39,469	34,326	33,065	34,083
Irrigation	1,334	1,953	2,026	2,990	4,728	2,871	3,409	3,132
Public Institutions	8,682	11,612	10,197	7,787	10,998	10,435	13,476	16,517
Bulk	286	653	4,897	1,458	2,176	626	1,061	801
Total Water Gallons Sold by Type of Customer	164,069	214,366	215,218	210,435	218,799	199,211	208,893	212,599

(a) In thousands of gallons

Source: City of Woodland Park, Colorado, audited financial statements, 2004-2011 and Water Utility Billing Records, 2004-2011.

Note: 2005 and 2006 were extremely hot and dry years resulting in higher water usage when compared to 2004.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

CITY OF WOODLAND PARK, COLORADO

RATIOS OF OUTSTANDING DEBT BY TYPE LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 13

Fiscal Year	Governmental Activities					Business-Type Activities						
	General Obligation Bonds	Revenue Bonds	Certificates of Participation(a)	Capital Leases(b)	Severance Agreement	General Obligation Bonds	Revenue Bonds	Note Payable Water Resource Authority	Note Payable Water Rights Purchase (c)	Total Primary Government	Percentage of Personal Income (d)	Per Capita (d)
2004	\$ 2,670,000	\$ 3,250,000	\$ 3,520,000	\$ 165,264	\$ -	\$ 1,175,000	\$ 4,695,000	\$ 741,331	\$ 1,274,760	\$ 17,491,355	7.71%	\$ 2,481
2005	2,510,000	2,885,000	3,350,000	68,850	-	821,000	4,385,000	711,378	1,274,760	16,005,988	6.48%	2,237
2006	2,340,000	2,505,000	3,175,000	46,352	77,670	559,000	3,960,000	680,217	1,274,760	14,617,999	5.65%	2,038
2007	2,165,000	2,125,000	2,990,000	22,479	0	285,000	3,520,000	647,795	1,274,760	13,030,034	4.80%	1,791
2008	1,980,000	1,725,000	2,800,000	0	0	0	3,065,000	614,063	1,274,760	11,458,823	3.87%	1,582
2009	1,790,000	1,310,000	2,600,000	0	0	0	2,600,000	578,968	1,196,231	10,075,199	3.32%	1,399
2010	1,585,000	890,000	2,380,000	0	0	0	2,120,000	1,247,455	1,027,575	9,250,030	3.15%	1,279
2011	1,370,000	450,000	2,150,000	0	0	0	1,620,000	1,144,703	847,450	7,582,153	2.58%	1,049

Note: Details regarding the City's outstanding debt can be found in Note 7 to the financial statements.

- (a) The Woodland Park Municipal Building Corporation, a Colorado non-profit corporation was formed March 1999 for the purpose of purchasing, leasing or otherwise acquiring certain real property and to construct or install certain improvements in the City and thereafter lease the real property and improvements to the City of Woodland Park for public purposes. Certificates of Participation of \$4,260,000 were issued by the Corporation in 1999 to finance the new Public Works Facility and Police Operations Center buildings. In accordance with a lease agreement, the City leases the building from the Corporation with annual payments equal to the debt service of the Certificates of Participation.
- (b) The City entered into a lease-purchase agreement in December 1998 to purchase modular buildings for an after-school program offered by the school district that were leased back to the district at no gain until paid in full during 2008.
- (c) During 2003, the City obtained a loan from Ronald and Dean Bauer for the purchase of water rights. Interest accrues at 6.8% per annum on unpaid principal and interest.
- (d) See Table 17 for personal income and population data.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

CITY OF WOODLAND PARK, COLORADO

RATIOS OF GENERAL BONDED DEBT OUTSTANDING AND LEGAL DEBT MARGIN LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 14

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
General Bonded Debt Outstanding								
General Obligation Bonds	\$ 3,845,000	\$ 3,331,000	\$ 2,899,000	\$ 2,450,000	\$ 1,980,000	\$ 1,790,000	\$ 1,585,000	\$ 1,370,000
Percentage of Estimated Actual Property Value (a)	0.56%	0.44%	0.37%	0.27%	0.21%	0.19%	0.17%	0.16%
Per Capita (b)	545.31	465.55	404.15	\$ 336.68	\$ 273.33	\$ 248.61	\$ 219.20	189.4620384
Total Taxable Assessed Value	76,094,120	84,171,845	87,179,570	100,411,830	105,368,480	108,659,100	115,042,420	108,554,590
Legal Debt Limit (c)	7,609,412	8,417,185	8,717,957	10,041,183	10,536,848	10,865,910	11,504,242	10,855,459
Total Net Debt Applicable To Debt Limit	3,845,000	3,331,000	2,899,000	2,450,000	1,980,000	1,790,000	1,585,000	1,370,000
Legal Debt Margin (d)	\$ 3,764,412	\$ 5,086,185	\$ 5,818,957	\$ 7,591,183	\$ 8,556,848	\$ 9,075,910	\$ 9,919,242	\$ 9,485,459
Legal Debt Margin as a Percentage of the Debt Limit	49.47%	60.43%	66.75%	75.60%	81.21%	83.53%	86.22%	87.38%

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(a) Property value data can be found in Table 5: Assessed Value and Estimated Actual Value of Taxable Property.

(b) Population data can be found in Table 17

(c) State statutes limit the City's outstanding general debt to no more than 10 percent of the assessed value of the property.

(d) The legal debt margin is the City's available borrowing authority under state statutes and is calculated by subtracting the net debt applicable to the legal debt limit from the legal debt limit.

CITY OF WOODLAND PARK, COLORADO

RATIOS OF WATER & WASTEWATER FUNDS DEBT OUTSTANDING LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 15

WATER FUND	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Water Fund Debt Outstanding								
General Obligation Bonds	\$ 1,175,000	\$ 821,000	\$ 913,000	\$ 285,000	\$ -	\$ -	\$ -	\$ -
Revenue Bonds	2,570,000	2,465,000	2,255,000	2,035,000	1,810,000	1,580,000	1,340,000	1,090,000
Note Payable-Water Resource Authority	741,331	711,378	710,170	647,795	614,063	578,965	542,455	504,467
Note Payable-Water Rights Purchase	1,274,760	1,274,760	1,274,760	1,274,760	1,274,760	1,196,231	1,027,575	847,450
Total Water Fund Debt Outstanding	\$ 5,761,091	\$ 5,272,138	\$ 5,152,930	\$ 4,242,555	\$ 3,698,823	\$ 3,355,196	\$ 2,910,030	\$ 2,441,917
Number of Active Water Service Connections	3,721	3,946	3,951	3,999	3,997	3,989	4,072	4,032
Water Fund Debt per Active Water Service Connection	\$ 1,548	\$ 1,336	\$ 1,304	\$ 1,061	\$ 925	\$ 841	\$ 715	\$ 606
WASTEWATER FUND								
WASTEWATER FUND	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Wastewater Fund Debt Outstanding								
Revenue Bonds	\$ 2,125,000	\$ 1,920,000	\$ 1,705,000	\$ 1,485,000	\$ 1,255,000	\$ 1,020,000	\$ 780,000	\$ 530,000
Note Payable-Water Resource Authority	-	-	-	-	-	-	705,000	640,236
Total Wastewater Fund Debt Outstanding	\$ 2,125,000	\$ 1,920,000	\$ 1,705,000	\$ 1,485,000	\$ 1,255,000	\$ 1,020,000	\$ 1,485,000	\$ 1,170,236
Number of Active Wastewater Service Connections	3,447	3,639	3,678	3,710	3,325	3,696	3,750	3,714
Wastewater Fund Debt per Active Wastewater Service Connection	\$ 616	\$ 528	\$ 464	\$ 400	\$ 377	\$ 276	\$ 396	\$ 315

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

CITY OF WOODLAND PARK, COLORADO

**DIRECT AND OVERLAPPING BONDED DEBT
DECEMBER 31, 2011
(Unaudited)**

TABLE 16

<u>Government Entity</u>	<u>Debt Outstanding</u>	<u>Estimated Percentage Applicable (b)</u>	<u>Estimated Share of Overlapping (a) Debt</u>
Woodland Park School District RE-2	\$ 16,884,687	44.34%	\$ 7,486,670
Rampart Regional Library District	2,240,000	7.78%	\$ 174,272
Total Overlapping Debt			<u>7,660,942</u>
City of Woodland Park Direct Debt	\$ 1,370,000	100.0%	<u>1,370,000</u>
Total Direct and Overlapping Debt			<u><u>\$ 9,030,942</u></u>

Notes:

- (a) Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City of Woodland Park. This process recognizes that, when considering the City of Woodland Park's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt of each overlapping government.
- (b) For debt repaid with property taxes, the percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the City's boundaries and dividing it by each unit's total taxable assessed value.

CITY OF WOODLAND PARK, COLORADO

DEMOGRAPHIC AND ECONOMIC STATISTICS LAST TEN YEARS (Unaudited)

TABLE 17

Year	Woodland Park Population (a)	Personal Income Teller County (thousands of dollars) (b)	Personal Income Woodland Park (thousands of dollars) (c)	Per Capita Personal Income (b)	Teller County Unemployment Rate
2002	6,981	616,140	202,121	28,953	5.9
2003	7,049	637,794	211,280	29,973	6.1
2004	7,051	680,370	226,887	32,178	5.6
2005	7,155	735,237	246,955	34,515	5.0
2006	7,173	775,333	258,587	36,050	4.2
2007	7,277	812,453	271,425	37,299	5.6
2008	7,244	882,570	295,765	40,829	8.4
2009	7,200	914,257	303,559	42,161	11.3
2010 (d)	7,231	951,695	293,463	40,584	7.8
2011 (d)	7,231	951,695	293,463	40,584	7.8

Source: Department of Local Affairs-Demography Section, U.S. Department of Labor-Bureau of Labor Statistics and Bureau of Economic Analysis-an agency of the U.S. Department of Commerce.

- (a) Population data in 2010 was per Census, and 2011 were updated per Colorado State Demographer's Office statistics.
- (b) The data reported for Personal Income and Per Capita Personal Income is for Teller County and has been updated per Bureau of Economic Analysis' statistics.
- (c) Personal Income for Woodland Park is calculated by multiplying Woodland Park population by Per Capita Personal Income.
- (d) Population, Personal Income and Per Capita Personal Income data for 2011 is not available as of April 2012; therefore, 2010 data is repeated for 2011.

CITY OF WOODLAND PARK, COLORADO

FULL-TIME EQUIVALENT CITY GOVERNMENT EMPLOYEES BY FUNCTION/PROGRAM LAST EIGHT FISCAL YEARS

TABLE 18

	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
General Government								
City Clerk	1.0	1.0	1.0	1.0	1.0	1.5	1.5	1.5
Municipal Court	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.5
City Administrator	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Finance	5.0	5.0	5.0	5.0	5.0	5.4	5.4	4.9
Building Maintenance	6.0	6.0	6.0	6.0	7.0	7.0	7.0	7.0
Community Development								
Planning & Zoning	3.0	3.0	3.0	2.5	2.5	3.0	3.0	3.0
Code Enforcement	0.0	0.0	0.0	0.5	0.5	0.0	0.0	0.0
Economic Development	0.0	0.0	0.0	0.0	1.0	1.0	1.0	1.8
Computer Resources	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Public Safety								
Patrol Officers	15.0	15.0	15.0	15.0	17.0	17.0	17.0	17.0
Victims Assistance	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Administration	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Support Services	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Parking & Code Enforcement	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
School Resource/DARE Program	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Drug Task Force	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Dispatch Services	8.0	8.0	8.0	8.0	7.0	7.0	7.0	7.0
Public Works								
Equipment Repair	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Street Maintenance	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Construction Services	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Engineering	1.0	1.0	1.0	1.0	1.0	1.0	1.0	0.5
Administration	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.5
Cemetery	0.5	0.5	0.5	0.5	0.5	0.2	0.2	0.6
Cultural & Recreation	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8
Water/Wastewater Funds								
Administration	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Water/Wastewater Treatment	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Water Distribution	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Wastewater Collection	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Water/Wastewater Utility Billing	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Total	79.3	79.3	79.3	79.3	82.3	82.9	82.9	83.1

Source: City of Woodland Park Finance Department

Note: For years 2004-2007, the Public Works Administration employees was excluded and has since been corrected.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

CITY OF WOODLAND PARK, COLORADO

OPERATING INDICATORS BY FUNCTION/PROGRAM LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 19

<u>Function/Program</u>	<u>Fiscal Year</u>							
	<u>2004</u>	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Public Safety								
Physical arrests	640	640	503	393	450	397	290	272
Traffic accidents	337	440	318	493	231	233	232	264
Cases filed	1,687	1,668	1,502	1,275	1,414	1,214	1,269	1,528
Calls for service	26,158	25,970	21,367	20,731	20,765	20,138	26,639	23,449
Public Works								
Miles of street resurfaced	--	--	--	--	4.60	1.25	1.00	5.72
Linear feet of street restriping	--	--	--	--	36,757	26,750	27,937	38,952
Cemetery								
Spaces sold	32	11	21	15	19	16	9	11
Cultural & Recreation								
Recreation program participation:								
Residents	2,974	2,185	2,373	2,281	2,019	2,040	2,126	1,984
Nonresidents	1,641	2,046	1,922	1,982	2,194	1,766	1,498	1,769
Water Fund								
Number of customers	3,721	3,946	3,951	3,999	3,997	3,989	4,072	4,032
Avg. daily flow (mgd)	0.660	0.704	0.700	0.674	0.698	0.634	0.652	0.661
Wastewater Fund								
Number of customers	3,447	3,639	3,678	3,710	3,325	3,696	3,750	3,714
Avg. daily flow (mgd)	0.625	0.596	0.598	0.610	0.586	0.588	0.571	0.564

Source: City of Woodland Park Police, Public Works, Parks & Recreation and Utilities Departments.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

CITY OF WOODLAND PARK, COLORADO

CAPITAL ASSET STATISTICS BY FUNCTION/PROGRAM LAST EIGHT FISCAL YEARS (Unaudited)

TABLE 20

Function/Program	Fiscal Year							
	2004	2005	2006	2007	2008	2009	2010	2011
Public Safety								
Police Stations	1	1	1	1	1	1	1	1
Marked/Unmarked Patrol units	13	14	15	15	15	15	13	13
Police Personnel/Officers	28	28	28	29	29	29	28	28
Public Works								
Streets (in miles)	55.29	55.31	55.90	56.79	56.79	56.79	56.79	56.79
Cemetery								
City owned Cemeteries	1	1	1	1	1	1	1	1
Cultural & Recreation								
Number/Acres of developed parks	10/40.7	10/64.35	10/64.35	10/64.35	10/64.35	10/64.35	10/64.35	10/66.67
Number/Acres of undeveloped parks & open space land	8/86.41	8/62.58	8/62.58	19/62.58	19/62.58	19/62.58	19/62.58	19/59.26
Miles of trails	4.12	4.12	4.61	4.61	4.61	4.61	4.61	4.61
Adult/Youth baseball/softball fields	7	8	7	7	7	7	7	7
Overlapping soccer/football fields	5	5	7	7	7	7	7	7
Tennis/Hard surface courts	8	8	8	8	8	9	9	9
Playgrounds/Outdoor ice rinks/Skateboard parks	6	6	6	6	7	7	7	7
Community/Teen centers	3	3	4	4	4	4	4	3
Water Fund								
Number of Customers	3,721	3,946	3,951	3,999	3,997	3,989	4,072	4,032
Number of Pressure Zones	7	7	7	7	7	7	7	8
Maximum Daily Capacity (in gallons)	3,080,000	3,080,000	3,080,000	3,080,000	3,080,000	3,080,000	3,080,000	3,080,000
Current Peak 7-Day Demand (in gallons/day)	878,000	1,317,000	1,200,000	930,000	1,170,000	860,000	1,014,000	1,099,000
Raw Reservoir Capacity (in gallons)	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000	21,000,000
Potable Storage Tank Capacity (in gallons)	3,550,000	3,550,000	3,550,000	3,966,000	3,966,000	3,966,000	3,966,000	3,966,000
Wastewater Fund								
Number of Customers	3,447	3,639	3,678	3,710	3,325	3,696	3,750	3,714
Sanitary Sewers (in miles)	64	64	64	66	66	66	66	66
Advanced Wastewater Treatment Capacity (gallons/day)	893,000	893,000	893,000	893,000	893,000	893,000	893,000	893,000
Average Daily Treated Volume (in gallons)	625,000	596,000	598,000	610,000	586,000	588,000	571,000	564,000

Source: City of Woodland Park Police, Public Works, Parks & Recreation and Utilities Departments.

Note: Only eight years is presented as GASB 34 was not adopted until 2004.

This page intentionally left blank

COMPLIANCE SECTION

This page intentionally left blank

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

LOCAL HIGHWAY FINANCE REPORT	City or County: City of Woodland Park
	YEAR ENDING : December 2011
This Information From The Records Of (example - City of _ or County of City of Woodland Park)	Prepared By: Kellie J Case, Finance Director/Treasurer Phone: 719/687-5280

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

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

II. RECEIPTS FOR ROAD AND STREET PURPOSES		III. DISBURSEMENTS FOR ROAD AND STREET PURPOSES	
ITEM	AMOUNT	ITEM	AMOUNT
A. Receipts from local sources:		A. Local highway disbursements:	
1. Local highway-user taxes		1. Capital outlay (from page 2)	444,117
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	191,857
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	262,477
2. General fund appropriations	18,886	b. Snow and ice removal	69,414
3. Other local imposts (from page 2)	1,665,499	c. Other	
4. Miscellaneous local receipts (from page 2)	63,788	d. Total (a. through c.)	331,891
5. Transfers from toll facilities		4. General administration & miscellaneous	265,462
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	274,851
a. Bonds - Original Issues		6. Total (1 through 5)	1,508,178
b. Bonds - Refunding Issues		B. Debt service on local obligations:	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	0	a. Interest	52,292
7. Total (1 through 6)	1,748,173	b. Redemption	505,000
B. Private Contributions		c. Total (a. + b.)	557,292
C. Receipts from State government (from page 2)	317,297	2. Notes:	
D. Receipts from Federal Government (from page 2)	0	a. Interest	
E. Total receipts (A.7 + B + C + D)	2,065,470	b. Redemption	
		c. Total (a. + b.)	0
		3. Total (1.c + 2.c)	557,292
		C. Payments to State for highways	
		D. Payments to toll facilities	
		E. Total disbursements (A.6 + B.3 + C + D)	2,065,470

IV. LOCAL HIGHWAY DEBT STATUS
(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
A. Bonds (Total)	1,255,000	0	505,000	750,000
1. Bonds (Refunding Portion)				
B. Notes (Total)				0

V. LOCAL ROAD AND STREET FUND BALANCE

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
		2,065,470	2,065,470		0

Notes and Comments:

This page intentionally left blank

LOCAL HIGHWAY FINANCE REPORT	STATE: Colorado
	YEAR ENDING (mm/yy): December 2011

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	2,051
b. Other local imposts:		b. Traffic Fines & Penalties	51,354
1. Sales Taxes	1,442,626	c. Parking Garage Fees	
2. Infrastructure & Impact Fees	24,065	d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	198,808	g. Other Misc. Receipts	10,383
6. Total (1. through 5.)	1,665,499	h. Other	
c. Total (a. + b.)	1,665,499	i. Total (a. through h.)	63,788
	(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	285,765	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	31,532	d. Federal Transit Admin	
d. Other (Specify)		e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal	
f. Total (a. through e.)	31,532	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	317,297	3. Total (1. + 2.g)	
			(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			0
b. Engineering Costs			0
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements			0
(3). System Preservation		283,754	283,754
(4). System Enhancement & Operation		160,363	160,363
(5). Total Construction (1) + (2) + (3) + (4)	0	444,117	444,117
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	444,117	444,117
			(Carry forward to page 1)

Notes and Comments:

This page intentionally left blank