



**NOTICE OF THE REGULAR MEETING OF THE GENERAL ASSEMBLY**

**TOWN OF OPHIR, CO 81426**

**REGULAR MEETING: TUESDAY 7:00 PM, DECEMBER 17, 2024**

OPHIR TOWN HALL 36 PORPHYRY ST.

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Meeting ID: 867 0143 8435 Passcode: 373146

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**AGENDA**

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. ADOPTION & SIGNATURE- November 19, 2024 Regular GA minutes
4. BUSINESS ITEMS
  - a. Executive Session for a conference with the Town Attorney for the purpose of receiving legal advice on specific legal questions under CRS 24-6-402(4)(b), specifically regarding Town avalanche regulations and related threat of litigation (60 minutes- Town Attorney McConaughy)
  - b. Ordinance 2024-01 for amended 2024 budget (Wyszynski- 10 minutes)
  - c. Budget- Second Reading- **Vote** on Resolution 2024-03 (Wyszynski- 10 minutes)
  - d. 2023 Audit – **Vote** to accept (Wyszynski- 10 minutes)
  - e. Certification of mill levy- **Vote** to accept
  - f. Manager’s Contract- **Vote** to authorize (Ward- 10 minutes)
  - g. OEC Election- **Vote** Only candidate: Annabelle O’Neill (Humphries- 5 minutes)
5. STAFF REPORTS
  - a. Town Manager
    - i. New P&Z Chair Gunnar Doyle
    - ii. Solstice Burn on December 21, 2024
    - iii. Ice Rink
  - b. Other Staff
6. NEW BUSINESS
7. ADJOURN

## Agenda Item #3

**\*\*DRAFT\*\*MINUTES OF THE REGULAR MEETING OF THE  
GENERAL ASSEMBLY  
TOWN OF OPHIR, CO 81426  
TUESDAY NOVEMBER 19TH, 2024 7:00 PM**

### **1. CALL TO ORDER**

Andy Ward calls the meeting to order at 7:00pm

Voting Members: Mark Rosenthal, Sue Hehir, Andy Ward, Allyn Hart, John Humphries, Larry Rosen, Eric Beerman, Natalie Fijalkowski, Tyler Schultz, Annabelle O'Neill, Chris Drew, Joan May, Leigh Sulliavan, Kim Wheels, Valerie Sloan, Mark Bellanger

Non-Voting Members: John Wontrobski, Cindy Wyszynski

### **2. APPROVAL OF AGENDA**

Sue Hehir motions, Mark Rosenthal seconds.

Approved via unanimous vote.

### **3. PRESENTATIONS**

A) Town of Ophir Water Monitoring Program Report – 2024 (Sullivan)

### **4. BUSINESS ITEMS**

A) 2025 Draft Budget – First Reading (Wyszynski)

Eric Beerman asks if any additional funds will be allocated to the budget for water maintenance due to recent experiences with the water plant and system.

John Wontrobski notes that the addition of the public works position on staff will represent some of that increase. John also notes that some costs for water have been higher than they would be had preventative maintenance been done.

Tyler agrees that adding funds for water would be a good idea.

John Humphries notes that the Impact Fee that is collected on new builds which has been collected since around 2015-2016 should be allocated to the Capital Projects fund, not the General Fund.

Tyler proposes putting in \$25k on top of the current water budget for ongoing maintenance, for a total of \$45k. Some of that would go to replacing broken valves that will help diagnose where any leaks in the system are should they arise.

Road maintenance had gone overbudget, John will talk to Ground Pounders for an estimate to calculate what a budget increase would need to look like.

John Wontrobski mentions the potential purchase of a new backhoe. He proposes to talk about it as an individual item with the GA and not part of the budget.

Sue motions to approve the draft budget. Valerie seconds. Motion passes unanimously.

~~B) Approval/acceptance of 2023 Town of Ophir Financial Audit (if available) (Wyszynski)~~

## **5. STAFF REPORTS**

### **A) Town Manager**

San Miguel County is contracting with CAIC to have avalanche forecasting for Ophir Road. You can sign up for notifications via the county website.

John will be renewing his contract for employment with the town at the December GA at the same salary as 2024.

December 21<sup>st</sup> will be the Solstice burn on the Waller property. Any future burns will need to be on Ophir property.

### **B) Mayor**

The mayor thanks Tyler Shultz, John Wontrobski, Pat and Chris Drew and Ben Foster for their help getting through the water issues last month. John adds Stan and Randy were very helpful and Mike Kimball from Ground Pounders and their operator Toby, and Mark Bellanger who was very patient while being without water.

## **6. NEW BUSINESS**

Sue Hehir asks if there's anything that can be done about the very long and ugly reflective gate installed by the county for avalanche road closures. She proposes changing it to a swinging or pivoting gate.

Andy proposes looking into solutions without having to contact the county.

Tyler notes that he'd appreciate the county communicating with the town about their plans, and emphasizing that the community really cares about the aesthetics of the valley.

Andy notes that he and John will be in a meeting with the county soon and will have a cordial conversation about these and other concerns.

## **7. ADJOURN**

Andy Ward motions to adjourn @ 8:53pm

*Minutes prepared by Ben Foster, Town Clerk  
Audio and video recordings of all General Assembly Meetings are available to the public. Please contact the Town Clerk if you would like a copy of this month's audio of the meeting minutes.*

Agenda Item #4b

ORDINANCE 2024-xx

AMENDING THE 2024 TOWN OF OPHIR BUDGET – SUPPLEMENTAL BUDGET AND APPROPRIATION

WHEREAS, the General Assembly of the Town of Ophir adopted the 2024 budget by Resolution 2023-3; and

WHEREAS, The Town of Ophir 2024 Broadband Fund Actual Expenses exceeded Broadband Fund Budgeted Expenses in the amount of \$7,050; and

WHEREAS, The Town of Ophir 2024 Enterprise Fund Actual Expenses exceeded Enterprise Fund Budgeted Expenses in the amount of \$39,000; and

WHEREAS, in accordance with C.R.S. §29-1-109(2)(a) and §29-1-106 Ophir has conducted a public hearing on December 17, 2024; and

WHEREAS, retained earnings in each fund are available to cover expenses,

NOW, THEREFORE BE IT ORDAINED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR, COLORADO, The 2024 Ophir Budget is hereby amended as follows:

**Section 1. The 2024 Estimated Expenditures for each fund are as follows:**

<b>GENERAL FUND</b>	\$ 243,606
<b>SPECIAL REVENUE FUNDS</b>	\$ 19,000
<b>CAPITAL PROJECT FUND</b>	\$ 30,000
<b>BROADBAND FUND</b>	\$ 9,200
<b>ENTERPRISE FUND</b>	\$ 150,000

**Section 2. The 2024 Estimated Revenues for each fund are as follows:**

**GENERAL FUND**

Beginning Fund Balance (estimated)	\$ 325,000
General Property Tax Levy	\$ 199,766
Other Sources	\$ 91,175
Less amount to Enterprise Fund (Mill Levy)	( 20,271)
Less amount to Open Space Fund	( 2,000)
Less amount to Capital Projects	( 30,500)
Less amount to General Fund Reserves	( 15,000)
Less amount to Broadband (Mill Levy)	( 0)
<b>Total General Fund Revenues</b>	<b>\$ 548,170</b>

**SPECIAL REVENUE FUNDS:**

**OPEN SPACE FUND**

Beginning Fund Balance (estimated)	\$ 75,000
Grants	0
Other Sources	\$ 2,000
<b>Total Open Space Revenues</b>	<b>\$ 77,000</b>

<b>CONSERVATION TRUST FUND</b>	
Beginning Fund Balance (estimated)	\$ 12,000
CTF payments	\$ 2,000
Total Conservation Trust Revenues	<b>\$ 14,000</b>
<b>CAPITAL PROJECTS FUND</b>	
Beginning Fund Balance (estimated)	\$ 250,000
Grants	0
Other Sources	\$ 30,500
Total Capital Projects Fund Revenues	<b>\$ 285,000</b>
<b>ENTERPRISE FUND</b>	
Beginning Fund Balance (estimated)	\$ 85,000
Water user fees	\$ 60,060
Mill Levy	\$ 20,271
Trash user fees	\$ 13,680
Water Tap Fees	\$ 14,040
Late Fees	\$ 250
Grants	\$ 6,000
Total Enterprise Fund Revenues	<b>\$ 199,301</b>
<b>BROADBAND FUND</b>	
Beginning Fund Balance (estimated)	\$ 17,000
Mill Levy	\$ 0
Other Sources	\$ 0
Total Broadband Fund Revenues	<b>\$ 17,000</b>
<b>SPECIAL IMPROVEMENT DISTRICT FUND</b>	
Beginning Fund Balance (estimated)	\$ 20,444
Total Revenues	0
Total S.I.D. Revenues	<b>\$ 20,444</b>

**Section 3.**

That the budget as submitted, amended, and herein above summarized by each fund, hereby is approved and adopted as the Amended Budget of the Town of Ophir for the year 2024. A copy of each budget is attached hereto. Adoption of this Resolution shall constitute an appropriation of all amounts identified as expenditures in the Budget.

**Section 4.**

This Ordinance shall be effective upon final adoption. After final adoption, a public notice shall be published which notice shall contain the number and title of this Resolution, a brief description of the Resolution, its effective date and a notice that copies of the Resolution are available for inspection at the Town Clerk's office.

INTRODUCED, READ, APPROVED AND ADOPTED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR ON THE 17<sup>th</sup> DAY OF DECEMBER, 2024.

**TOWN OF OPHIR  
RESOLUTION 2024-XX**

A RESOLUTION SUMMARIZING EXPENDITURES AND REVENUES FOR EACH FUND, AND ADOPTING A BUDGET FOR THE TOWN OF OPHIR, COLORADO, FOR THE CALENDAR YEAR BEGINNING THE FIRST DAY OF JANUARY 2025 AND ENDING ON THE LAST DAY OF DECEMBER 2025.

**WHEREAS**, the General Assembly of the Town of Ophir elected Treasurer Cynthia Wyszynski, has prepared and submitted a proposed budget for the 2025 calendar year to the Ophir General Assembly; and

**WHEREAS**, Cynthia Wyszynski, elected Treasurer for the Town of Ophir has submitted a proposed budget to the General Assembly for its consideration; and

**WHEREAS**, upon due and proper notice, published and posted in accordance with the law, said proposed budget was open for inspection by the public at a public hearing held December 17, 2024 and interested taxpayers were given the opportunity to object to said proposed budget; and

**WHEREAS**, whatever increases may have been made in the expenditures, like increases were added to the revenues so that the budget remains in balance, as required by law.

**NOW, THEREFORE BE IT RESOLVED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR, COLORADO:**

**Section 1. The 2025 Estimated Expenditures for each fund are as follows:**

<b>GENERAL FUND</b>	\$ 469,359
<b>SPECIAL REVENUE FUNDS</b>	\$ 26,500
<b>CAPITAL PROJECT FUND</b>	\$ 61,460
<b>BROADBAND FUND</b>	\$ 2,150
<b>ENTERPRISE FUND</b>	\$ 125,105

**Section 2. The 2025 Estimated Revenues for each fund are as follows:**

**GENERAL FUND**

Beginning Fund Balance (estimated)	\$ 450,000
General Property Tax Levy	\$ 190,767
Other Sources	\$ 290,872
Less amount to Enterprise Fund (Mill Levy)	( 19,360)
Less amount to Open Space Fund	( 2,000)
Less amount to Capital Projects	( 10,500)
Less amount to General Fund Reserves	( 0)
Less amount to Broadband (Mill Levy)	( 0)
<b>Total General Fund Revenues</b>	<b>\$ 899,779</b>

**SPECIAL REVENUE FUNDS:**

**OPEN SPACE FUND**

Beginning Fund Balance (estimated)	\$ 85,000
Grants	0
Other Sources	\$ 2,100
<b>Total Open Space Revenues</b>	<b>\$ 87,100</b>

**CONSERVATION TRUST FUND**

Beginning Fund Balance (estimated)	\$ 10,000
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CTF payments	\$ 3,000
Other Sources	\$ 145
<b>Total Conservation Trust Revenues</b>	<b>\$ 13,145</b>
<b>CAPITAL PROJECTS FUND</b>	
Beginning Fund Balance (estimated)	\$ 286,000
Less amount to General Fund	( 41,640)
Other Sources	\$ 13,360
<b>Total Capital Projects Fund Revenues</b>	<b>\$ 257,720</b>
<b>ENTERPRISE FUND</b>	
Beginning Fund Balance (estimated)	\$ 50,000
Water user fees	\$ 60,060
Mill Levy	\$ 19,360
Trash user fees	\$ 14,040
Water Tap Fees	\$ 15,000
Late Fees	\$ 250
Grants	\$ 0
<b>Total Enterprise Fund Revenues</b>	<b>\$ 158,710</b>
<b>BROADBAND FUND</b>	
Beginning Fund Balance (estimated)	\$ 10,000
Mill Levy	\$ 0
Other Sources	\$ 0
<b>Total Broadband Fund Revenues</b>	<b>\$ 10,000</b>
<b>SPECIAL IMPROVEMENT DISTRICT FUND</b>	
Beginning Fund Balance (estimated)	\$ 21,200
Other Sources	\$ 200
<b>Total S.I.D. Revenues</b>	<b>\$ 21,400</b>

### **Section 3.**

That the budget as submitted, amended, and herein above summarized by each fund, hereby is approved and adopted as the Budget of the Town of Ophir for the year 2025. A copy of each budget is attached hereto. Adoption of this Resolution shall constitute an appropriation of all amounts identified as expenditures in the Budget.

### **Section 4.**

The 2025 mill levy for the Town of Ophir, Colorado is hereby established as 27.665 (24.765 General Fund, 2.9 Enterprise Fund) mills. The Town of Ophir hereby certifies said mill levy to the San Miguel County Treasurer. The Town Clerk is directed to transmit a copy of this Resolution to the San Miguel County Treasurer.

**ADOPTED BY THE GENERAL ASSEMBLY OF THE TOWN OF OPHIR, on this 17<sup>th</sup> day of December, 2024.**

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**By: Andrew Ward, Mayor**

**Attest: Cynthia Wyszynski, Treasurer**

**[Town Seal]**



BROADBAND FUND

Town of Ophir

2025 Working Budget (12/13/2024)

	<b>2024-B Budget</b>	<b>06.30.24 Actual</b>	<b>09.30.24 Actual</b>	<b>12.03.24 Actual</b>	<b>12.31.24 PROJECTED</b>	<b>2025 Budget</b>
<b>Beginning Balance - January 1</b>	17,000.00					10,000.00
<b>Broadband - Revenue</b>	(if pay off loan)					
Transfer from General Fund - mill levy	-	0	0	0	0	-
Interest		263	466	516	550	120.00
Retained Earnings	2,150.00	1203	1203	1203	2150	2,030.00
SIPA Broadband Grant	-					-
<b>Total Broadband Revenues</b>	<b>2,150.00</b>	<b>1,466.00</b>	<b>1,669.00</b>	<b>1,719.00</b>	<b>2,700.00</b>	<b>2,150.00</b>
<b>Broadband Expenses</b>						
Legal Fees	500.00		520	520	520	500.00
Permit Fee	350.00					350.00
Design & Construction (incl. permits)	-	868	4868	6418	6418	-
22-801-25210 Loan repayment	-	0	0	0	0	-
22-430-50805 Loan interest (3%?)	-	0	0	0	0	-
22-430-50301 Administrative	100.00		779	779	779	100.00
Phase II expenses ( Town Payroll)	-					-
22-430-50510 Utilities	1,200.00	598	808	1191	2000	1,200.00
Insurance to GF	-					-
811 Fees	-					-
Locate Services	-					-
<b>Total Broadband Expenses</b>	<b>2,150.00</b>	<b>1,466.00</b>	<b>6,975.00</b>	<b>8,908.00</b>	<b>9,717.00</b>	<b>2,150.00</b>
<b>Net Change</b>	<b>0</b>	<b>0</b>	<b>-5,306</b>	<b>-7,189</b>	<b>-7,017</b>	<b>0</b>

CAPITAL PROJECTS FUND

Town of Ophir

2025 Working Budget (12/13/2024)

	<b>2022 Budget</b>	<b>2024-B Budget</b>	06.30.24 <u>Actual</u>	09.30.24 <u>Actual</u>	<b>12.03.24 Actual</b>	<b>12.31.24 PROJECTED</b>	<b>2025 Budget</b>
<b>Beginning Balance - January 1</b>	128,000	256,000	256,000	256,000	256,000	256,000	286,000
<b>CPF - Water Systems Project (WSP) Rev. - beg. 2010</b>		(if payoff BB loan)					
Water Tap Fees	0	0	0	0	0	0	0
30225 DOLA Grant	0	0	0	0	0	0	0
19925 Grant Income	0	0	0	0	0	0	0
30452 Interest Income CP	0	0	4164	7887	9074	10000	2860
Retained Earnings (2024 transfers for matching funds)	20000	30500	30500	30500	30500	30500	41640
Retained Earnings	23124	0	0	0	0	0	26640
SMPA Renewable Energy Grant	0	0	0	0	0	0	0
Contract Mill levy @ 2.9 mills	0	0	0	0	0	0	0
30200 Miscellaneous	0	0	0	0	0	0	0
<b>Total CPF - WSP Revenues</b>	<b>43124</b>	<b>30500</b>	<b>34664</b>	<b>38387</b>	<b>39574</b>	<b>40500</b>	<b>71140</b>
<b>CPF - WSP Expenses</b>							
40-209-50705 Design & Construction -	0	10,000	10,006	10,006	10,006	10,006	0
30200 Miscellaneous	43,124	0	0	0	0	0	0
70140 Water Line Upgrades	0	20,000	0	0	0	0	20,000
30990 Grant Expenses - EF/Water System Eng.	0	0	0	0	0	0	0
<b>Total CPF - WSP Expenses</b>	<b>43,124</b>	<b>30,000</b>	<b>10,006</b>	<b>10,006</b>	<b>10,006</b>	<b>10,006</b>	<b>20,000</b>
Transfer out to General Fund (Backhoe)	0	0	0	0	0	0	41,640
Trash Building Improvements							
<b>Total CPF Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>61,640</b>
Transfer from Reserves for CPF - WSP							
CDPHE Water Project Loan							
Transfers In from General Fund	125,000	0	0	0	0	0	10,500
Transfers In from Water Fund	0	0	0	0	0	0	0
<b>Total Transfers In</b>	<b>125,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,500</b>
<b>Net Change</b>	<b>125,000</b>	<b>500</b>	<b>24,658</b>	<b>28,381</b>	<b>29,568</b>	<b>30,494</b>	<b>0</b>

ENTERPRISE ("Water") FUND  
Town of Ophir  
2025 Working Budget (12/13/2024)

	2024 Budget	06.30.24 Actual	09.30.24 Actual	12.03.24 Actual	12.31.24 PROJECTED	2025 Budget
<b>Beginning Balance, January 1</b>	0	0	0	0	0	50,000
<b>REVENUES</b>						
60-110-40113 Water Tap Fees	15,000	0	0	0	0	15,000
60-130-40320 Water Fees Income	60,060	29,624	47,157	60,519	60,650	60,060
60-140-40450 Late fees	250	150	500	500	500	250
Grant for Lead/Copper Line Inventory	6,000	0	0	0	0	0
RREO Grant for Compost Expansion	0	1,754	1,754	1,754	1,754	0
<b>Retained Earnings</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>16,782</b>
60-130-40322 Trash Fees	14,040	6,926	11,198	14,371	14,400	14,040
60-120-40250 2.9 Mil from Debt Service	20,271	19,513	20,881	20,242	20,242	19,360
60-850-50920 2.9 Mil Debt Service associate fees & interest	-405	-384	-407	-392	-392	-387
<b>TOTAL REVENUES</b>	<b>115,216</b>	<b>57,583</b>	<b>81,083</b>	<b>96,994</b>	<b>97,154</b>	<b>125,105</b>
<b>EXPENDITURES</b>						
60-507-50553 Trash Expense (moved from GF 2016)	17,500	10,149	18,913	23,319	25,000	20,000
Trash, Recycle & Compost Improvement	3,500	0	0	0	0	3,500
50510 Water System Project/Water Fall Line Maint.	0	0	0	0	0	0
Bank service Charges	100	20	20	20	40	100
60-505-50450 Legal - WF	5,000	0	85	85	85	5,000
60-505-50390 Miscellaneous	1,000	0	0	85	85	1,000
Lead/Copper Line Inventory	6,000	0	0	0	0	0
Uranium Study H2O & Air Quality Monitoring	0	0	0	0	0	0
HF/SMR WS H2O Quality Monitoring	0	0	0	0	0	0
San Miguel Watershed H2O Quality Monitoring	1,000	0	0	0	0	1,000
60-505-50301 Postage & Office Expense	500	50	472	578	650	500
60-505-50534 Repairs & Maintenance	20,000	26,026	26,876	28,398	30,000	25,000
Equipment - Back up Generator	0	0	0	0	0	2,000
Training & Licensing	250	75	75	121	150	250
60-505-50511 Utilities - WF	5,500	4,222	4,306	5,647	5,800	5,500
60-505-50460 Water Testing	8,000	2,412	6,922	7,922	8,000	8,000
50403 Forest Permit Use Fee	175	0	0	0	0	175
Transfer to Capitol Fund	0	0	0	0	0	0
Compost Management	0	0	0	0	0	0
	<b>68,525</b>	<b>42,954</b>	<b>57,669</b>	<b>66,175</b>	<b>69,810</b>	<b>72,025</b>
Water Dept. Payroll						
60-505-50103 Water Dept. Salary	10,000	4,340	6,110	7,290	7,900	10,000
60-505-50104 Water Dept. Hourly	1,000	5,450	8,150	15,050	18,000	10,000
60-505-50105 Water Dept Labor Subcontract	6,500	3,113	5,288	6,513	7,000	6,500
60-505-50230 Water Dept. PR Taxes	842	801	1,087	1,721	2,000	1,530
<b>Total Water Dept. Payroll</b>	<b>18,342</b>	<b>13,704</b>	<b>20,635</b>	<b>30,574</b>	<b>34,900</b>	<b>28,030</b>
Other Expenses						
Annual Water Project Loan Cost	25,050	12,500	12,500	25,050	25,050	25,050
RREO Grant - Compost Expansion	0	0	0	0	0	0
<b>TOTAL EXPENDITURES</b>	<b>111,917</b>	<b>69,158</b>	<b>90,804</b>	<b>121,799</b>	<b>129,760</b>	<b>125,105</b>
<b>Net Change</b>	<b>3,299</b>	<b>-11,575</b>	<b>-9,721</b>	<b>-24,805</b>	<b>-32,606</b>	<b>0</b>

GENERAL FUND EXPENSES  
Town of Ophir  
2025 Working Budget (12/13/2024)

EXPENSES	2024 Budget	06.30.24 Actual	09.30.24 Actual	12.03.24 Actual	12.31.24 PROJECTED	2025 Budget
<b>Town Administration</b>						
General & Legal						
10-205-50102 Town Manager	60,000	30,000	45,000	55,000	60,000	60,000
10-205-50220 Town Administrator Benefits- Health	12,000	5,104	8,166	11,229	12,000	24,000
10-205-50401 Training	1,000	1,014	1,065	1,065	1,065	1,000
Reimbursed Expenses	500	50	50	68	100	500
10-205-50230 Payroll Taxes (+Acct. Dept. +Town Staff Dept)	7,000	3,077	4,328	5,325	6,000	7,000
10-205-50601 Insurance	6,000	6,104	6,104	6,104	6,104	6,000
10-205-50602 Insurance-Workers Comp	3,100	1,885	1,885	1,885	1,885	3,100
10-220-50450 Legal GF	25,000	3,835	6,370	9,523	10,500	25,000
10-201-50105 Mayor Salary	5,400	2,700	4,050	4,950	5,400	5,400
10-205-50900 Mayor's Money	2,500	1,006	876	2,973	3,000	2,500
10-205-50512 Telephone & Internet	3,000	831	1,253	1,403	1,700	3,000
<b>Total General &amp; Legal</b>	<b>125,500</b>	<b>55,606</b>	<b>79,147</b>	<b>99,525</b>	<b>107,754</b>	<b>137,500</b>
Finance						
10-201-50107 Treasurer	5,400	2,700	4,050	4,950	5,400	5,400
10-211-50451 Accounting Software	925	970	970	970	970	1,000
10-211-50362 Bookkeeping Services	3,000	1,490	2,230	2,760	3,000	3,000
10-211-50230 Bookkeeping Payroll Taxes	222	150	208	249	300	222
10-205-50451 Payroll Service	1,700	876	1,384	1,674	1,800	1,700
10-211-50452 Audit Expense	7,500	0	0	0	7,500	10,000
10505 Bank Charges	10	0	0	0	0	10
<b>Total Finance</b>	<b>18,757</b>	<b>6,186</b>	<b>8,842</b>	<b>10,603</b>	<b>18,970</b>	<b>21,332</b>
Clerical						
10-201-50106 Clerk	5,400	2,700	4,050	4,950	5,400	5,400
IT	1,000	0	0	0	0	1,000
10-205-50620 Advertising & Printing	1,500	0	0	0	0	1,500
10509 Dues & Subscriptions	550	65	65	65	65	550
10-205-50301 Office Supplies & Postage	1,500	1,451	2,152	2,475	2,500	1,500
10-205-50104 Asst to Town Mgr	0	0	0	0	0	0
10516 Town Business Expenses	500	0	0	0	0	500
<b>Total Clerical</b>	<b>10,450</b>	<b>4,216</b>	<b>6,267</b>	<b>7,490</b>	<b>7,965</b>	<b>10,450</b>
<b>Total Town Administration</b>	<b>154,707</b>	<b>66,008</b>	<b>94,256</b>	<b>117,618</b>	<b>134,689</b>	<b>169,282</b>
<b>Building &amp; Code Enforcement</b>						
10-215-50110 Building Permits/Inspections	1,000	0	0	0	0	1,000
10-217-50103 Plan Checker - Wages	5,400	2,400	3,600	4,400	4,800	5,400
10-203-50107 P&Z Chairperson	5,400	900	900	900	900	5,400
10-209-50230 P&Z Payroll Taxes	799	266	346	409	450	799
10-217-50430 Building Permits/Inspections Expense				4,133	4,133	
10546 Dog Control	0	0	0	0	0	0
10-215-50110 Municipal Enforcement	0	0	0	0	0	0
<b>Total Bulding &amp; Code Enforcement</b>	<b>12,599</b>	<b>3,566</b>	<b>4,846</b>	<b>9,842</b>	<b>10,283</b>	<b>12,599</b>
<b>Public Works</b>						
Buildings						
10530 1100 - Shop/Trash Maint. Labor	0	0	0	0	0	0
10-507-50512 R&M Shop	8,000	226	1,091	1,111	1,300	8,000
10-500-50520 R&M Town Hall	4,250	12	382	578	650	4,250
<b>Total Buildings</b>	<b>12,250</b>	<b>238</b>	<b>1,473</b>	<b>1,689</b>	<b>1,950</b>	<b>12,250</b>
Utilities						
10-500-50510 Maint. Building	5,000	109	188	239	275	5,000
10-205-50510 Town Hall	1,200	3,712	3,793	4,588	5,000	1,200
<b>Total Utilities</b>	<b>6,200</b>	<b>3,821</b>	<b>3,981</b>	<b>4,827</b>	<b>5,275</b>	<b>6,200</b>
Equipment						
Equipment Escrow Fund						
10-500-50501 R&M Equipment	4,500	2,943	2,943	4,254	4,400	4,500
10538 1200 Equip R&M Labor	0	0	0	62	100	0
<b>Total Equipment</b>	<b>4,500</b>	<b>2,943</b>	<b>2,943</b>	<b>4,316</b>	<b>4,500</b>	<b>4,500</b>
Roads						
10-501-50140 Road Dept. Labor	2,000	955	955	955	955	2,000
Road Department Subcontract	8,000	8,000	8,000	8,000	8,000	8,000
10-501-50332 Street Supplies	500	0	0	0	0	500
10-501-50331 Road Maintenance Materials	8,000	9,507	9,758	9,847	10,000	8,000
Dust Control	6,000	0	0	0	0	6,000
<b>Total Roads</b>	<b>24,500</b>	<b>18,462</b>	<b>18,713</b>	<b>18,802</b>	<b>18,955</b>	<b>24,500</b>

GENERAL FUND EXPENSES  
Town of Ophir  
2025 Working Budget (12/13/2024)

EXPENSES	2024 Budget	06.30.24 Actual	09.30.24 Actual	12.03.24 Actual	12.31.24 PROJECTED	2025 Budget
Snow Plow Operations						
10-501-50141 Snow/Plow Payroll	2,000	1,898	1,898	1,898	2,000	2,000
10-501-50501 Snow Plow Equip Maint.	2,500	0	0	0	0	2,500
10-501-50451 Snow Plow Subcontract	12,000	7,144	7,144	7,144	10,000	12,000
Snow Removal - Other/Misc	0	0	0	0	0	0
10-501-50371 Fuel Expense-Gas/Diesel	5,000	1,307	1,319	2,007	3,000	5,000
Total Snow Plow Operations	<b>21,500</b>	<b>10,349</b>	<b>10,361</b>	<b>11,049</b>	<b>15,000</b>	<b>21,500</b>
Public Works						
Fire Extinguishers & Hydrants	1,000	392	392	392	392	1,000
10-500-50140 Other/Reimburse PW Labor	2,000	0	0	0	0	45,000
10-500-50230 Public Works PR Taxes	300	0	0	0	0	3,478
<b>Total Public Works</b>	<b>72,250</b>	<b>36,205</b>	<b>37,863</b>	<b>41,075</b>	<b>46,072</b>	<b>118,428</b>
Miscellaneous GF 10-205-50390	1,000	0	0	0	0	1,000
Air Quality Monitoring						
Cemetary Expenses	0	0	0	0	0	0
Community Email Set Up						
Defibulator						
Broadband Incentive Program						
Dust Control/Road Base	0	0	0	0	0	0
Fire Brigade / Emergency Response Equip	0	0	0	0	0	0
New vehicles - backhoe? Truck? Plow?	0	0	0	430	430	165,000
HF/WFC Water Monitoring						
Landscaping / Revegetation	0	0	0	0	0	0
Community Children/Playground Escrow Fund						
EcoAction Partnership	1,750	1,750	1,750	1,750	1,750	1,750
Avalance Control Work	0	0	0	0	0	0
Speed Control / Enforcment	500	0	0	0	0	500
Emergency Management/Labor/Materials	800	1,219	1,219	1,219	1,219	800
Weed Program	0	0	0	0	0	0
<b>10542 Total Miscellaneous GF</b>	<b>4,050</b>	<b>2,969</b>	<b>2,969</b>	<b>3,399</b>	<b>3,399</b>	<b>169,050</b>
Parks & Recreation						
Parks & Rec Labor						
Parks & Rec - Other	0	0	0	0	0	0
<b>Total Parks &amp; Recreation</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Uncategorized Expenses						
Rental Exp./Asset Purchase						
Long Range Planning						
<b>TOTAL EXPENSES</b>	<b>243,606</b>	<b>108,748</b>	<b>139,934</b>	<b>171,934</b>	<b>194,443</b>	<b>469,359</b>
<b>TOTAL INCOME [General Fund Rev]</b>	<b>244,172</b>	<b>266,698</b>	<b>539,125</b>	<b>567,365</b>	<b>469,779</b>	<b>469,779</b>
<b>NET INCOME (LOSS)</b>	<b>566</b>	<b>157,950</b>	<b>399,191</b>	<b>395,431</b>	<b>275,336</b>	<b>420</b>

SPECIAL REVENUE FUNDS  
(Open Space, Lottery, PlayGround)  
Town of Ophir

OPEN SPACE FUND	2024 Budget	06.30.24 Actual	09.30.24 Actual	12.03.24 Actual	12.31.24 PROJECTED	2025 Budget
Beginning Balance - January 1	-					85,000
<b>Open Space Fund Revenues</b>						
Proceeds from sale or loan of Property						
Allocation of RETT proceeds	2,000	3,804	14,020	14,020	14,020	2,000
20452 Interest Income OS	-	1,213	2,321	2,699	3,000	100
Retained Earning	12,000					19,400
Grant Proceeds	-					-
Ophir Valley Task Force	-					-
GOCO Grant	-					-
<b>Total Open Space Revenues</b>	<b>14,000</b>	<b>5,017</b>	<b>16,341</b>	<b>16,719</b>	<b>17,020</b>	<b>21,500</b>
<b>Open Space Fund Expenses</b>						
20998 OS Planning/Purchases						
21-209-50103 Administrative Expense	5,800	2,433	4,847	5,818	6,303	8,300
21-209-50390 Miscellaneous OS Expense	1,000	Hydrolic Modeling	136	136	136	1,000
20502 Legal Fees	200					200
20900 Land Stewardship	7,000	2,928	2,928	2,928	2,928	12,000
USFS Back Country Motorized Deterrents Gates and Boulders	-					-
<b>Total Open Space Expenses</b>	<b>14,000</b>	<b>5,361</b>	<b>7,911</b>	<b>8,882</b>	<b>9,367</b>	<b>21,500</b>
<b>Other Expenses</b>						
<b>Restricted Funds</b>						
<b>Open Space Balance</b>	<b>-</b>	<b>(344)</b>	<b>8,430</b>	<b>7,837</b>	<b>7,653</b>	<b>-</b>
<b>LOTTERY FUND - GOCO/PLAYGROUND/PARKS</b>	<b>2024 Budget</b>	<b>06.30.24 Actual</b>	<b>09.30.24 Actual</b>	<b>12.03.24 Actual</b>	<b>12.31.24 PROJECTED</b>	<b>2025 Budget</b>
Beginning Balance - January 1						10,000
<b>GOCO Revenues</b>						
20-120-40231 Lottery Trust Fund/GOCO Rev.	3,000	contingency	3,000	3,000	3,000	1,855
90402 Interest Income Playground	2,000	2,115	2,619	2,619	2,619	3,000
<b>Total Parks Revenues</b>	<b>5,000</b>	<b>2,321</b>	<b>6,015</b>	<b>6,074</b>	<b>6,119</b>	<b>5,000</b>
<b>GOCO Parks &amp; Rec. Expenditures</b>						
30700 Parks & Rec.	3,000	skate park	1,140	1,140	4,523	3,000
Landscaping/Revegetation	500					500
Community Green House	-					-
Weed Management	-					-
Playground Improvements	1,500					1,500
30701 0700 Parks & Rec. Labor (Payroll to GF)	-					-
<b>Total Expenditures</b>	<b>5,000</b>	<b>-</b>	<b>1,140</b>	<b>1,140</b>	<b>4,523</b>	<b>5,000</b>
<b>Parks Balance</b>	<b>-</b>	<b>2,321</b>	<b>4,875</b>	<b>4,934</b>	<b>1,596</b>	<b>-</b>

## Proposal for Ophir Town Greenhouse Improvements

Brought by Annabelle O’Neill

The Why: Ophir’s town greenhouse serves as a community space, as a supplemental food source, and as a refreshing spot for a break in our rugged valley. To my knowledge, it has not been tuned up since it was converted to a greenhouse, and it shows. Pill bugs have infested the soil, which has become too dense for healthy plant growth. The beds are splitting and broken in many spots. The walls and windows need a fresh coat of paint and sealer.

With just a little bit of TLC, we can revive the greenhouse. We can make some basic improvements this spring to liven up the space and build new beds, starting afresh with new soil and seeds. Well-drained soil will prevent new bug growth and facilitate healthy plant growth.

Meanwhile, we can begin an effort to fully renovate the greenhouse in 2026. Imagine a beautiful space, where friends meet up for coffee or to discuss town dealings. We can engage local talent to dream up a larger, more efficient greenhouse that houses a meeting table and more growing space. We can take the time to solicit feedback from our community on our needs and wants for the space. We can engage an expert to identify potential grant funding.



*Current*

*Rendering*

Phase 1: Basic Tune-Ups in Spring 2025	\$2,675.51
Phase 2: Design Process for 2026 Renovation	\$1,800
Grand Total 2025 Spend	\$4,475.51
Request from Town Hall Repairs & Maintenance Fund	\$3,000
Request for Other Funds Allocated	\$1,475.51

## Scope of Work

### Phase 1: Basic Tune-Ups in Spring 2025

- Remove beds and soil and preserve healthy plants. Existing soil can be mixed with town compost in its own pile.
- Replace beds with waist-height beds framed with metal and wood. Waist-height beds require less soil, so they are more cost effective and easier to treat infestations. They are also better for our backs! Yukon to build metal frames, Ben Foster to do the wood work.
- Fill beds with fresh soil and town compost to maintain well-drained soil. This is crucial for mitigating bugs.
- Paint walls and patch holes – entry points encourage bug growth.
- Setup seed starting trays for new plant starts

When: February – June 2025

Total 2025 Spend: \$2,675.51

### Phase 2: Design Process for Renovation in 2026

- Engage a greenhouse expert, designer, builder, or architect to prepare plans for a new greenhouse
- Engage a grant writer to identify potential funding opportunities
- Present plans and funding opportunities at town meetings, gather feedback from GA
- Use new beds, soil, and town compost in new design

When: January – December 2025

Total 2025 Spend: \$1,800

**Grand Total 2025 Spend: \$4,475.51**



## Costs

### Costs: Phase 1

Wood framing for beds	
22 2"x12"x10' boards	\$640
8 hrs labor at \$40/hr	\$320
Soil	
Paonia Soil (per attached quote)	\$1603.01
Seed starts	
Seeds \$4.25x10 (inquiry sent to High Desert Seed)	\$42.50
Seed trays \$4x5	\$20
Window and wall patching	
Caulk \$10x3	\$30
Steel wool \$10x2	\$20
Total 2025 Spend	<b>\$2,675.51</b>

### Costs: Phase 2

Grant writer	\$800
Design consulting	\$1,000
Total 2025 Spend	<b>\$1,800</b>

**Grand Total 2025 Spend: \$4,475.51**

# Renderings



**TOWN OF OPHIR, COLORADO**

**FINANCIAL STATEMENTS AND REPORT OF  
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS**

**December 31, 2023**

**TOWN OF OPHIR, COLORADO**

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## **FINANCIAL SECTION**



INDEPENDENT AUDITOR’S REPORT

Honorable Mayor and General Assembly  
Town of Ophir, Colorado

**Opinions**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ophir, Colorado, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the Town of Ophir, Colorado’s basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ophir, Colorado, as of December 31, 2023, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

**Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor’s Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Ophir, Colorado, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Responsibilities of Management for the Financial Statements**

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Ophir, Colorado’s ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

**Auditor’s Responsibilities for the Audit of the Financial Statements**

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

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

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

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

### **Required Supplementary Information**

Management has elected to omit the management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing 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 the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical content. Our opinion on the basic financial statements is not affected by this missing information.

Accounting principles generally accepted in the United States of America require budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with 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.

### **Other Information**

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Ophir's financial statements as a whole. The budgetary comparison schedules of the capital projects fund and enterprise fund and the Local Highway Finance Report are presented for purposes of additional analysis, and are not a required part of the basic financial statements.

The budgetary comparison schedules of the capital project fund and enterprise fund and the Local Highway Finance Report are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the financial statements. Such 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 supplementary information is fairly stated in all material respects in relation to the financial statements as a whole.

*Blair and Associates, P.C.*

Cedaredge, Colorado  
December 2, 2024

## **Basic Financial Statements**



**TOWN OF OPHIR**  
**Statement of Net Position**  
**December 31, 2023**

	<b>Governmental Activities</b>	<b>Business -Type Activities</b>	<b>Total</b>
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	\$ 876,598	\$ 75,699	\$ 952,297
Property taxes receivable	179,495	20,271	199,766
Due from state	7,149	4,250	11,399
<b>Total Current Assets</b>	<u>1,063,242</u>	<u>100,220</u>	<u>1,163,462</u>
<b>Property and Equipment</b>			
Water system	-	1,084,025	1,084,025
Construction in progress	31,069	-	31,069
Building and improvement	545,375	-	545,375
Equipment	51,751	25,897	77,648
Land	209,639	-	209,639
Less: Accumulated depreciation	<u>(174,638)</u>	<u>(439,003)</u>	<u>(613,641)</u>
<b>Net Property and Equipment</b>	<u>663,196</u>	<u>670,919</u>	<u>1,334,115</u>
<b>Total Assets</b>	<u>1,726,438</u>	<u>771,139</u>	<u>2,497,577</u>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Accounts payable	10,895	2,771	13,666
Deposits	2,250	-	2,250
Current portion - loans	-	25,000	25,000
<b>Total current liabilities</b>	<u>13,145</u>	<u>27,771</u>	<u>40,916</u>
<b>Long Term Liabilities</b>			
Loans	-	137,500	-
<b>Total Liabilities</b>	<u>13,145</u>	<u>165,271</u>	<u>40,916</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property taxes revenues	<u>179,495</u>	<u>-</u>	<u>179,495</u>
<b>NET POSITION</b>			
Invested in capital assets,	663,196	508,419	1,171,615
Restricted for emergencies	8,850	-	8,850
Restricted for capital projects	247,322	-	247,322
Committed for parks and recreation	92,249	-	92,249
Unassigned	522,181	77,178	599,359
<b>Total net position</b>	<u>\$ 1,533,798</u>	<u>\$ 585,597</u>	<u>\$ 2,119,395</u>

The accompanying notes are an integral part of this statement.

**TOWN OF OPHIR**  
**Statement of Activities**  
**For the Year Ended December 31, 2023**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position		
		Charges for Service and Fees	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
Primary government:							
Governmental activities:				Governmental Activities	Business-Type Activities		Total
General government	\$ 178,302	\$ -	\$ -	\$ -	\$ (178,302)	\$ -	\$ (178,302)
Public works	59,216	16,115	15,383	-	(27,718)	-	(27,718)
Culture and recreation	19,558	-	2,784	-	(16,774)	-	(16,774)
<b>Total governmental activities</b>	<b>257,076</b>	<b>16,115</b>	<b>18,167</b>	<b>-</b>	<b>(222,794)</b>	<b>-</b>	<b>(222,794)</b>
<b>Business-type activities:</b>							
Water	121,957	85,501	-	-	-	(36,456)	(36,456)
<b>Total business-type activities</b>	<b>121,957</b>	<b>85,501</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(36,456)</b>	<b>(36,456)</b>
<b>Total primary government</b>	<b>\$ 379,033</b>	<b>\$ 101,616</b>	<b>\$ 18,167</b>	<b>\$ -</b>	<b>(222,794)</b>	<b>(36,456)</b>	<b>(259,250)</b>
		<b>General Revenues</b>					
		Taxes:					
					136,352	16,894	153,246
					124,400	-	124,400
					33,339	-	33,339
					6,325	-	6,325
					5,225	-	5,225
					7,041	-	7,041
					4,554	-	4,554
					<b>317,236</b>	<b>16,894</b>	<b>334,130</b>
					94,442	(19,562)	74,880
					1,439,357	605,159	2,044,516
					<b>\$ 1,533,799</b>	<b>\$ 585,597</b>	<b>\$ 2,119,396</b>

The accompanying notes are an integral part of this statement.

**TOWN OF OPHIR**  
**Governmental Funds**  
**Balance Sheet**  
**December 31, 2023**

	<u>General</u>	<u>Open Space</u>	<u>Conservation Trust</u>	<u>Capital Projects</u>	<u>Broadband</u>	<u>Total Governmental Funds</u>
<b>Assets</b>						
Cash and cash equivalents	\$ 512,639	\$ 79,275	\$ 12,163	\$ 254,465	\$ 18,056	\$ 876,598
Due from state	6,338	-	811	-	-	7,149
Taxes receivable	179,495	-	-	-	-	179,495
<b>Total assets</b>	<u>\$ 698,472</u>	<u>\$ 79,275</u>	<u>\$ 12,974</u>	<u>\$ 254,465</u>	<u>\$ 18,056</u>	<u>\$ 1,063,242</u>
<b>Liabilities</b>						
Accounts payable	\$ 3,752	\$ -	\$ -	\$ 7,143	\$ -	\$ 10,895
Deposits	2,250	-	-	-	-	2,250
<b>Total liabilities</b>	<u>6,002</u>	<u>-</u>	<u>-</u>	<u>7,143</u>	<u>-</u>	<u>13,145</u>
<b>Deferred inflows of resources</b>						
Deferred property taxes	179,495	-	-	-	-	179,495
<b>Fund balance</b>						
Restricted for emergencies	8,850	-	-	-	-	8,850
Restricted for capital projects	-	-	-	247,322	-	247,322
Committed for parks and recreation	-	79,275	12,974	-	-	92,249
Unassigned	504,125	-	-	-	18,056	522,181
<b>Total fund balance</b>	<u>512,975</u>	<u>79,275</u>	<u>12,974</u>	<u>247,322</u>	<u>18,056</u>	<u>870,602</u>
<b>Total Liabilities and Fund Balances</b>	<u>\$ 698,472</u>	<u>\$ 79,275</u>	<u>\$ 12,974</u>	<u>\$ 254,465</u>	<u>\$ 18,056</u>	<u>\$ 1,063,242</u>

The accompanying notes are an integral part of this statement.

**Town of Ophir**  
**Reconciliation of the Governmental Funds Balance**  
**Sheet to the Statement of Net Position**  
**December 31, 2023**

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**Total Fund Balance, Governmental Funds** \$ 870,602

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

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.

Cost of capital assets	\$ 837,834	
Less accumulated depreciation	<u>(174,638)</u>	
		<u>663,196</u>

**Net Position - Governmental Activities** \$ 1,533,798

**The accompanying notes are an integral part of this statement.**

**TOWN OF OPHIR**  
**Governmental Funds**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**For the Year Ended December 31, 2023**

	<u>General</u>	<u>Open Space</u>	<u>Conservation Trust</u>	<u>Capital Projects</u>	<u>Broadband</u>	<u>Total Governmental Funds</u>
<b>Revenues</b>						
Taxes	\$ 295,440	\$ 4,976	\$ -	\$ -	\$ -	\$ 300,416
Intergovernmental	12,989	-	2,784	15,383	-	31,156
Licenses and permits	16,115	-	-	-	-	16,115
Charges for services	940	-	-	-	-	940
Miscellaneous	2,871	20	-	-	-	2,891
<b>Total revenues</b>	<u>328,355</u>	<u>4,996</u>	<u>2,784</u>	<u>15,383</u>	<u>-</u>	<u>351,518</u>
<b>Expenditures</b>						
Current:						
General government	172,501	-	-	-	1,054	173,555
Public works	45,635	-	-	-	-	45,635
Culture and recreation	-	12,560	680	-	-	13,240
Capital outlay	-	-	-	31,069	-	31,069
Debt service payments	110,932	-	-	-	12,578	123,510
<b>Total expenditures</b>	<u>329,068</u>	<u>12,560</u>	<u>680</u>	<u>31,069</u>	<u>13,632</u>	<u>387,009</u>
<b>Excess of revenues over expenditures</b>	(713)	(7,564)	2,104	(15,686)	(13,632)	(35,491)
<b>OTHER FINANCING (USES)</b>						
Transfers in (out)	(10,500)	-	-	-	10,500	-
<b>Total other financing (uses)</b>	<u>(10,500)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>10,500</u>	<u>-</u>
<b>Net change to fund balance</b>	(11,213)	(7,564)	2,104	(15,686)	(3,132)	(35,491)
<b>Fund balance, January 1</b>	524,188	86,839	10,870	263,008	21,188	906,093
<b>Fund balance, December 31</b>	<u>\$ 512,975</u>	<u>\$ 79,275</u>	<u>\$ 12,974</u>	<u>\$247,322</u>	<u>\$ 18,056</u>	<u>\$ 870,602</u>

The accompanying notes are an integral part of this statement.

**Town of Ophir**  
**Reconciliation of the Governmental Funds Statement of Revenues, Expenditures,**  
**and Changes in Fund Balances to the Statement of Activities**  
**For the Year Ended December 31, 2023**

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**Net Change in Fund Balances - Total Governmental Funds** \$ (35,491)

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

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 exceeded capital outlays in the current period.

Capital outlay	\$ 31,069	
Depreciation expense	(19,226)	
Excess of capital outlay over depreciation		11,843

Repayment of long-term debt principal is reported as an expenditure in the governmental funds but reduces long-term liabilities in the statement of net position.

Loans and notes payable		118,090
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<b>Change in Net Position of Governmental Funds</b>		<b>\$ 94,442</b>
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**The accompanying notes are an integral part of this statement.**

**TOWN OF OPHIR**  
**Statement of Net Position**  
**Enterprise Funds**  
**December 31, 2023**

	<b>Water Fund</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
Cash and cash equivalents	\$ 75,699
Accounts receivable	4,250
Property tax receivable	20,271
<b>Total Current Assets</b>	100,220
<b>Noncurrent Assets</b>	
Capital assets	
Water system	1,084,025
Equipment	25,897
Less accumulated depreciation	(439,003)
<b>Total Noncurrent Assets</b>	670,919
<b>Total Assets</b>	\$ 771,139
<b>LIABILITIES</b>	
<b>Current Liabilities</b>	
Accounts payable	\$ 2,771
Current portion on long-term debt	25,000
<b>Total Current Liabilities</b>	27,771
<b>Deferred inflows of resources</b>	
Deferred property taxes	20,271
<b>Long-Term Debt</b>	
Loans payable	137,500
<b>Total Long-Term Debt</b>	137,500
<b>Net Position</b>	
Invested in capital assets, net of related debt	508,419
Unrestricted	77,178
<b>Total Net Position</b>	\$ 585,597

The accompanying notes are an integral part of this statement.

**TOWN OF OPHIR**  
**Statement of Revenues, Expenses and Changes in Net Position**  
**Enterprise Fund**  
**Year Ended December 31, 2023**

	<b>Enterprise Funds</b>
	<b>Water Fund</b>
<b>Operating revenues:</b>	
Charges for services	\$ 78,195
Tap fees	7,000
Taxes	16,894
Other	306
<b>Total operating revenues</b>	<b>102,395</b>
<b>Operating expenses:</b>	
Trash service	18,375
Legal	2,145
Miscellaneous	6,927
Postage and office	50
Repairs and maintenance	30,752
Utilities	6,569
Water testing	8,816
Forest permit use fee	175
Payroll	15,708
Depreciation	32,440
<b>Total operating expenses</b>	<b>121,957</b>
<b>Change in net position</b>	<b>(19,562)</b>
<b>Total net position, January 1</b>	<b>605,159</b>
<b>Total net position, December 31</b>	<b>\$ 585,597</b>

The accompanying notes are an integral part of this statement.



**TOWN OF OPHIR**  
**Statement of Cash Flows**  
**Enterprise Funds**  
**Year Ended December 31, 2023**

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	<b>Water Fund</b>
<b>Cash Flows From Operating Activities</b>	
Cash received from customers and other sources	\$ 94,709
Cash paid for expenses and employees	(86,746)
<b>Net cash provided (used) by operating activities</b>	7,963
 <b>Cash Flows from Capital and Related Financing Activities</b>	
Principal payment	(25,000)
 <b>Net increase (decrease) in cash and equivalents</b>	(17,037)
 <b>Cash balances, January 1</b>	92,736
<b>Cash balances, December 31</b>	\$ 75,699
 <b>Reconciling of operating income (loss) to net cash provided (used) by operating activities:</b>	
Change in net position	\$ (19,562)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:	
Depreciation expense	32,440
Assets (increase) decrease:	
Accounts receivables	(7,686)
Liabilities increase (decrease):	
Accounts payable	2,771
Total adjustments	27,525
<b>Net cash provided (used) by operating activities</b>	\$ 7,963

The accompanying notes are an integral part of this statement.

**Town of Ophir**  
**Statement of Assets and Liabilities**  
**Fiduciary Funds**  
**December 31, 2023**

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	<b>Trust and Agency Fund</b>
<b>Assets</b>	
Cash and cash equivalents	\$ 20,444
<b>Liabilities</b>	
Held in trust for benefits and other purposes	\$ 20,444

**The accompanying notes are an integral part of this statement.**

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 1 - Summary of Significant Accounting Policies**

The financial statements of the Town of Ophir, Colorado (the Town) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The Town's significant accounting policies are described below:

**A. Financial Reporting Entity**

The Town is a home rule municipality with a mayor and general assembly members. As required by accounting principles generally accepted in the United States of America, these financial statements present the Town of Ophir (the primary government) financial position. The Town has no oversight responsibility for any other governmental entity since no other entities are considered to be controlled by or dependent on the Town. Control or dependence is determined on the basis of budget adoption, taxing authority, funding, and appointment of the respective governing body.

**B. Government-wide Financial Statements**

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the activities of the Town. For the most part, the effect of inter-fund activity has been removed from these statements. Governmental activities, which normally are supported by taxes, charges for services and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on user charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a 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 those 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.

**C. Fund Financial Statements**

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

All governmental funds are accounted for on a flow of current financial resources basis. Balance sheets for these funds generally include only current assets and current liabilities. Reported fund balances are considered a measure of available, spendable resources. Operating statements for these funds present a summary of available, spendable resources and expenditures for the period.

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

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 1 - Summary of Significant Accounting Policies** (continued)

**C. Fund Financial Statements** (continued)

The Town reports on the following major governmental funds:

- The General Fund is the Town's primary operating fund. It accounts for all financial resources of the Town, except those required to be accounted for in another fund.
- The Open Space Fund, which accounts for the acquisition and maintenance of open space. Reserves are developed over time and are then used to acquire real properties to be dedicated as open space.
- The Conservation Trust Fund, which accounts for State of Colorado lottery funds to be used for parks and recreation services and capital investment.
- The Broadband Fund, which accounts for acquisition and maintenance of broadband costs.
- The Capital Projects Fund, which accounts for acquisition and construction of major facilities, except for those financed by proprietary funds.

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

Enterprise 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 an enterprise fund's principal ongoing operations. The principal operating revenues of the Town are charges for water, sewer and garbage fees. Operating expenses for the enterprise funds include purchased services, utilities, repairs and maintenance, supplies, insurance, and depreciation cost. 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 Town's policy to use restricted resources first, then unrestricted resources as needed.

The Town reports the following major enterprise fund business-type activities:

- Water Fund, which accounts for all operations of the Town's water and trash services. They are primarily financed by user charges.

**D. Measurement Focus and Basis of Accounting**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the enterprise fund financial statements. Revenues are recorded when earned, and expenses are recorded when 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.

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 1 - Summary of Significant Accounting Policies** (continued)

**D. Measurement Focus and Basis of Accounting** (continued)

The modified accrual basis of accounting is used by all governmental funds. Under the modified accrual basis of accounting, revenues are recognized when susceptible to accrual (i.e., when they become both measurable and available). “Measurable” means the amount of the transaction can be determined, and “available” means collectible within the current period or soon enough thereafter to be used to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days at the end of the current fiscal period. Expenditures are recorded when the related fund liability is incurred. Exceptions to this general rule include principal and interest on general long-term debt which is recognized when due, and compensated absences which are recognized when the obligations are expected to be liquidated with expendable available resources.

Those revenues susceptible to accrual are interest revenue and charges for services. Entitlement revenues are not susceptible to accrual, because generally, they are not measurable until received. Grant revenues are recognized as they are earned.

The accrual basis of accounting is utilized by enterprise funds. Under this method, revenues are recorded when earned and expenses are recorded at the time liabilities are incurred.

**Deferred Outflows / Inflows of Resources**

In addition to assets, the statement of net position will sometimes report a separate section of deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and will not recognize as an outflow of resources (expense/ expenditure) until then.

In addition to liabilities, the statement of net position will sometimes report a separate section of deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. Property taxes revenue that are related to a future period have been recorded as deferred inflows. Grants and entitlements received before eligibility requirements are met (e.g., cash advances) are recorded as deferred inflows. These amounts are deferred and will be recognized as an inflow of resources in the period that the amounts become available.

**E. Cash and Cash Equivalents**

For the purposes of the statement of cash flows of the enterprise funds, cash and cash equivalents consist of operating and restricted cash and highly liquid securities with an initial maturity of three months or less.

**F. Use of Estimates**

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

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 1 - Summary of Significant Accounting Policies** (continued)

**G. Property Taxes**

Property taxes for the current year are levied and attached as a lien on property the following January 1. They are payable in full by April 30 or in two equal installments due February 28 and June 15. Property taxes levied in the current year and collected in the following year are reported as receivable at December 31. However, since the taxes are not available to pay current liabilities, the receivable is recorded as deferred inflows of resources in the governmental and enterprise funds.

**H. Capital Assets**

Capital assets, which include property, equipment, and infrastructure assets, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capitalized assets are defined by the Town as assets that have a useful life of one or more years, and for which the initial, individual value equals or exceeds \$ 5,000.

All purchased assets are valued at cost where historical records are available and at an estimated historical cost where no historical records exist. Donated assets are valued at their estimated fair market value on the date received. The cost of normal maintenance and repairs that does not add to the value of an asset or materially extend asset life is not capitalized.

Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

<u>Asset Class</u>	<u>Useful Life</u>
Building and Other Improvements	25-40 years
Utility Plant and System	25 years
Playground Equipment	10-15 years

Public domain assets consisting of roads, bridges, curbs and gutters, streets and sidewalks, drainage systems and lighting systems are examples of infrastructure assets. Infrastructure assets are distinguished from other capitalized assets as their useful life often extends beyond most other capital assets and are stationary in nature. General infrastructure assets are those associated with or arising from governmental activities.

**I. Long-Term Liabilities**

In the government-wide financial statements, and enterprise fund types 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 enterprise fund type statement of net position. No interest cost was capitalized in 2023.

**J. Net Position**

Net position represents the difference between assets, deferred outflows of resources, liabilities and deferred inflows of resources. Net invested in capital assets, net of related debt consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition or construction of improvements on those assets.

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 1 - Summary of Significant Accounting Policies** (continued)

**J. Net Position**

Net position is reported as restricted when there are limitations imposed on their use either through the enabling legislation adopted by the Town or through external restrictions imposed by creditors, grantors, laws, or regulations of other governments. All other net position is reported as unrestricted. The Town applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

**K. Encumbrances**

The Town does not use an encumbrance system for budgetary control.

**L. Accounts Receivable**

The Town considers accounts receivable for water and sewer to be fully collectible because the Town can place liens on the individual properties; accordingly, no allowance for doubtful accounts is required. If amounts become uncollectible, they will be charged to operations when that determination is made.

**M. Fund Balance**

In the fund financial statements, governmental funds report the following classifications of fund balance:

- Non-spendable fund balance amounts that are not in spendable form (such as inventory) or are required to be maintained intact;
- Restricted fund balance-amounts constrained to specific purposes by their providers (such as grantors, bondholders, and higher levels of government), through constitutional provisions or by enabling legislation;
- Committed fund balance-amounts constrained to specific purposes by a government itself, using its highest level of decision-making authority; to be reported as committed, amounts cannot be used for any other purpose unless the government takes the same highest-level action to remove or change the constraint;
- Assigned fund balance-amounts a government intends to use for a specific purpose; intent can be expressed by the governing body or by an official or body to which the governing body delegates the authority;
- Unassigned fund balance-amounts that are available for any purpose; positive amounts are reported only in the general fund.

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

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 1 - Summary of Significant Accounting Policies** (continued)

**N. Fair Value Measurement**

The Town adopted GASB Statement No. 72, Fair Value Measurement and Application, which generally requires state and local governments to measure assets and liabilities at fair value. GASB's goal is to enhance comparability of governmental financial statements by requiring fair value measurement for certain assets and liabilities using a consistent definition and accepted valuation techniques. This standard expands fair value disclosure to provide comprehensive information for financial statement users about the impact of fair value measurements on a government's financial position. The Town's investments consist of external investment pools and money market accounts.

**Note 2 - Reconciliation of Government-wide and Fund Financial Statements**

The governmental funds balance sheet includes reconciliation between fund balances total governmental funds and net position - governmental activities as reported in the government-wide statement of net position. Additionally, the governmental fund statement of revenues, expenditures, and changes in fund balances includes reconciliation between net change in fund balances - total governmental funds and changes in net position of governmental activities as reported in the government-wide statement of activities.

These reconciliations detail items that require adjustment to convert from the current resources' measurement and modified accrual basis for governmental fund statements to the economic resources measurement and full accrual basis used for government-wide statements. However, certain items having no effect on measurement and basis of accounting were eliminated from the governmental fund statements during the consolidation of governmental activities.

**Note 3 - Tax, Spending and Debt Limitations**

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 governments, excluding "enterprises." The Town's voters on November 8, 1994, approved a ballot measure to permit the Town to collect, retain and expend the full proceeds of the Town's sales tax, and state and federal grants.

The Amendment is complex and subject to judicial interpretation. The Town believes it is in compliance with the requirements of the amendment.

The Amendment requires that an emergency reserve be maintained at three percent of fiscal year spending. A portion of the General Fund's fund balance is classified as restricted for emergencies as required by the Amendment. The amount restricted at December 31, 2023, was, \$8,850.



**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 4 - Budgets**

The Town adheres to the following procedures in establishing budgetary data reflected in the financial statements:

- A. By September of each year, the Town Clerk gives public notice of the budget calendar for the next fiscal year. The Town Clerk asks that all Town departments, boards, commissions, or citizens submit within thirty days from the notice, any request for funds under the budget being prepared. The Town Clerk then prepares a proposed budget for the ensuing fiscal year and submits it to the General Assembly no later than forty-five days prior to any date required by state law for the certification to the County of the tax levy.
- B. The budget provides a complete financial plan of all Town funds and activities for the ensuing fiscal year indicating anticipated revenues, proposed operating and capital expenditures, a provision for contingencies, and anticipated net surplus or deficit for the ensuing fiscal year.
- C. A public hearing on the proposed budget is being held by the Town in early December.

The Town General Assembly adopts the budget by resolution on or before the final day established by law for the certification of the ensuing year's tax levy to the County. Adoption of the budget by the Town General Assembly shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed.

- D. If during the fiscal year the Town Clerk determines that there are expenses in excess of those estimated in the budget, the Town General Assembly by resolution may make supplemental appropriations for the year up to the amount of such excess. To meet an emergency affecting public property, health, peace or safety, the Town General Assembly may make emergency appropriations. If at any time during the fiscal year it appears probable to the Town Clerk that the revenues available will be insufficient to meet the amount appropriated, the Town Clerk reports to the Town General Assembly, indicating the estimated amount of deficit, any remedial action already taken, and a recommendation as to any other steps to be taken. At any time during the fiscal year the Town Clerk may transfer part or all of any unencumbered appropriation balance within a department.
- E. Budget appropriations lapse at the end of each year.
- F. Expenditures may not exceed appropriations at the fund level. Budget amounts included in the financial statements are based on the final amended budget. There were no revisions made to the original budgeted expenditures for the year. The town could be in violation of Colorado Budget Law because expenses exceed budgetary amounts in the General, Open Space and Water Funds.
- G. Budgets for governmental funds are adopted on a basis consistent with accounting principles generally accepted in the United States of America (GAAP), except for long-term receivables and advances and capital lease financing which are budgeted when liquidated rather than when the receivable/liability is incurred. Budgets for enterprise funds are adopted on a basis consistent with the spending measurement focus of the governmental funds.

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 5 - Deposits and Investments**

**Cash Deposits**

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local governments deposit cash in eligible public depositories; eligibility is determined by state regulators. Amounts on deposits in excess of federal insurance levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. Collateral in the pool is considered to be equal to depository insurance pursuant to definitions listed in GASB Statement No. 40.

At December 31, 2023, the bank balance of the Town's deposits was \$ 984,353 of which \$ 250,000 was covered by federal depository insurance and \$ 734,353 was collateralized under PDPA.

Interest rate risk-The town does not have a formal policy limiting investment maturities, other than that established by the state statute of five years, which would help manage its exposure to fair value losses from increasing interest rates.

Credit risk-Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. It is the Town's policy to limit its investments to U.S. Treasury obligations, certain U.S. government agencies securities, commercial paper, local government investment pools, repurchase agreements and money market funds.

Custodial Credit Risk- For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Town will not be able to recover the value of its investment or collateral securities that are in the possession of an outside party.

**Note 6 - Interfund Transactions**

The following are the interfund transfers that occurred in 2023:

Funds	Transfers	
	In	Out
General Fund	-	10,500
Broadband Fund	10,500	-
Totals	\$ 10,500	\$ 10,500

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

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**Note 7 - Long-Term Liabilities**

	<b>Balance January 1, 2023</b>	<b>Additions</b>	<b>Reductions</b>	<b>Balance December 31, 2023</b>	<b>Due within one year</b>
Governmental Activities					
Loan payable	\$ 118,090	\$ -	\$ (118,090)	\$ -	\$ -
Total	<u>\$ 118,090</u>	<u>\$ -</u>	<u>\$ (118,090)</u>	<u>\$ -</u>	<u>\$ -</u>
Enterprise Activities					
Loans payable	\$ 187,500	\$ -	\$ (25,000)	\$ 162,500	\$ 25,000
Total	<u>\$ 187,500</u>	<u>\$ -</u>	<u>\$ (25,000)</u>	<u>\$ 162,500</u>	<u>\$ 25,000</u>

**A. Colorado Water Resources and Power Development Authority:**

The total amount owed at December 31, 2023, was \$162,500. This loan is interest free. Semiannual payments of \$12,500.

	<u>Principal</u>
2024	\$ 25,000
2025	25,000
2026	25,000
2027	25,000
2028	25,000
2029-2030	<u>37,500</u>
Total	<u>\$ 162,500</u>

**Note 8 - Contingent liabilities**

Risk management

The Town is exposed to various risks of loss related to torts; theft of, damages to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town pays an annual premium to Colorado State Compensation for its workmen's compensation insurance coverage and has purchased general liability and property insurance through commercial insurers. There were no settlements exceeding insurance coverage over the last three years.

**Town of Ophir**  
**Notes to the Financial Statements**  
**December 31, 2023**

**Note 9 - Capital Assets**

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
Governmental Activities				
Capital assets not being depreciated				
Land	\$ 209,639	\$ -	\$ -	\$ 209,639
Construction in progress	-	31,069	-	31,069
	<u>209,639</u>	<u>31,069</u>	<u>-</u>	<u>240,708</u>
Capital assets being depreciated				
Buildings	545,375	-	-	545,375
Parks and equipment	51,751	-	-	51,751
	<u>597,126</u>	<u>-</u>	<u>-</u>	<u>597,126</u>
Less accumulated depreciation				
Buildings	(125,123)	(15,479)	-	(140,602)
Parks and equipment	(30,289)	(3,747)	-	(34,036)
	<u>(155,412)</u>	<u>(19,226)</u>	<u>-</u>	<u>(174,638)</u>
Capital asset being depreciated, net	441,714	(19,226)	-	422,488
Total Governmental Activities Capital Assets	<u>\$ 651,353</u>	<u>\$ 11,843</u>	<u>\$ -</u>	<u>\$ 663,196</u>

	Balance January 1, 2023	Additions	Dispositions	Balance December 31, 2023
Business - Type Activities				
Capital assets being depreciated				
Utility systems	\$ 1,046,239	\$ -	\$ -	\$ 1,046,239
Building Improvements	37,786	-	-	37,786
Equipment	25,897	-	-	25,897
Less accumulated depreciation	(406,563)	(32,440)	-	(439,003)
Total	<u>\$ 703,359</u>	<u>\$ (32,440)</u>	<u>\$ -</u>	<u>\$ 670,919</u>

Depreciation was charged to governmental activity functions/programs as follows:

General government	\$ 4,747
Public works	8,161
Culture and recreation	6,318
Total	<u>\$ 19,226</u>

The depreciation charged to the Enterprise Funds is as follows:

Water Fund	\$ 32,440
------------	-----------

**TOWN OF OPHIR**  
**General Fund**  
**Budget and Actual**  
**For the Year Ended December 31, 2023**

<b>Revenues</b>	<b>Budgeted</b>		<b>Actual</b>	<b>Favorable (Unfavorable)</b>
	<b>Original</b>	<b>Final</b>		
Licenses and permits	\$ -	\$ -	\$ 16,115	\$ 16,115
Sales and use tax	-	-	33,339	33,339
Real estate transfer tax	123,517	123,517	119,424	(4,093)
Property tax	135,941	135,941	136,352	411
Specific ownership tax	-	-	6,325	6,325
Current interest	-	-	192	192
Auto registration	-	-	940	940
Road and bridge apportionment	-	-	5,225	5,225
Highway users rebate	-	-	7,041	7,041
Mineral lease	-	-	618	618
Cigarette tax	-	-	105	105
Other	-	-	2,679	2,679
<b>Total revenues</b>	<b>259,458</b>	<b>259,458</b>	<b>328,355</b>	<b>68,897</b>
<b>Expenditures</b>				
Administration	242,667	242,667	162,348	80,319
Building and code enforcement	-	-	8,783	(8,783)
Public works	-	-	45,635	(45,635)
Other	-	-	1,370	(1,370)
Debt Service	-	-	110,932	(110,932)
<b>Total Expenditures</b>	<b>242,667</b>	<b>242,667</b>	<b>329,068</b>	<b>(86,401)</b>
<b>Excess of revenues over (under) expenditures</b>	<b>16,791</b>	<b>16,791</b>	<b>(713)</b>	<b>(17,504)</b>
<b>Other financing sources</b>				
Transfers in	(10,500)	(10,500)	(10,500)	-
<b>Excess of revenues and sources over (under) expenditures and other (uses)</b>	<b>6,291</b>	<b>6,291</b>	<b>(11,213)</b>	<b>(17,504)</b>
<b>Fund balance, January 1</b>	<b>250,000</b>	<b>250,000</b>	<b>524,188</b>	<b>274,188</b>
<b>Fund balance, December 31</b>	<b>\$ 256,291</b>	<b>\$ 256,291</b>	<b>\$ 512,975</b>	<b>\$ 256,684</b>

The accompanying notes are an integral part of this statement.

**TOWN OF OPHIR**  
**Open Space Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**Year Ended December 31, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenues</b>				
Real estate transfer tax	\$ 2,000	\$ 2,000	\$ 4,976	\$ 2,976
Other	-	-	20	20
<b>Total revenues</b>	<u>2,000</u>	<u>2,000</u>	<u>4,996</u>	<u>2,996</u>
<b>Expenditures</b>				
Culture and recreation	<u>11,000</u>	<u>11,000</u>	<u>12,560</u>	<u>(1,560)</u>
<b>Excess of revenues over (under) expenditures</b>	(9,000)	(9,000)	(7,564)	1,436
<b>Fund balance, January 1</b>	85,000	85,000	<b>86,839</b>	1,839
<b>Fund balance, December 31</b>	<u>\$ 76,000</u>	<u>\$ 76,000</u>	<u>\$ 79,275</u>	<u>\$ 3,275</u>

The accompanying notes are an integral part of this statement.

**TOWN OF OPHIR**  
**Conservation Trust Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**Year Ended December 31, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenues</b>				
Lottery	\$ 2,000	\$ 2,000	\$ 2,784	\$ 784
<b>Total revenues</b>	<u>2,000</u>	<u>2,000</u>	<u>2,784</u>	<u>784</u>
<b>Expenditures</b>				
Parks and recreation	<u>5,000</u>	<u>5,000</u>	<u>680</u>	<u>4,320</u>
<b>Excess of revenues over (under) expenditures</b>	(3,000)	(3,000)	2,104	5,104
<b>Fund balance, January 1</b>	10,600	10,600	10,870	270
<b>Fund balance, December 31</b>	<u>\$ 7,600</u>	<u>\$ 7,600</u>	<u>\$ 12,974</u>	<u>\$ 5,374</u>

The accompanying notes are an integral part of this statement.

**TOWN OF OPHIR**  
**Broadband Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual**  
**Year Ended December 31, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenues</b>				
Broadband revenues	\$ -	\$ -	\$ -	\$ -
<b>Total revenues</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>Expenditures</b>				
Administration	16,150	16,150	-	16,150
Utilities	-	-	<b>1,054</b>	(1,054)
Debt service payments	-	-	<b>12,578</b>	(12,578)
<b>Total Expenditures</b>	<u>16,150</u>	<u>16,150</u>	<u><b>13,632</b></u>	<u>2,518</u>
<b>Excess of revenues over (under) expenditures</b>	(16,150)	(16,150)	<b>(13,632)</b>	2,518
<b>Other financing sources</b>				
Transfers in (out)	<u>10,500</u>	<u>10,500</u>	<u><b>10,500</b></u>	<u>-</u>
<b>Excess of revenues and sources over (under) expenditures and other (uses)</b>	(5,650)	(5,650)	<b>(3,132)</b>	2,518
<b>Fund balance, January 1</b>	<u>21,000</u>	<u>21,000</u>	<u><b>21,188</b></u>	<u>188</u>
<b>Fund balance, December 31</b>	<u>\$ 15,350</u>	<u>\$ 15,350</u>	<u>\$ <b>18,056</b></u>	<u>\$ 2,706</u>

The accompanying notes are an integral part of this statement.



**TOWN OF OPHIR**  
**Capital Projects Fund**  
**Schedule of Revenues, Expenses and Changes in Fund Net Position**  
**Budget and Actual**  
**Year Ended December 31, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenues</b>				
Taxes	\$ 10,500	\$ 10,500	\$ -	\$ (10,500)
Grant revenue	-	-	<b>15,383</b>	15,383
<b>Total revenues</b>	<u>10,500</u>	<u>10,500</u>	<u><b>15,383</b></u>	<u>4,883</u>
<b>Expenditures</b>				
Capital outlay	<u>40,000</u>	<u>40,000</u>	<u><b>31,069</b></u>	<u>8,931</u>
<b>Excess of revenues over (under) expenditures</b>	(29,500)	(29,500)	<b>(15,686)</b>	13,814
<b>Fund balance, January 1</b>	<u>265,000</u>	<u>265,000</u>	<u><b>263,008</b></u>	<u>(1,992)</u>
<b>Fund balance, December 31</b>	<u><u>\$ 235,500</u></u>	<u><u>\$ 235,500</u></u>	<u><u><b>\$ 247,322</b></u></u>	<u><u>\$ 11,822</u></u>

The accompanying notes are an integral part of this statement.

**TOWN OF OPHIR**  
**Water Fund**  
**Schedule of Revenues, Expenses and Changes in Fund Net Position**  
**Budget and Actual**  
**(Non-GAAP Budgetary Basis)**  
**Year Ended December 31, 2023**

	<u>Original Budget</u>	<u>Final Budget</u>	<u>Actual</u>	<u>Favorable (Unfavorable)</u>
<b>Revenues</b>				
Water sales	\$ 57,000	\$ 57,000	\$ 60,060	\$ 3,060
Trash service revenue	13,680	13,680	18,135	4,455
Late fees	250	250	100	(150)
Taxes	16,153	16,153	16,894	741
Tap fees	14,000	14,000	7,000	(7,000)
Miscellaneous	-	-	206	206
<b>Total revenues</b>	<u>101,083</u>	<u>101,083</u>	<u>102,395</u>	<u>1,312</u>
<b>Expenditures</b>				
Trash service	-	-	18,375	(18,375)
Legal	-	-	2,145	(2,145)
Miscellaneous	-	-	6,927	(6,927)
Postage and office	-	-	50	(50)
Repairs and maintenance	96,561	96,561	30,752	65,809
Utilities	-	-	6,569	(6,569)
Water testing	-	-	8,816	(8,816)
Forest permit use fee	-	-	175	(175)
Payroll	-	-	15,708	(15,708)
Debt service	-	-	25,000	(25,000)
<b>Total expenditures</b>	<u>96,561</u>	<u>96,561</u>	<u>114,517</u>	<u>(17,956)</u>
<b>Excess of revenues over (under) expenditures</b>	4,522	4,522	(12,122)	(16,644)
<b>Adjustments to GAPP basis</b>				
Add:				
Principal payment of debt	-	-	25,000	25,000
Less:				
Depreciation	-	-	(32,440)	(32,440)
Net Income (Loss) GAAP basis	4,522	4,522	(19,562)	(24,084)
<b>Net Position, January 1</b>	80,000	80,000	605,159	525,159
<b>Net Position, December 31</b>	<u>\$ 84,522</u>	<u>\$ 84,522</u>	<u>\$ 585,597</u>	<u>\$ 501,075</u>

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

<b>LOCAL HIGHWAY FINANCE REPORT</b>		City or County: San Miguel
		YEAR ENDING : December 2023
This Information From The Records Of (example - City of _ or County of _ Town of Ophir	Prepared By: Phone:	Cynthia Wyszynski (970) 728-4943

**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
<b>A. Receipts from local sources:</b>		<b>A. Local highway disbursements:</b>	
1. Local highway-user taxes		1. Capital outlay (from page 2)	0
a. Motor Fuel (from Item I.A.5.)		2. Maintenance:	25,792
b. Motor Vehicle (from Item I.B.5.)		3. Road and street services:	
c. Total (a.+b.)		a. Traffic control operations	
2. General fund appropriations		b. Snow and ice removal	14,025
3. Other local imposts (from page 2)	16,692	c. Other	
4. Miscellaneous local receipts (from page 2)	0	d. Total (a. through c.)	14,025
5. Transfers from toll facilities		4. General administration & miscellaneous	
6. Proceeds of sale of bonds and notes:		5. Highway law enforcement and safety	470
a. Bonds - Original Issues		6. Total (1 through 5)	40,287
b. Bonds - Refunding Issues		<b>B. Debt service on local obligations:</b>	
c. Notes		1. Bonds:	
d. Total (a. + b. + c.)	0	a. Interest	
7. Total (1 through 6)	16,692	b. Redemption	
<b>B. Private Contributions</b>		c. Total (a. + b.)	0
<b>C. Receipts from State government (from page 2)</b>	12,508	2. Notes:	
<b>D. Receipts from Federal Government (from page 2)</b>	0	a. Interest	
<b>E. Total receipts (A.7 + B + C + D)</b>	29,200	b. Redemption	
		c. Total (a. + b.)	0
		3. Total (1.c + 2.c)	0
		<b>C. Payments to State for highways</b>	
		<b>D. Payments to toll facilities</b>	
		<b>E. Total disbursements (A.6 + B.3 + C + D)</b>	40,287

**IV. LOCAL HIGHWAY DEBT STATUS**

(Show all entries at par)

	Opening Debt	Amount Issued	Redemptions	Closing Debt
<b>A. Bonds (Total)</b>				0
1. Bonds (Refunding Portion)				
<b>B. Notes (Total)</b>				0

**V. LOCAL ROAD AND STREET FUND BALANCE**

	A. Beginning Balance	B. Total Receipts	C. Total Disbursements	D. Ending Balance	E. Reconciliation
	(120,444)	29,200	40,287	(131,531)	0

**Notes and Comments:**

There is a significant negative ending balance, primarily due to an approximately equal negative beginning balance from a previously reported above average snow fall and unforeseen road repairs in 2008 & 2009, as well as tending to long-overdue repairs in 2020. Negative balances were paid for through General Fund contingency monies.

Item A.3.a & A.3.b.5 on page 2 regarding Property Taxes and assessments represents only the portion (2.9 mils) of the total town mill (27.665 mils) related to expenses discussed in this report.

Includes withheld Highway Users Fund payments from Aug-Dec 2022 that were deposited in January 2023

<b>LOCAL HIGHWAY FINANCE REPORT</b>	STATE: Colorado
	YEAR ENDING (mm/yy): December 2023

**II. RECEIPTS FOR ROAD AND STREET PURPOSES - DETAIL**

ITEM	AMOUNT	ITEM	AMOUNT
<b>A.3. Other local imposts:</b>		<b>A.4. Miscellaneous local receipts:</b>	
a. Property Taxes and Assessments	15,951	a. Interest on investments	
b. Other local imposts:		b. Traffic Fines & Penalties	
1. Sales Taxes		c. Parking Garage Fees	
2. Infrastructure & Impact Fees		d. Parking Meter Fees	
3. Liens		e. Sale of Surplus Property	
4. Licenses		f. Charges for Services	
5. Specific Ownership &/or Other	741	g. Other Misc. Receipts	
6. Total (1. through 5.)	741	h. Other	
c. Total (a. + b.)	16,692	i. Total (a. through h.)	0
	(Carry forward to page 1)		(Carry forward to page 1)

ITEM	AMOUNT	ITEM	AMOUNT
<b>C. Receipts from State Government</b>		<b>D. Receipts from Federal Government</b>	
1. Highway-user taxes	11,568	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	940	d. Federal Transit Admin	
d. Other (Specify) - DOLA Grant		e. U.S. Corps of Engineers	
e. Other (Specify)		f. Other Federal	
f. Total (a. through e.)	940	g. Total (a. through f.)	0
4. Total (1. + 2. + 3.f)	12,508	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)
<b>A.1. Capital outlay:</b>			
a. Right-Of-Way Costs			0
b. Engineering Costs			0
c. Construction:			
(1). New Facilities			0
(2). Capacity Improvements			0
(3). System Preservation			0
(4). System Enhancement & Operation			0
(5). Total Construction (1) + (2) + (3) + (4)	0	0	0
d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.5)	0	0	0
			(Carry forward to page 1)

**Notes and Comments:**



*San Miguel County Assessor's Office*

Sarah Enders, Assessor

333 W. Colorado Ave., 2<sup>nd</sup> Fl.  
P.O. Box 506  
Telluride, CO 81435-0506  
(970) 728-3174  
assessor@sanmiguelcountyco.gov

November 27, 2024

Mr. John Wontrobski, Town Manager  
Town of Ophir  
P. O. Box 683  
Ophir, Colorado 81426

Dear Mr. Wontrobski:

Enclosed please find a Certification of Valuation for November 27, 2024. If there are changes in valuation, they are the result of abatements, arbitration hearings, court cases, Board of Assessment Appeals hearings, taxable to exempt status changes, or State Assessed valuation changes received after the August Certifications were sent.

We ask that you submit your mill levies to the County Commissioners as soon as possible by sending them to the San Miguel County Finance Department, Attn.: Ramona Rummel, P.O. Box 486, Norwood, CO 81423; their fax number is 970-327-4090.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Enders".

Sarah Enders  
San Miguel County Assessor

Encl.

**CERTIFICATION OF VALUATION BY SAN MIGUEL COUNTY ASSESSOR**

Name of Jurisdiction: 11 - Town of Ophir

IN SAN MIGUEL COUNTY ON 11/27/2024

New Entity: No

**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2024 IN SAN MIGUEL COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$6,792,627
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$6,675,779
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$6,675,779
5. NEW CONSTRUCTION: **	\$55,580
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$0
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) AND (39-10-114(1)(a)(I)(B) C.R.S.):	-\$205.00

\* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

\*\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

## Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

## Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

**USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY**

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2024 IN SAN MIGUEL COUNTY, COLORADO ON AUGUST 25, 2024

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$69,229,006
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: †	\$829,647
3. ANNEXATIONS/INCLUSIONS:	\$0
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)	\$0
DELETIONS FROM TAXABLE REAL PROPERTY:	
8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$0

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

† Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY: ----->	\$0
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**NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2024**

IN ACCORDANCE WITH 30-E-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$5,602
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\*\* The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 (3), C.R.S.

Data Date: 11/26/2024

**TOWN MANAGER EMPLOYMENT AGREEMENT  
TOWN OF OPHIR**

This Town Manager Employment Agreement (“Agreement”) is entered into as of January 1, 2025, between the Town of Ophir, Colorado, acting by its Town General Assembly, P.O. Box 683, Ophir, 81426, hereinafter referred to as “Town”, and John Wontrobski, hereinafter referred to as “Manager” both of whom are collectively referred to as the “parties.”

- 1. Purpose of Agreement:** The Town and Manager hereby agree to enter into this Agreement to appoint and retain Manager as an employee of the Town of Ophir for the position of **Town Manager**. Manager shall faithfully and diligently perform such duties as are set forth in the attached “Job Description” as adopted by the General Assembly.
- 2. Term and Compensation:** The term of this Agreement shall commence on January 1, 2025 and shall continue until December 31<sup>st</sup>, 2026. In consideration of his performance as Town Manager, Manager shall be paid a total annual base salary in the amount of \$60,000.00 (Sixty Thousand Dollars). Manager shall work not less than 40 hours per week. Manager shall not be entitled to overtime pay but may take compensatory time off when and if approved by the Mayor.
- 3. Benefits:** Manager will receive \$1000/month subsidy toward insurance/benefits, or a benefit package as determined by the General Assembly.
- 4. Benefits and Educational/Licensure Allowances:** The Town shall also provide education expenses in the amount of \$1000.00 (One Thousand Dollars) per year, pro-rated, which shall be spent on municipal conference or workshop fees, travel, lodging, per diem, or other education related expenses. The Town Manager may observe federal holidays and shall receive 20 days Paid Time Off (PTO) per year, pro-rated, exclusive of compensatory time off. No PTO days may be accrued into the subsequent year. PTO shall be approved by the Mayor.
- 4. Termination and Options:** Manager shall be considered an at-will employee. This Agreement may be terminated by Manager with (30) thirty days prior written notice. Such notice may be waived with the consent of the parties. This Agreement may be terminated at any time by the Town provided that in such case, Manager shall be entitled to accrued compensation, benefits and PTO, together with a severance payment equivalent to two months of accrued compensation, benefits and PTO, unless there has been non-feasance, illegal action or breach of Manager’s fiduciary responsibility as Manager, in which case no such severance shall be paid.
- 5. Assignment:** The rights and obligations of the parties under this Agreement are not assignable without the written consent of both parties.
- 6. Notices:** All notices required or permitted herein shall be in writing and shall be personally delivered or mailed by registered or certified U.S. Mail, postage prepaid, return receipt requested, to the parties at the addresses given below or at such other addresses that may be specified by written notice in accordance with this paragraph.

**If to the Town:**

Mayor  
PO Box 683  
Ophir, CO 81426

**If to Manager:**

John Wontrobski  
459 San Miguel Ridge  
Telluride, CO 81435  
970-708-7412

- 7. **Entire Agreement:** This Agreement and the Manager's Job Description attached, hereto, shall constitute the entire agreement between the parties.
- 8. **Approval:** Execution of the Agreement must first be approved by the Town of Ophir General Assembly.
- 9. **Contract Changes:** This agreement may be amended or extended by motion and Vote of the General Assembly and Agreement of the Manager.

**IN WITNESS WHEREOF**, the Town of Ophir, Colorado, has caused, this Agreement to be signed by its Mayor, attested by its Clerk, and Manager has signed his name to this Agreement, as of the day and year first appearing above.

**Town:** \_\_\_\_\_

**Manager:** \_\_\_\_\_

By: Andrew Ward, Mayor

By: John Wontrobski, Town Manager

**ATTEST:** \_\_\_\_\_

By: Ben Foster, Clerk

Attachment: Job Description





## TOWN MANAGER JOB DESCRIPTION

**FLSA: Exempt**  
**Effective Date: August 2016**

### **NATURE OF WORK:**

Under the administrative direction of the General Assembly the Town Manager serves as the Chief Administrative Officer responsible for the analysis, development, implementation and coordination of all Town policies and programs; directs and supervises the activities of all departments, and assures compliance of all department activities with community goals; provides highly responsible and complex administrative support to the General Assembly, the Mayor, Town Staff, Boards and Committees and carries out all responsibilities and exercises authority within the Town's budget, values and culture. The Town Manager is responsible for the administration and enforcement of all laws and Ordinances of the Town of Ophir.

### **DUTIES AND RESPONSIBILITIES:**

- Serves as the principal advisor and provides support to the Mayor, Town Staff, Committees and the General Assembly; exercises independent judgment within broad policy guidelines; evaluates and analyzes issues and policies, and recommends and implements solutions; identifies and monitors goals and objectives; assures effective communication to meet the needs of the community.
- Develops and directs strategies to meet Town goals and objectives; interprets concerns, defines desired results, develops solutions, determines scope and priorities of programs and special projects; evaluates Town needs, determines service requirements and goals, and assures the efficient delivery of high quality public services.
- Monitors and directs organization and operations; develops and approves recommendations for improving Town operations and processes; assures that strategic goals are reached; directs the development and administration of the Town budget; directs the forecast of funds needed for staffing, equipment, materials and supplies; assures the effective and efficient use of budget, funds and resources.
- Communicates, advises and supports all Departments to provide leadership and direction; analyzes and evaluates issues and proposals, and directs the implementation of solutions; trains, motivates and evaluates staff, and provides leadership, direction and coaching; effectively addresses personnel issues in order to promote a productive and healthy work environment.
- Plans, coordinates, and directs operations; interprets and authorizes exceptions to standard policies and procedures; develops systems and standards for program evaluation; negotiates agreements, contracts, MOU's, IGA's, financial, legal documents, official reports and correspondence; manages and supervises contracts and assures compliance with all laws, standards and policies.
- Attends General Assembly and Staff meetings; coordinates with Federal, state and local officials, agencies, organizations, boards and committees to achieve common goals.
- Communicates with the Ophir community on important public information and programs; in cooperation with the Mayor, writes a Quarterly update on Ophir's goals; meets with members of the public on matters of relevance to the Town; holds responsibility for inter-governmental relations with other public, municipal, non-profit private organizations and the general public.
- Monitors and reviews trends in municipal government issues and recommends operational and policy improvements; manages public relations and official communications.
- Schedules the use of and maintenance all public facilities and grounds. Performs Public Work duties as needed. Understands and is capable of performing water treatment plant operations with the knowledge of regulations and laws.
- Understands and has ability to frequently update and maintain the official Town website. The Town Manager is responsible for general records management, maintaining Town contact lists and shall scan all relevant and important documents to the Town computer and shall back up data on a regular basis.



## TOWN MANAGER JOB DESCRIPTION

Research and pursue new grants and streams of public funding. As appropriate, communicates with other entities to meet goals in a fiscally sound manner.

- Serves on Regional, Intergovernmental Boards and Committees and attends relevant meetings on behalf of Ophir to accomplish local and common goals.

### **DESIRED QUALIFICATIONS:**

#### **Education and Experience:**

A bachelor's degree in business, public administration of related field or a minimum of 5 years experience in upper management of an organization, or an equivalent combination of education, training and skills that would provide the necessary experience and competencies for success. Shall have experience in writing grants.

#### **KNOWLEDGE, SKILLS & ABILITIES REQUIRED:**

**Knowledge of:** Principles and practices of administrative management, including personnel rules, cost accounting, budget management, contract negotiation and oversight, and employee supervision; applicable local, state and Federal statutes, rules, codes and regulations; an understanding of Ophir's culture and community, Town organization, Home Rule Charter, Land Use Code, Master Plan, operations, policies and procedures; current political and economic trends on a local, state and Federal government levels; principles and practices of legal, ethical and professional rules of conduct; techniques for efficient and cost effective management of funds and resources; techniques and methods for long-range strategic and financial planning; duties, powers, authorities and limitations of a municipal manager.

**Skill in:** Creating a harmonious work environment that fosters teamwork, creativity, a spirit of service, and a high standard of ethics; analyzing complex administrative and operational data and issues, interpreting laws and regulations, evaluating alternatives, and implementing changes based on findings; developing and implementing long-range fiscal and operational plans; assessing and prioritizing multiple tasks, projects and demands; investigating, analyzing and resolving complex and sensitive issues and complaints; establishing and maintaining cooperative working relationships with employees, officials, other government agencies and the general public; effectively supervising, leading completing and delegating tasks and authority; ability to be project leader on public improvements. Completing tasks in a timely manner.

#### **Environmental Factors:**

Work is performed in a standard office and field environment. The Town Manager may be required to travel to locations outside the office for the purpose of attending meetings and/or conducting Town business. Position involves competing demands, time management, working to deadlines and work beyond normal business hours.

#### **Physical Factors:**

While performing the duties of this job, the employee is frequently required to sit for extended periods of time. Must be capable of lifting 50 lbs. and performing Public Work duties.

#### **Licenses/Certification(s):**

Possession of a valid Driver's License is required.



## TOWN MANAGER JOB DESCRIPTION

### **Appointment and Removal Powers**

The Town Manager shall be responsible for the appointment of all employees and contractors not elected or determined by the General Assembly. Removal of said employees or contractors not elected and/or as determined by the General Assembly will happen following a written performance review process. Contracts for employees and contractors are to be approved by the General Assembly by Ordinance.

### **Supervisory Powers**

The Town Manager shall be responsible for the direct supervision of all employees and contractors not elected by the General Assembly and shall be responsible for the supervision and administrative support including but no limited to the Building Department, Finance Department, LUC Enforcement Official, Public Works Department, Water Department and all public improvement projects. The Town Manger shall also be responsible for administering the dog licensing program and animal enforcement. Is responsible for the administration and enforcement of all laws and Ordinance of the Town of Ophir.

### **Term of Office**

The Town Manager shall serve at the pleasure of the General Assembly of the Town of Ophir. Base salary or hourly wage shall be determined by the General Assembly for a minimum of six months and a maximum of two years, unless otherwise set in a contract with the General Assembly. Near the completion of a contract, the Town Manager will present a summary (self-assessment) of his or her performance of the Duties and Responsibilities outlined above, over the length of the contract period at the October General Assembly. At the November General Assembly, an appointed Evaluation Committee will make a recommendation regarding the renewal of the Town Manager contract.

Reviewed By: \_\_\_\_\_

Date: \_\_\_\_\_

Print Employee Name \_\_\_\_\_

Employee Signature \_\_\_\_\_

Date \_\_\_\_\_

# Town of Ophir

## Check Detail Report

November 1-December 10, 2024

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
10-000-11010 2019 General Fund Checking						
34221						
11/06/2024	Bill Payment (Check)	702	Dynamic Avalanche Consulting Ltd.		Uncleared	-\$4,132.50
11/06/2024	Bill Payment (Check)	702	Dynamic Avalanche Consulting Ltd.			-\$4,132.50
34222						
11/06/2024	Bill Payment (Check)	703	Timberline Ace Hardware	237668	Uncleared	-\$55.17
11/06/2024	Bill Payment (Check)	703	Timberline Ace Hardware			-\$55.17
34223						
11/06/2024	Bill Payment (Check)	704	CenturyLink		Uncleared	-\$149.99
11/06/2024	Bill Payment (Check)	704	CenturyLink			-\$149.99
34224						
11/06/2024	Bill Payment (Check)	705	Golden Crumb, LLC		Uncleared	-\$685.00
11/06/2024	Bill Payment (Check)	705	Golden Crumb, LLC			-\$685.00
34226						
11/06/2024	Bill Payment (Check)	706	CEBT Payments	AA59	Uncleared	-\$1,020.80
11/06/2024	Bill Payment (Check)	706	CEBT Payments			-\$1,020.80
34249						
11/06/2024	Bill Payment (Check)	EFT	Adobe Inc.		Uncleared	-\$19.99
11/06/2024	Bill Payment (Check)	EFT	Adobe Inc.			-\$19.99
34246						
11/09/2024	Bill Payment (Check)	708	Booth, Thadd		Uncleared	-\$1,200.00
11/09/2024	Bill Payment (Check)	708	Booth, Thadd			-\$1,200.00
34284						
11/12/2024	Bill Payment (Check)	707	SMPA		Uncleared	-\$51.89
11/12/2024	Bill Payment (Check)	707	SMPA			-\$51.89
34285						
11/12/2024	Bill Payment (Check)	709	Colorado Municipal League		Uncleared	-\$335.00
11/12/2024	Bill Payment (Check)	709	Colorado Municipal League			-\$335.00
34335						
11/13/2024	Bill Payment (Check)	EFT	Timberline Ace Hardware	237668	Uncleared	-\$64.99
11/13/2024	Bill Payment (Check)	EFT	Timberline Ace Hardware			-\$64.99
34336						
11/13/2024	Bill Payment (Check)	EFT	Schmueser Gordon Meyer, Inc.		Uncleared	-\$35.00
11/13/2024	Bill Payment (Check)	EFT	Schmueser Gordon Meyer, Inc.			-\$35.00
34337						
11/22/2024	Bill Payment (Check)	EFT	Durango Joe's		Uncleared	-\$11.49
11/22/2024	Bill Payment (Check)	EFT	Durango Joe's			-\$11.49
34325						
11/25/2024	Bill Payment (Check)	710	Garfield & Hecht, PC		Uncleared	-\$1,612.50
11/25/2024	Bill Payment (Check)	710	Garfield & Hecht, PC			-\$1,612.50
34326						
11/25/2024	Bill Payment (Check)	711	CEBT Payments	AA59	Uncleared	-\$1,020.80
11/25/2024	Bill Payment (Check)	711	CEBT Payments			-\$1,020.80
34327						
11/25/2024	Bill Payment (Check)	712	Viking Rentals Inc.		Uncleared	-\$89.45
11/25/2024	Bill Payment (Check)	712	Viking Rentals Inc.			-\$89.45
34371						
11/25/2024	Bill Payment (Check)	EFT	Highway 3 Roadhouse		Uncleared	-\$132.45
11/25/2024	Bill Payment (Check)	EFT	Highway 3 Roadhouse			-\$132.45
34344						

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
12/02/2024	Bill Payment (Check)	713	Timberline Ace Hardware	237668	Uncleared	-\$19.89
12/02/2024	Bill Payment (Check)	713	Timberline Ace Hardware			-\$19.89
34345						
12/02/2024	Bill Payment (Check)	714	Ferrellgas	6514321	Uncleared	-\$742.75
12/02/2024	Bill Payment (Check)	714	Ferrellgas			-\$742.75
34346						
12/02/2024	Bill Payment (Check)	715	Telluride Bytes		Uncleared	-\$187.50
12/02/2024	Bill Payment (Check)	715	Telluride Bytes			-\$187.50
34347						
12/02/2024	Bill Payment (Check)	716	Parish Oil Co, Inc.		Uncleared	-\$688.39
12/02/2024	Bill Payment (Check)	716	Parish Oil Co, Inc.			-\$688.39
34362						
12/05/2024	Bill Payment (Check)	717	CenturyLink		Uncleared	-\$149.99
12/05/2024	Bill Payment (Check)	717	CenturyLink			-\$149.99
34363						
12/05/2024	Bill Payment (Check)	718	SMPA		Uncleared	-\$59.84
12/05/2024	Bill Payment (Check)	718	SMPA			-\$59.84
34370						
12/06/2024	Bill Payment (Check)	EFT	Adobe Inc.		Uncleared	-\$19.99
12/06/2024	Bill Payment (Check)	EFT	Adobe Inc.			-\$19.99
22-000-11010 Broadband Checking						
34237						
11/07/2024	Bill Payment (Check)	1193	HD-Techs, LLC		Uncleared	-\$1,550.00
11/07/2024	Bill Payment (Check)	1193	HD-Techs, LLC			-\$1,550.00
34286						
11/12/2024	Bill Payment (Check)	1194	SMPA		Uncleared	-\$65.68
11/12/2024	Bill Payment (Check)	1194	SMPA			-\$65.68
34329						
11/25/2024	Bill Payment (Check)	1195	UNCC (CO811)		Uncleared	-\$249.62
11/25/2024	Bill Payment (Check)	1195	UNCC (CO811)			-\$249.62
34364						
12/05/2024	Bill Payment (Check)	1196	SMPA		Uncleared	-\$88.82
12/05/2024	Bill Payment (Check)	1196	SMPA			-\$88.82
20-000-11010 CTF Fund - Checking						
34375						
11/27/2024	Bill Payment (Check)	1502	STO-COTE Products		Uncleared	-\$3,382.60
11/27/2024	Bill Payment (Check)	1502	STO-COTE Products			-\$3,382.60
60-000-11010 Enterprise Fund Alpine Checking						
34216						
11/06/2024	Bill Payment (Check)	11432	Mesa County Health Dept. Regional Lab		Uncleared	-\$25.00
11/06/2024	Bill Payment (Check)	11432	Mesa County Health Dept. Regional Lab			-\$25.00
34217						
11/06/2024	Bill Payment (Check)	11433	RB Builders, LLC		Uncleared	-\$575.00
11/06/2024	Bill Payment (Check)	11433	RB Builders, LLC			-\$575.00
34239						
11/07/2024	Bill Payment (Check)	11434	Ship It Copy It LLC		Uncleared	-\$53.05
11/07/2024	Bill Payment (Check)	11434	Ship It Copy It LLC			-\$53.05
34240						
11/07/2024	Bill Payment (Check)	11435	Bruin Waste Management	Acct # **1142	Uncleared	-\$2,203.13
11/07/2024	Bill Payment (Check)	11435	Bruin Waste Management			-\$2,203.13
34241						
11/07/2024	Bill Payment (Check)	11436	Drew, Pat		Uncleared	-\$1,391.04
11/07/2024	Bill Payment (Check)	11436	Drew, Pat			-\$1,391.04
34247						
11/09/2024	Bill Payment (Check)	11437	Mesa County Health Dept. Regional Lab		Uncleared	-\$75.00
11/09/2024	Bill Payment (Check)	11437	Mesa County Health Dept. Regional Lab			-\$75.00
34287						

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLEARED	AMOUNT
11/12/2024	Bill Payment (Check)	11438	San Miguel Power Assoc. Inc		Uncleared	-\$51.76
11/12/2024	Bill Payment (Check)	11438	San Miguel Power Assoc. Inc			-\$51.76
34330						
11/26/2024	Bill Payment (Check)	Wire	Colorado Water Resources & Power Develop	D09Z252	Uncleared	-\$12,500.00
11/26/2024	Bill Payment (Check)	Wire	Colorado Water Resources & Power Develop			-\$12,500.00
34348						
12/02/2024	Bill Payment (Check)	11439	RB Builders, LLC		Uncleared	-\$650.00
12/02/2024	Bill Payment (Check)	11439	RB Builders, LLC			-\$650.00
34350						
12/04/2024	Bill Payment (Check)	11440	Ship It Copy It LLC		Uncleared	-\$69.45
12/04/2024	Bill Payment (Check)	11440	Ship It Copy It LLC			-\$69.45
34359						
12/05/2024	Bill Payment (Check)	11441	San Miguel Power Assoc. Inc		Uncleared	-\$51.76
12/05/2024	Bill Payment (Check)	11441	San Miguel Power Assoc. Inc			-\$51.76
34360						
12/05/2024	Bill Payment (Check)	11442	Bruin Waste Management	Acct # 101142	Uncleared	-\$2,203.13
12/05/2024	Bill Payment (Check)	11442	Bruin Waste Management			-\$2,203.13
34361						
12/05/2024	Bill Payment (Check)	11443	Ferrellgas	6514321	Uncleared	-\$1,070.94
12/05/2024	Bill Payment (Check)	11443	Ferrellgas			-\$1,070.94
34373						
12/10/2024	Bill Payment (Check)	11444	USDA Forest Service		Uncleared	-\$179.73
12/10/2024	Bill Payment (Check)	11444	USDA Forest Service			-\$179.73