



# McMAHAN AND ASSOCIATES, L.L.C.

*Certified Public Accountants and Consultants*

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WEB SITE: [WWW.McMAHANCPA.COM](http://WWW.McMAHANCPA.COM)

MAIN OFFICE: (970) 845-8800

## **To the Town Council Town of Keystone, Colorado**

We have audited the financial statements of the Town of Keystone, Colorado (the "Town") for the year ended December 31, 2024. Professional standards require that we provide you with the following information related to our audit.

### ***Qualitative Aspects of Accounting Policies***

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the Town are described in the Notes to the financial statements. In 2024, the Town adopted GASB Statement No. 101, *Compensated Absences*, which requires the recognition of estimated liabilities for sick leave to be used in future periods regardless of termination payout policies. As this was the Town's first year of incorporation, there were no effects to beginning net position.

No other new accounting policies were adopted and the application of existing policies was not changed during the year. We noted no transactions entered into during the year for which there is a lack of authoritative guidance or consensus. Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements are:

- Estimated useful lives of capital assets, in connection with the calculation of depreciation, based on industry standards and perceived use of asset categories.
- Estimating future usage of accrued sick leave in calculated compensated absences liability.

### ***Difficulties Encountered in Performing the Audit***

We encountered no significant difficulties in dealing with management in performing and completing our audit.

### ***Corrected and Uncorrected Misstatements***

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. Management has corrected all such misstatements. There were no material misstatements corrected as a result of our audit procedures.

### ***Disagreements with Management***

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

*Member: American Institute of Certified Public Accountants*

To the Town Council  
Town of Keystone, Colorado

***Management Representations***

As is required in an audit engagement we have requested certain representations from management that are included in the management representation letter.

This report is intended solely for the information and use of the Board of Directors, management, and others within the organization and is not intended to be, and should not be, used by anyone other than those specified parties.

Sincerely,

A handwritten signature in blue ink that reads "McMahan and Associates, L.L.C." in a cursive script.

McMahan and Associates, L.L.C.  
Avon, Colorado  
July 22, 2025



**Town of Keystone, Colorado**

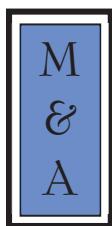
**Financial Statements**

**December 31, 2024**

**Town of Keystone  
Financial Statements  
December 31, 2024**

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## INDEPENDENT AUDITOR'S REPORT

**To the Board of Trustees  
Town of Keystone  
Keystone, Colorado**

### **Report on the Audit of the Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of the Town of Keystone (the "Town"), as of and for the year ended December 31, 2024, which collectively comprise the Town's basic financial statements as listed in the Table of Contents, and the related notes to the financial statements.

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

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America ("U.S. GAAS"). 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 Town of Keystone 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***

Town of Keystone's management is responsible for the preparation and fair presentation of the financial statements in accordance with U.S. GAAP, 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's ability to continue as a going concern for one year after the date that the financial statements are issued.

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DENVER, COLORADO

AVON, COLORADO

FLORENCE, ALABAMA

**INDEPENDENT AUDITORS REPORT**  
**To the Board of Trustees**  
**Town of Keystone**  
**Keystone, Colorado**

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

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

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

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

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

***Required Supplementary Information***

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

**INDEPENDENT AUDITORS REPORT**  
**To the Board of Trustees**  
**Town of Keystone**  
**Keystone, Colorado**

***Required Supplementary Information (continued)***

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

***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's financial statements as a whole. The budgetary comparison information and the *Local Highway Finance Report* in Section F are presented for purposes of additional analysis and are not a required part of the financial statements.

The budgetary comparison information 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. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the financial statements as a whole.

A handwritten signature in blue ink that reads "McMahan and Associates, L.L.C." in a cursive script.

**McMahan and Associates, L.L.C.**  
**Avon, Colorado**  
**July 22, 2025**

## **MANAGEMENT DISCUSSION AND ANALYSIS**



## **Town of Keystone, Colorado**

### **Management's Discussion and Analysis (MD&A)**

The Town's management is pleased to provide this narrative discussion and analysis of the financial activities of the Town for the fiscal year ended December 31, 2024. The Town's financial performance is discussed and analyzed within the context of the accompanying financial statements and disclosures following this section. This is the Town's first full fiscal year of operations following incorporation,

#### **Financial Highlights**

- ✚ The Town's total net position as of December 31, 2024, was \$26.52 million, reflecting the contributed infrastructure from Summit County.
- ✚ Total governmental revenues were \$4.32 million, of which sales taxes accounted for \$3.55 million (82%).
- ✚ Total governmental expenditures were \$25.94 million, with \$24.3 million related to contributed capital for roads and infrastructure.
- ✚ The General Fund ended the year with a fund balance of \$1.94 million, and the Workforce Housing Fund reported a balance of \$725,722.
- ✚ There were no long-term debt issuances during 2024. The Town's long-term liability is limited to accrued compensated absences of \$42,249.

#### **Overview of the Financial Statements**

This discussion and analysis is intended to serve as an introduction to the Town's basic financial statements. The Town's basic financial statements include three components:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to the financial statements

This report also contains supplementary information to provide additional detail.

The following schedule shows the Town's net position for the year:

**Town of Keystone's Net Position**

|                                  | <b>Governmental<br/>Activities</b> |
|----------------------------------|------------------------------------|
|                                  | <b>2024</b>                        |
| <b>Assets:</b>                   |                                    |
| Current and other assets         | \$ 2,812,813                       |
| Capital assets, net              | 23,895,615                         |
| <b>Total Assets</b>              | <b>26,708,428</b>                  |
| <b>Liabilities:</b>              |                                    |
| Current liabilities              | 144,201                            |
| Long-term liabilities            | 42,249                             |
| <b>Total Liabilities</b>         | <b>186,450</b>                     |
| <b>Net Position:</b>             |                                    |
| Net investment in capital assets | 23,895,615                         |
| Restricted                       | 829,722                            |
| Unrestricted                     | 1,796,641                          |
| <b>Total Net Position</b>        | <b>\$ 26,521,978</b>               |

**Government-wide Financial Analysis**

- ✚ As of December 31, 2024, the Town's assets exceeded liabilities by \$26.52 million. Of this amount:
- ✚ \$23.90 million (netted with \$406,391 in accumulated depreciation) (90%) represents contributed capital assets, consisting primarily of roads and infrastructure, with approximately \$16,000 for equipment.
- ✚ \$829,722 is restricted for emergencies and workforce housing.
- ✚ \$1.80 million (7%) is unrestricted and may be used to meet the Town's ongoing obligations. Of the \$1.8 million reported as unrestricted net position, a portion is from road and bridge funds received through intergovernmental revenue. While reported as unrestricted in the government-wide financial statements, Road & Bridge funds are subject to state statutory restrictions and must be used for road and bridge purposes.

The following table summarizes information relating to the Town's Statement of Activities:

**Town of Keystone's Changes in Net Position**

|                                    | <b>Governmental<br/>Activities</b> |
|------------------------------------|------------------------------------|
|                                    | <b>2024</b>                        |
| <b>Revenues:</b>                   |                                    |
| Program revenues:                  |                                    |
| Charges for services               | \$ 581,474                         |
| Operating grants and contributions | 160,635                            |
| Capital grants and contributions   | 24,285,718                         |
| General revenues:                  |                                    |
| Specific ownership tax             | 130                                |
| Sales tax                          | 3,547,526                          |
| Lodging tax and other taxes        | 8,815                              |
| Interest earnings                  | 20,871                             |
| Other revenues                     | 85                                 |
| <b>Total Revenues</b>              | <b>28,605,254</b>                  |
| <b>Expenses:</b>                   |                                    |
| General government                 | 1,470,597                          |
| Public safety                      | 137,618                            |
| Public works                       | 475,061                            |
| <b>Total Expenses</b>              | <b>2,083,276</b>                   |
| <b>Change in Net Position</b>      | <b>26,521,978</b>                  |
| <b>Net Position - Beginning</b>    | <b>-</b>                           |
| <b>Net Position - Ending</b>       | <b>\$ 26,521,978</b>               |

**Governmental Fund Financial Analysis**

The Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**General Fund**

The General Fund is the primary operating fund. As of December 31, 2024, it had an ending fund balance of \$1.94 million.

**Revenues:** \$3.45 million, primarily from sales taxes and licenses.

**Expenditures:** \$25.79 million, with \$24.3 million related to contributed capital assets.

**Net Change:** \$1.94 million. This net change reflects the addition of contributed infrastructure as capital assets in the government-wide statements.

**Workforce Housing Fund** This fund was established to account for revenues from Summit County's Housing Authority's housing sales tax and related expenditures.

**Revenues:** \$868,192

**Expenditures:** \$142,470, including \$90,000 contributions to the Summit County Housing Authority (SCHA).

**Ending Fund Balance:** \$725,722

### **Budgetary Highlights**

For the General Fund, the original budget anticipated revenues of \$3.60 million and expenditures of \$2.41 million. Actual revenues were slightly below budget by \$148,000, mainly due to lower-than-expected licenses and permit fees. Expenditures exceeded budget by \$23.38 million due to the recording of contributed capital infrastructure.

### **Capital Asset and Debt Administration**

#### **Capital Assets**

The Town's investment in capital assets as of December 31, 2024, amounted to \$23.90 million (netted with \$406,391 in accumulated depreciation). Major additions include:

Roads and infrastructure contributed by Summit County (\$24.29 million) and Equipment (\$16,288).

#### **Debt Administration**

The Town had no bonded debt at year-end. The only long-term obligation was accrued compensated absences totaling \$42,249.

### **Economic Factors and Next Year's Budget**

Key economic factors affecting the Town include:

**Sales Tax Dependence:** Sales tax continues to be the Town's largest revenue source and is influenced by visitor spending and broader economic conditions.

**First Year of Lodging Tax:** 2025 will be the Town's first year collecting lodging tax, creating a new and important revenue stream to support infrastructure, Highway 6 safety, and public services.

**Workforce Housing Needs:** Expanding affordable housing options remains a top priority to support local employees and sustain economic growth.

**Infrastructure Responsibilities:** With significant road and infrastructure assets now under Town ownership, the Town will need to plan for long-term maintenance and replacement costs.

The Town ended its first full fiscal year in a strong financial position with no long-term debt and healthy fund balances.

### **Requests for Information**

This financial report is designed to provide a general overview of the Town's finances for all interested parties. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Finance Director at 1628 Sts John Road, Keystone, CO 80435.

## **GOVERNMENT-WIDE FINANCIAL STATEMENTS**

**Town of Keystone  
Statement of Net Position  
December 31, 2024**

---

**Assets:**

|                                          |                   |
|------------------------------------------|-------------------|
| Cash and investments                     | 1,874,161         |
| Accounts receivable, taxes and fees, net | 232,989           |
| Accounts receivable, other, net          | 35,106            |
| Sales tax receivable                     | 660,190           |
| Prepaid expenses                         | 10,367            |
| Capital assets, net                      | 23,895,615        |
| <b>Total Assets</b>                      | <u>26,708,428</u> |

**Liabilities:**

|                                          |                |
|------------------------------------------|----------------|
| Accounts payable and accrued liabilities | 144,201        |
| Accrued compensated absences             | 42,249         |
| <b>Total Liabilities</b>                 | <u>186,450</u> |

**Net Position:**

|                                  |                   |
|----------------------------------|-------------------|
| Net investment in capital assets | 23,895,615        |
| Restricted for emergencies       | 104,000           |
| Restricted for workforce housing | 725,722           |
| Unrestricted                     | 1,796,641         |
| <b>Total Net Position</b>        | <u>26,521,978</u> |

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

**Town of Keystone  
Statement of Activities  
For the Year Ended December 31, 2024**

| Functions/Programs                       | Expenses         | Program Revenues        |                                          |                                        | Net (Expense)<br>Revenue and<br>Changes in<br>Net Position |
|------------------------------------------|------------------|-------------------------|------------------------------------------|----------------------------------------|------------------------------------------------------------|
|                                          |                  | Charges for<br>Services | Operating<br>Grants and<br>Contributions | Capital<br>Grants and<br>Contributions | Total<br>Governmental<br>Activities                        |
| <b>Governmental Activities:</b>          |                  |                         |                                          |                                        |                                                            |
| General government                       | 1,470,597        | 519,389                 | 80,513                                   | -                                      | (870,695)                                                  |
| Public safety                            | 137,618          | -                       | -                                        | -                                      | (137,618)                                                  |
| Public works                             | 475,061          | 62,085                  | 80,122                                   | 24,285,718                             | 23,952,864                                                 |
| <b>Total Governmental<br/>Activities</b> | <b>2,083,276</b> | <b>581,474</b>          | <b>160,635</b>                           | <b>24,285,718</b>                      | <b>22,944,551</b>                                          |
| <b>General revenues:</b>                 |                  |                         |                                          |                                        |                                                            |
|                                          |                  |                         |                                          |                                        | 130                                                        |
|                                          |                  |                         |                                          |                                        | 3,547,526                                                  |
|                                          |                  |                         |                                          |                                        | 8,815                                                      |
|                                          |                  |                         |                                          |                                        | 20,871                                                     |
|                                          |                  |                         |                                          |                                        | 85                                                         |
|                                          |                  |                         |                                          |                                        | <b>3,577,427</b>                                           |
|                                          |                  |                         |                                          |                                        | <b>26,521,978</b>                                          |
|                                          |                  |                         |                                          |                                        | <b>-</b>                                                   |
|                                          |                  |                         |                                          |                                        | <b>26,521,978</b>                                          |

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

## **FUND FINANCIAL STATEMENTS**



**Town of Keystone  
Balance Sheet  
Governmental Funds  
December 31, 2024**

|                                                                                                                                      | <b>General</b>   | <b>Conservation<br/>Trust</b> | <b>Workforce<br/>Housing</b> | <b>Total<br/>Governmental<br/>Funds</b> |
|--------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------|------------------------------|-----------------------------------------|
| <b>Assets:</b>                                                                                                                       |                  |                               |                              |                                         |
| Cash and investments                                                                                                                 | 1,379,072        | -                             | 495,089                      | 1,874,161                               |
| Accounts receivable, taxes and fees                                                                                                  | 2,356            | -                             | 230,633                      | 232,989                                 |
| Accounts receivable, other                                                                                                           | 35,106           | -                             | -                            | 35,106                                  |
| Sales tax receivable                                                                                                                 | 660,190          | -                             | -                            | 660,190                                 |
| Prepaid expenses                                                                                                                     | 10,367           | -                             | -                            | 10,367                                  |
| <b>Total Assets</b>                                                                                                                  | <b>2,087,091</b> | <b>-</b>                      | <b>725,722</b>               | <b>2,812,813</b>                        |
| <b>Liabilities:</b>                                                                                                                  |                  |                               |                              |                                         |
| Accounts payable and accrued liabilities                                                                                             | 144,201          | -                             | -                            | 144,201                                 |
| <b>Total Liabilities</b>                                                                                                             | <b>144,201</b>   | <b>-</b>                      | <b>-</b>                     | <b>144,201</b>                          |
| <b>Fund Balances:</b>                                                                                                                |                  |                               |                              |                                         |
| Non-spendable, prepaid                                                                                                               | 10,367           | -                             | -                            | 10,367                                  |
| Restricted for emergencies                                                                                                           | 104,000          | -                             | -                            | 104,000                                 |
| Restricted for workforce housing                                                                                                     | -                | -                             | 725,722                      | 725,722                                 |
| Unassigned                                                                                                                           | 1,828,523        | -                             | -                            | 1,828,523                               |
| <b>Total Fund Balances</b>                                                                                                           | <b>1,942,890</b> | <b>-</b>                      | <b>725,722</b>               | <b>2,668,612</b>                        |
| <b>Total Deferred Inflow of Resources</b>                                                                                            |                  |                               |                              |                                         |
| <b>Liabilities, and Fund Balances</b>                                                                                                | <b>2,087,091</b> | <b>-</b>                      | <b>725,722</b>               |                                         |
| <b>Amounts reported for governmental activities in the Statement<br/>of Net Assets are different because:</b>                        |                  |                               |                              |                                         |
| Capital assets used in governmental activities are not current financial<br>resources and, therefore, are not reported in the funds. |                  |                               |                              | 23,895,615                              |
| Long-term liabilities are not due and payable in the current period, and<br>therefore, are not reported on the funds.                |                  |                               |                              | (42,249)                                |
| <b>Net Position of Governmental Activities</b>                                                                                       |                  |                               |                              | <b>26,521,978</b>                       |

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

**Town of Keystone**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
**Governmental Funds**  
**For the Year Ended December 31, 2024**

|                                             | <b>General</b>      | <b>Conservation<br/>Trust</b> | <b>Workforce<br/>Housing</b> | <b>Total<br/>Governmental<br/>Funds</b> |
|---------------------------------------------|---------------------|-------------------------------|------------------------------|-----------------------------------------|
| <b>Revenues:</b>                            |                     |                               |                              |                                         |
| Taxes                                       | 2,691,623           | -                             | 864,848                      | 3,556,471                               |
| Intergovernmental                           | 160,635             | -                             | -                            | 160,635                                 |
| Licenses and permits                        | 581,474             | -                             | -                            | 581,474                                 |
| Miscellaneous revenues                      | 17,612              | -                             | 3,344                        | 20,956                                  |
| <b>Total Revenues</b>                       | <b>3,451,344</b>    | <b>-</b>                      | <b>868,192</b>               | <b>4,319,536</b>                        |
| <b>Expenditures:</b>                        |                     |                               |                              |                                         |
| General government                          | 25,588,939          | -                             | 142,470                      | 25,731,409                              |
| Public safety                               | 137,618             | -                             | -                            | 137,618                                 |
| Public works                                | 67,615              | -                             | -                            | 67,615                                  |
| <b>Total Expenditures</b>                   | <b>25,794,172</b>   | <b>-</b>                      | <b>142,470</b>               | <b>25,936,642</b>                       |
| <b>Excess of Revenues Over Expenditures</b> | <b>(22,342,828)</b> | <b>-</b>                      | <b>725,722</b>               | <b>(21,617,106)</b>                     |
| <b>Other Financing Sources (Uses):</b>      |                     |                               |                              |                                         |
| Contributed capital                         | 24,285,718          | -                             | -                            | 24,285,718                              |
| <b>Total Other Financing Sources (Uses)</b> | <b>24,285,718</b>   | <b>-</b>                      | <b>-</b>                     | <b>24,285,718</b>                       |
| <b>Net Change in Fund Balance</b>           | <b>1,942,890</b>    | <b>-</b>                      | <b>725,722</b>               | <b>2,668,612</b>                        |
| <b>Fund Balances - Beginning</b>            | <b>-</b>            | <b>-</b>                      | <b>-</b>                     | <b>-</b>                                |
| <b>Fund Balances - Ending</b>               | <b>1,942,890</b>    | <b>-</b>                      | <b>725,722</b>               | <b>2,668,612</b>                        |

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

**Town of Keystone**  
**Reconciliation of the Statement of Revenues, Expenditures**  
**and Changes in Fund Balances of Governmental Funds**  
**To the Statement of Activities**  
**For the Year Ended December 31, 2024**

---

|                                                          |           |
|----------------------------------------------------------|-----------|
| <b>Net Change in Fund Balances of Governmental Funds</b> | 2,668,612 |
|----------------------------------------------------------|-----------|

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 as depreciation expense. This is the amount by which depreciation exceeded capital outlay during the year.

|                |                  |
|----------------|------------------|
| Capital outlay | 24,302,006       |
| Depreciation   | <u>(406,391)</u> |
|                | 23,895,615       |

Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported in the funds.

|                                |                 |
|--------------------------------|-----------------|
| Change in compensated absences | <u>(42,249)</u> |
|                                | (42,249)        |

|                                                          |                          |
|----------------------------------------------------------|--------------------------|
| <b>Change in Net Position of Governmental Activities</b> | <u><u>26,521,978</u></u> |
|----------------------------------------------------------|--------------------------|

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

## **NOTES TO THE FINANCIAL STATEMENTS**

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**

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**I. Summary of Significant Accounting Policies**

The Town of Keystone, Colorado (the "Town") was incorporated in 2023 as a statutory town under the laws of the State of Colorado. An elected Mayor and Town Board of Trustees are responsible for setting policy, appointing administrative personnel and adopting an annual budget in accordance with state statutes. The Town's major operations include general government, public safety, and public works. The Town is located in Summit County, Colorado.

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

**A. Reporting Entity**

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

Based on the criteria above, the Town is not financially accountable for any other entity nor is the Town a component unit of any other government.

**B. Government-wide Financial Statements**

The Town's basic financial statements include both government-wide (reporting the Town as a whole) and fund financial statements (reporting the Town's individual funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The Town's governmental functions include general government (administration), planning and zoning (building department), public safety (police department), judicial (municipal court), and public works (street maintenance). The Town does not have any business-type activities. As a general rule, the effect of the interfund activity has been eliminated from the government-wide financial statements.

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

The government-wide statement of activities reports both the gross and net cost of each of the Town's functions (public safety, public works, etc.). The Statement of Activities reduces gross expenses (including depreciation) by related program revenues, operating and capital grants. Program revenues must be directly associated with the function (public safety, public works, etc.).

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**I. Summary of Significant Accounting Policies (continued)**

**B. Government-wide Financial Statements (continued)**

Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital-specific grants. The net costs (by function) are mostly supported by general revenues (property and sales taxes, interest income, etc.).

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

**C. Fund Financial Statements**

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

The Town reports the following 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 another fund.

The *Conservation Trust Fund* accounts for state lottery proceeds required to be expended solely on park and recreation improvements. There was no activity for this fund in 2024.

The *Workforce Housing Fund* accounts for funds received from the summit county housing sales tax or workforce housing.

**D. Measurement Focus, Basis of Accounting, and Financial Statement Presentation**

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

**1. Long-term Economic Focus and Accrual Basis**

The government-wide financial statements use the long-term economic focus and are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred, regardless of the timing of the related cash flows.

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**I. Summary of Significant Accounting Policies (continued)**

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

**2. Current Financial Focus and Modified Accrual Basis**

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or soon enough thereafter (60 days) to be used to pay liabilities of the current period. Expenditures are generally recognized when the related liability is incurred. The exception to this general rule is that principal and interest on general long-term debt, if any, is recognized when due.

**3. Financial Statement Presentation**

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

**E. Financial Statement Accounts**

**1. Cash and Cash Equivalents**

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

The Town follows Colorado Revised Statutes which permit investments in the following type of obligations:

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

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

**2. Receivables**

Receivables are reported net of an allowance for uncollectible accounts. The Town uses the allowance method for recognizing the potential uncollectibility of delinquent accounts receivable. No allowance is recorded at December 31, 2024, as all accounts are considered to be collectible.

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**I. Summary of Significant Accounting Policies (continued)**

**E. Financial Statement Accounts (continued)**

**3. Capital Assets**

Capital assets, which include land, infrastructure, buildings and improvements, park improvements, equipment, furniture, and vehicles, are reported in the government-wide financial statements. Capital assets are defined by the Town as assets with an estimated useful life in excess of two years with an initial cost of \$5,000 or more. Purchased assets are recorded at historical cost. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable. Infrastructure, buildings and improvements, park improvements, equipment, furniture and vehicles are depreciated using the straight-line method over the following estimated useful lives:

| <b><u>Capital Assets</u></b>      | <b><u>Years</u></b> |
|-----------------------------------|---------------------|
| Infrastructure                    | 40-59               |
| Building and improvements         | 40                  |
| Park improvements                 | 20                  |
| Equipment, furniture and vehicles | 5-7                 |

**4. Compensated Absences**

The Town allows its employees to accumulate vacation leave, based on the employee's length of service. Vacation leave can be accrued up to a maximum of 200 hours. Vacation leave is paid out upon termination up to the maximum accrual. The Town also allows employees to accumulate sick leave. Sick leave is accrued at a rate of 1 hour per 30 hours worked, up to a maximum of 64 hours in a year. Sick leave can accumulate up to 192 hours.

The Town estimates how much of the leave is more likely than not to be used as paid leave and recognizes that portion as a liability for compensated absences. At December 31, 2024, the estimated value of accumulated vacation leave and sick leave is \$42,249.



**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**I. Summary of Significant Accounting Policies (continued)**

**E. Financial Statement Accounts (continued)**

**5. Deferred Outflows and Inflows of Resources**

In addition to assets or liabilities, the statement of financial position will sometimes report a separate section for deferred outflows or inflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption or acquisition of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) or deferred inflow of resources (revenue) until that time. The Town doesn't have any items that qualify for reporting in this category at December 31, 2024.

**6. Fund Balances**

The Town classifies governmental fund balances as follows:

*Non-spendable* – includes fund balance amounts inherently non-spendable since they represent inventories, prepaid items, etc.

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

*Committed* – includes fund balance amounts that are constrained for specific purposes that are internally imposed by the government through formal action of the highest level of decision making authority, which is the Town Board of Trustees. Fiscal year spending excludes bonded debt service and enterprise spending.

*Assigned* – includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted or committed. Fund Balance may be assigned by the Town Board of Trustees or its management designees. The Capital Acquisition Fund's entire balance was restricted for future capital projects and equipment acquisition.

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

The Town uses restricted amounts to be spent first when both restricted and unrestricted fund balance is available unless there are legal documents or contracts that prohibit this, such as grant agreements that require dollar for dollar spending. Additionally, the Town would first use committed, then assigned, and lastly unassigned amounts when expenditures are made.

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**I. Summary of Significant Accounting Policies (continued)**

**E. Financial Statement Accounts (continued)**

**7. Net Position**

In the government wide financial statements, net position represents the difference between assets and liabilities. Net investment in capital assets, consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets. 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 or laws or regulations of other governments. All other net position is reported as unrestricted.

**F. Use of Estimates**

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

**II. Reconciliation of Government-wide and Fund Financial Statements**

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

These financial statements include a reconciliation between the total fund balances of all governmental funds as presented on the Governmental Funds Balance Sheet and the net position of governmental activities as reported in the government-wide Statement of Net Position.

**B. Explanation of certain differences between the governmental fund Statement of Revenues and Expenditures and the government-wide Statement of Activities**

Additionally, these financial statements include a reconciliation between the total net change in fund balances of all governmental funds as presented on the Governmental Funds Statement of Revenues, Expenditures, and Changes in Fund Balances and the change in net position of governmental activities as reported in the government-wide Statement of Activities.

**III. Stewardship, Compliance, and Accountability**

**A. Budgetary Information**

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

The Town followed the required timetable noted on the following page in preparing, approving, and enacting its budget for 2024.

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**III. Stewardship, Compliance, and Accountability (continued)**

**A. Budgetary Information (continued)**

1. For the 2024 budget year, prior to August 25, 2023, the County Assessor sent to the Town an assessed valuation of all taxable property within the Town's boundaries. The County Assessor may change the assessed valuation on or before December 15, 2023, only once by a single notification to the Town.
2. The Mayor, or other qualified person appointed by the Council, submitted to the Council, on or before October 15, 2023, a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the Town's operating requirements.
3. Prior to December 15, 2023, a public hearing was held for the budget, the Council certified to the County Commissioners a levy rate that derived the necessary property taxes as computed in the proposed budget, and the Council adopted the proposed budget and an appropriating resolution that legally appropriated expenditures for the upcoming year.
4. After a required publication of "Notice of Proposed Budget", the Town adopted the proposed budget and a resolution that legally appropriated expenditures for the upcoming year.
5. After adoption of the budget resolution, the Town may make the following changes: a) it may transfer appropriated money between funds; b) it may approve supplemental appropriations to the extent of revenues in excess of estimated revenues in the budget; c) it may approve emergency appropriations, and d) it may reduce appropriations for which originally estimated revenues are insufficient.

For the year ended December 31, 2024, the Town's General Fund and Workforce Housing Fund exceeded appropriations by \$23,438,444 and \$90,406 respectively, which may be a violation of State Statutes. In the General Fund, the excess was caused by a year-end recording of contributed capital and outlay for the Town's infrastructure valued at \$24,285,718.

**B. TABOR Amendment**

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

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**III. Stewardship, Compliance, and Accountability (continued)**

**B. TABOR Amendment (continued)**

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

TABOR also requires local governments to establish an emergency reserve to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. The reserve is calculated at 3% of fiscal year spending. Fiscal year spending excludes bonded debt service and enterprise spending. The Town has reserved \$104,000 for TABOR, which is the approximate required reserve at December 31, 2024.

On November 2024, a majority of the Town's electors passed a ballot question, which authorized the Town to "retain and spend the full amount of all revenue collected from all sources, including but not limited to state and private grants and summit county sales tax, commencing in 2025 and each subsequent year, without regard to any state revenue or expenditure limitation including the limitation contained in the Taxpayer's Bill of Rights, Article X, Section 20 of the Colorado Constitution."

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

**IV. Detailed Notes on All Funds**

**A. Deposits and Investments**

The Town's deposits are entirely covered by the Federal Deposit Insurance Corporation ("FDIC") or by collateral held under Colorado's Public Deposit Protection Act ("PDPA"). The FDIC insures the first \$250,000 of the Town's deposits at each financial institution. Deposit balances over \$250,000 are collateralized as required by PDPA. The carrying amount of the Town's cash was \$172,888 at year end. The Town had the following cash and investments with the following maturities at December 31, 2024:

|                                   |                         |                  | Maturities         |                    |
|-----------------------------------|-------------------------|------------------|--------------------|--------------------|
|                                   | Standard & Poors rating | Carrying amounts | Less than one year | More than one year |
| <b>Deposits:</b>                  |                         |                  |                    |                    |
| Checking                          | Not rated               | 172,888          | 172,888            | -                  |
| <b>Total deposits</b>             |                         | 172,888          | 172,888            | -                  |
| <b>Investments:</b>               |                         |                  |                    |                    |
| Investment pools                  | AAAm                    | 1,701,273        | 1,701,273          | -                  |
| <b>Total investments</b>          |                         | 1,701,273        | 1,701,273          | -                  |
| <b>Total cash and investments</b> |                         | 1,874,161        | 1,874,161          | -                  |

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**IV. Detailed Notes on All Funds (continued)**

**A. Deposits and Investments (continued)**

*Fair Value of Investments*

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

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

At December 31, 2024, the Town had the following recurring fair value measurements:

| <u>Investments Measured at Net Asset Value</u> |           |
|------------------------------------------------|-----------|
| Colotrust                                      | 1,701,273 |

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

- U.S. Treasuries, U.S. Agencies, and Commercial Paper: quoted prices for identical securities in markets that are not active;
- Repurchase Agreements, Negotiable Certificates of Deposit, and Collateralized Debt Obligations: matrix pricing based on the securities' relationship to benchmark quoted prices;
- Money Market, Bond, and Equity Mutual Funds: published fair value per share (unit) for each fund.

Debt securities, namely mortgage backed securities classified in Level 3 are valued using an appraisal service.

The Investment Pool represents investments in COLOTRUST. The fair value of the pool is determined by the pool's share price. The Town has no regulatory oversight for the pool.

*Interest Rate Risk* - As a means of limiting its exposure to interest rate risk, the Town coordinates its investment maturities closely to match cash flow needs and restricts the maximum investment term to less than five years from the purchase date.

*Credit Risk* - Colorado statutes specify instruments in which local governments may invest. The Town's general investment policy is to apply the prudent-person rule; Investments are made as a prudent person would be expected to act, with discretion and intelligence, to seek reasonable income, preserve capital, and, in general, avoid speculative investments.

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

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**IV. Detailed Notes on All Funds (continued)**

**B. Receivables**

Receivables as of year-end for the Town's funds, including applicable allowances for uncollectible accounts, are as follows:

|                                    |                       |
|------------------------------------|-----------------------|
| Receivables:                       |                       |
| Sales tax                          | 660,190               |
| Accounts                           | 268,095               |
| Other governments                  | -                     |
| Gross receivables                  | <u>928,285</u>        |
| Less: allowance for uncollectibles | -                     |
| Net receivables                    | <u><u>928,285</u></u> |

**C. Capital Assets**

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

|                                                    | <u>Beginning<br/>Balance</u> | <u>Increases</u>         | <u>Decreases</u> | <u>Ending<br/>Balance</u> |
|----------------------------------------------------|------------------------------|--------------------------|------------------|---------------------------|
| <b>Governmental activities:</b>                    |                              |                          |                  |                           |
| Capital assets, being depreciated:                 |                              |                          |                  |                           |
| Infrastructure                                     | -                            | 24,285,718               | -                | 24,285,718                |
| Furniture, vehicles and equipment                  | -                            | 16,288                   | -                | 16,288                    |
| Total capital assets, being depreciated            | <u>-</u>                     | <u>24,302,006</u>        | <u>-</u>         | <u>24,302,006</u>         |
| Less accumulated depreciation:                     |                              |                          |                  |                           |
| Infrastructure                                     | -                            | (404,762)                | -                | (404,762)                 |
| Furniture, vehicles and equipment                  | -                            | (1,629)                  | -                | (1,629)                   |
| Total accumulated depreciation:                    | <u>-</u>                     | <u>(406,391)</u>         | <u>-</u>         | <u>(406,391)</u>          |
| Total capital assets being depreciated, net        | <u>-</u>                     | <u>23,895,615</u>        | <u>-</u>         | <u>23,895,615</u>         |
| <b>Governmental activities capital assets, net</b> | <u><u>-</u></u>              | <u><u>23,895,615</u></u> | <u><u>-</u></u>  | <u><u>23,895,615</u></u>  |

The Town had capital outlay expenditures and depreciation expense for 2024 as follows:

|                                 | <u>Depreciation<br/>Expense</u> | <u>Capital<br/>Outlay</u> |
|---------------------------------|---------------------------------|---------------------------|
| <b>Governmental activities:</b> |                                 |                           |
| General government              | 1,629                           | 24,302,006                |
| Public safety                   | -                               | -                         |
| Public works                    | 404,762                         | -                         |
| <b>Total</b>                    | <u><u>406,391</u></u>           | <u><u>24,302,006</u></u>  |

In 2024, the Town recorded capital outlays and a capital contribution of \$24,285,718 for the contribution of its share of road infrastructure within the Town.

**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

**IV. Detailed Notes on All Funds (continued)**

**D. Long-term Liabilities**

**1. Changes in Long-term Liabilities**

Long-term liability activity for the year ended December 31, 2024, was as follows:

|                                                                | <u>Beginning<br/>Balance</u> | <u>Additions</u> | <u>Reductions</u> | <u>Ending<br/>Balance</u> | <u>Due Within<br/>One Year</u> |
|----------------------------------------------------------------|------------------------------|------------------|-------------------|---------------------------|--------------------------------|
| <b>Governmental Activities:</b>                                |                              |                  |                   |                           |                                |
| Accrued compensated absences                                   | -                            | 42,249           | -                 | 42,249                    | 10,562                         |
| <b>Total governmental activities<br/>long-term liabilities</b> | <u>-</u>                     | <u>42,249</u>    | <u>-</u>          | <u>42,249</u>             | <u>10,562</u>                  |

These liabilities are generally liquidated by the General Fund.

**V. Other Information**

**A. Retirement Plan – Deferred Compensation Plan – 457(b)**

The Town participates in the CRA retirement plan created in accordance with Internal Revenue Code Section 457(b) (the “457(b) Plan”), which is a deferred compensation plan. The plan permits employees to defer a portion of their salary until future years. All contributions to the 457(b) Plan and all income attributable to those amounts are to be held in a trust for the exclusive benefit of the plan participants and their beneficiaries. Plan investment purchases are determined by the plan participants and therefore, the plan’s investment concentration varies between participants. The Town has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor. The Town is neither the trustee nor the administrator for the plan. The seven-member governing board of the CRA makes all necessary rules and is responsible for the administration of the funds in the 457(b) Plan. Benefits payable at retirement, death, termination, or other unforeseen circumstances are based on the accumulated account balance of each employee. The Town matches up to 3% of the employee’s salary.

During the year ended December 31, 2024, there was \$6,573 in matched contributions remitted to the trustee on their behalf.

**B. 401(a) Money Purchase Plan and Trust**

The Town provides a Defined Contribution Plan (401 Plan) under Section 401(a) of the Internal Revenue Code. The 401 Plan is administered by CRA.

The 401 Plan is available to all full time employees of the Town. Under the 401 Plan, the Town contributes 8% of each full time and salaried employee’s gross salary on a monthly basis. Employees contribute a mandatory contribution of 3% of gross salary. The Town’s contributions are immediately vested upon plan participation.

In accordance with Internal Revenue Code Section 401(a), all plan assets and income are held in trust for the exclusive benefit of the participants and their beneficiaries. During the year ended December 31, 2024, the Town remitted \$36,345 in benefits to the Trustee, which represents its cost and required contribution. No part of the corpus or income of the Trust shall revert to the Employer or be used for or diverted to purposes other than the exclusive benefit of Participants and their beneficiaries. The Town has no liability for losses under the 401(a) Money Purchase Plan. Accordingly, it is not a part of the Town’s financial statements.



**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**V. Other Information (continued)**

**C. Risk Management**

**1. Colorado Intergovernmental Risk Sharing Agency**

The Town is exposed to various risks of loss related to workers compensation, general liability, unemployment, torts, theft of, damage to, and destruction of assets, and errors and omissions. To address such risks, the Town is a participant in a public entity risk pool administered by the Colorado Intergovernmental Risk Sharing Agency (CIRSA).

CIRSA's operations are funded by contributions from member governments. Coverage is provided in the amount of \$500,000 per claim or occurrence for property, \$100,000 per claim/annual aggregate public relations and security breach, \$1,000,000 per claim or occurrence for liability, \$1,000,000 for public officials' liability, \$500,000 each claim/annual aggregate security and privacy liability, and \$150,000 per claim or occurrence for crime. CIRSA has also acquired additional excess coverage from outside sources.

While the Town may be liable for any losses in excess of this coverage, the Town does not anticipate such losses at December 31, 2024. The deductible amount paid by the Town for each incident in 2024 was \$1,000. All settlements for the year-ended December 31, 2024 were under the maximum coverage allowed.

Surpluses or deficits realized by CIRSA for any given year are subject to change for such reasons as interest earnings on invested amounts for those years and funds, re-estimation of losses for those years and funds, and credits or distributions from surplus for those years and funds.

CIRSA's combined financial information for the year ended December 31, 2024, is summarized as follows:

**Assets:**

|                      |                    |
|----------------------|--------------------|
| Cash and investments | 98,496,751         |
| Other assets         | 6,370,143          |
| <b>Total assets</b>  | <u>104,866,894</u> |

|                          |                   |
|--------------------------|-------------------|
| <b>Total liabilities</b> | <u>67,056,273</u> |
|--------------------------|-------------------|

|                     |                   |
|---------------------|-------------------|
| <b>Net position</b> | <u>37,810,621</u> |
|---------------------|-------------------|

|                                        |                  |
|----------------------------------------|------------------|
| Total contributions and other revenues | 55,696,415       |
| Total expenses and distributions       | (51,954,991)     |
| <b>Change in net position</b>          | <u>3,741,424</u> |

A copy of CIRSA's audit report can be obtained by writing to CIRSA, 3665 Cherry Creek North Drive, Denver, CO 80209, or by calling (800)-228-7136.



**Town of Keystone, Colorado**  
**Notes to the Financial Statements**  
**December 31, 2024**  
**(continued)**

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**V. Other Information (continued)**

**C. Risk Management (continued)**

**2. Workers' Compensation**

The Town is exposed to various risks of loss related to workers' compensation. The Town has acquired commercial coverage for this risk and any settled claims are not expected to exceed the commercial insurance coverage. There is no change in coverage from past years, and settlements have not exceeded coverage for each of the past three fiscal years.

**D. Commitments and Contingencies**

During the normal course of business, the Town may incur claims and other assertions against it from various agencies and individuals. Management of the Town and their legal representatives are not aware of any claims or assertions that would affect the fairness of the presentation of the financial statements at December 31, 2024.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**Town of Keystone**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - General Fund**  
**For the Year Ended December 31, 2024**

|                                       | <b>Original<br/>and Final<br/>Budget</b> | <b>Actual</b>    | <b>Final<br/>Budget<br/>Variance<br/>Positive<br/>(Negative)</b> |
|---------------------------------------|------------------------------------------|------------------|------------------------------------------------------------------|
| <b>Revenues:</b>                      |                                          |                  |                                                                  |
| <b>Taxes:</b>                         |                                          |                  |                                                                  |
| Specific ownership taxes              | 35,318                                   | 130              | (35,188)                                                         |
| General sales taxes                   | 2,614,224                                | 2,682,678        | 68,454                                                           |
| Selective use taxes:                  |                                          |                  |                                                                  |
| Cigarette taxes                       | 64,720                                   | 8,815            | (55,905)                                                         |
| <b>Total - Taxes</b>                  | <u>2,714,262</u>                         | <u>2,691,623</u> | <u>(22,639)</u>                                                  |
| <b>Intergovernmental:</b>             |                                          |                  |                                                                  |
| Road and bridge mill levy             | 91,684                                   | 80,122           | (11,562)                                                         |
| Highway users taxes                   | 48,627                                   | -                | (48,627)                                                         |
| Grants, other                         | -                                        | 80,513           | 80,513                                                           |
| <b>Total - Intergovernmental</b>      | <u>140,311</u>                           | <u>160,635</u>   | <u>20,324</u>                                                    |
| <b>Licenses and permits:</b>          |                                          |                  |                                                                  |
| Building permits                      | 203,203                                  | 62,085           | (141,118)                                                        |
| Business and lodging tax licenses     | 541,732                                  | 519,389          | (22,343)                                                         |
| <b>Total - Licenses and permits</b>   | <u>744,935</u>                           | <u>581,474</u>   | <u>(163,461)</u>                                                 |
| <b>Miscellaneous revenues:</b>        |                                          |                  |                                                                  |
| Interest                              | -                                        | 17,527           | 17,527                                                           |
| Other                                 | -                                        | 85               | 85                                                               |
| <b>Total - Miscellaneous revenues</b> | <u>-</u>                                 | <u>17,612</u>    | <u>17,612</u>                                                    |
| <b>Total Revenues</b>                 | <u>3,599,508</u>                         | <u>3,451,344</u> | <u>(148,164)</u>                                                 |

**Town of Keystone**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - General Fund**  
**For the Year Ended December 31, 2024**  
**(continued)**

|                                                                      | <b>Original<br/>and Final<br/>Budget</b> | <b>Actual</b>         | <b>Final<br/>Budget<br/>Variance<br/>Positive<br/>(Negative)</b> |
|----------------------------------------------------------------------|------------------------------------------|-----------------------|------------------------------------------------------------------|
| <b>Expenditures:</b>                                                 |                                          |                       |                                                                  |
| <b>General government:</b>                                           |                                          |                       |                                                                  |
| Employee benefits and taxes                                          | 188,759                                  | 129,496               | 59,263                                                           |
| General expenditures                                                 | 179,997                                  | 137,327               | 42,670                                                           |
| Mayor and Town Council                                               | 51,026                                   | 52,163                | (1,137)                                                          |
| Administrative services                                              | 764,197                                  | 652,528               | 111,669                                                          |
| Community development                                                | 389,960                                  | 156,992               | 232,968                                                          |
| Capital outlay                                                       | 781,400                                  | 24,460,433            | (23,679,033)                                                     |
| <b>Total - General government</b>                                    | <u>2,355,339</u>                         | <u>25,588,939</u>     | <u>(23,233,600)</u>                                              |
| <b>Public safety:</b>                                                |                                          |                       |                                                                  |
| Public safety                                                        | -                                        | 137,618               | (137,618)                                                        |
| <b>Total - Public safety</b>                                         | <u>-</u>                                 | <u>137,618</u>        | <u>(137,618)</u>                                                 |
| <b>Public works:</b>                                                 |                                          |                       |                                                                  |
| Public works                                                         | 60,017                                   | 35,902                | 24,115                                                           |
| Road maintenance and snow plowing                                    | -                                        | 31,713                | (31,713)                                                         |
| <b>Total - Public works</b>                                          | <u>60,017</u>                            | <u>67,615</u>         | <u>(7,598)</u>                                                   |
| <br><b>Total Expenditures</b>                                        | <br><u>2,415,356</u>                     | <br><u>25,794,172</u> | <br><u>(23,378,816)</u>                                          |
| <br><b>Excess (Deficiency) of Revenues<br/>    Over Expenditures</b> | <br>1,184,152                            | <br>(22,342,828)      | <br>(23,526,980)                                                 |
| <br><b>Other Financing Sources (Uses):</b>                           |                                          |                       |                                                                  |
| Sales tax advance                                                    | -                                        | 1,400,000             | 1,400,000                                                        |
| Sales tax repayment                                                  | -                                        | (1,400,000)           | (1,400,000)                                                      |
| Contributed capital                                                  | -                                        | 24,285,718            | 24,285,718                                                       |
| Transfers in                                                         | 900,000                                  | -                     | 900,000                                                          |
| Transfers out                                                        | (900,000)                                | -                     | (900,000)                                                        |
| <b>Total Other Financing Sources (Uses)</b>                          | <u>-</u>                                 | <u>24,285,718</u>     | <u>24,285,718</u>                                                |
| <br><b>Net Change in Fund Balance</b>                                | <br>1,184,152                            | <br>1,942,890         | <br>758,738                                                      |
| <br><b>Fund Balance - Beginning</b>                                  | <br><u>-</u>                             | <br><u>-</u>          | <br><u>-</u>                                                     |
| <br><b>Fund Balance - Ending</b>                                     | <br><u>1,184,152</u>                     | <br><u>1,942,890</u>  | <br><u>758,738</u>                                               |

**Town of Keystone**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Conservation Trust Fund**  
**For the Year Ended December 31, 2024**

|                                                              | <u>Original<br/>and Final<br/>Budget</u> | <u>Actual</u>   | <u>Budget<br/>Variance<br/>Positive<br/>(Negative)</u> |
|--------------------------------------------------------------|------------------------------------------|-----------------|--------------------------------------------------------|
| <b>Revenues:</b>                                             |                                          |                 |                                                        |
| Intergovernmental: State lottery revenue                     | 12,920                                   | -               | (12,920)                                               |
| <b>Total Revenues</b>                                        | <u>12,920</u>                            | <u>-</u>        | <u>(12,920)</u>                                        |
| <b>Expenditures:</b>                                         |                                          |                 |                                                        |
| Capital improvements                                         | -                                        | -               | -                                                      |
| <b>Total Expenditures</b>                                    | <u>-</u>                                 | <u>-</u>        | <u>-</u>                                               |
| <b>Excess (Deficiency) of Revenues<br/>Over Expenditures</b> | <u>12,920</u>                            | <u>-</u>        | <u>(12,920)</u>                                        |
| <b>Fund Balance - Beginning</b>                              | <u>-</u>                                 | <u>-</u>        | <u>-</u>                                               |
| <b>Fund Balance - Ending</b>                                 | <u><u>12,920</u></u>                     | <u><u>-</u></u> | <u><u>(12,920)</u></u>                                 |

**Town of Keystone**  
**Schedule of Revenues, Expenditures and Changes in Fund Balance**  
**Budget and Actual - Workforce Housing Fund**  
**For the Year Ended December 31, 2024**

|                                                              | <u>Original<br/>and Final<br/>Budget</u> | <u>Actual</u>         | <u>Budget<br/>Variance<br/>Positive<br/>(Negative)</u> |
|--------------------------------------------------------------|------------------------------------------|-----------------------|--------------------------------------------------------|
| <b>Revenues:</b>                                             |                                          |                       |                                                        |
| General sales tax                                            | 788,210                                  | 864,848               | 76,638                                                 |
| Interest                                                     | -                                        | 3,344                 | 3,344                                                  |
| <b>Total Revenues</b>                                        | <u>788,210</u>                           | <u>868,192</u>        | <u>79,982</u>                                          |
| <b>Expenditures:</b>                                         |                                          |                       |                                                        |
| Housing authority fees                                       | 52,064                                   | 52,470                | (406)                                                  |
| Contribution to SCHA office                                  | -                                        | 90,000                | (90,000)                                               |
| <b>Total Expenditures</b>                                    | <u>52,064</u>                            | <u>142,470</u>        | <u>(90,406)</u>                                        |
| <b>Excess (Deficiency) of Revenues<br/>Over Expenditures</b> | <u>736,146</u>                           | <u>725,722</u>        | <u>(10,424)</u>                                        |
| <b>Fund Balance - Beginning</b>                              | <u>-</u>                                 | <u>-</u>              | <u>-</u>                                               |
| <b>Fund Balance - Ending</b>                                 | <u><u>736,146</u></u>                    | <u><u>725,722</u></u> | <u><u>(10,424)</u></u>                                 |

## **SUPPLEMENTARY INFORMATION**

|                                       |                                         |                                        |
|---------------------------------------|-----------------------------------------|----------------------------------------|
| <b>LOCAL HIGHWAY FINANCE REPORT</b>   |                                         | STATE:<br><b>COLORADO</b>              |
|                                       |                                         | YEAR ENDING (mm/yy):<br><b>12/2024</b> |
| This Information From The Records Of: | Prepared By:                            |                                        |
| <b>Town of Keystone</b>               | <b>Heikela Fawkes, Finance Director</b> |                                        |

**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**

| ITEM                                                        | AMOUNT          |
|-------------------------------------------------------------|-----------------|
| <b>A. Receipts from local sources:</b>                      |                 |
| 1. Local highway-user taxes                                 |                 |
| a. Motor Fuel (from Item I.A.5.)                            |                 |
| b. Motor Vehicle (from Item I.B.5.)                         |                 |
| c. Total (a.+b.)                                            |                 |
| 2. General fund appropriations                              | \$ 660,000.00   |
| 3. Other local imposts (from page 2)                        | \$ 2,682,678.00 |
| 4. Miscellaneous local receipts (from page 2)               | \$ -            |
| 5. Transfers from toll facilities                           | \$ -            |
| 6. Proceeds of sale of bonds and notes:                     |                 |
| a. Bonds - Original Issues                                  | \$ -            |
| b. Bonds - Refunding Issues                                 | \$ -            |
| c. Notes                                                    | \$ -            |
| d. Total (a. + b. + c.)                                     | \$ -            |
| 7. Total (1 through 6)                                      | \$ 3,342,678.00 |
| <b>B. Private Contributions</b>                             | \$ -            |
| <b>C. Receipts from State government</b><br>(from page 2)   | \$ -            |
| <b>D. Receipts from Federal Government</b><br>(from page 2) | \$ -            |
| <b>E. Total receipts (A.7 + B + C + D)</b>                  | \$ 3,342,678.00 |

**III. EXPENDITURES FOR ROAD AND STREET PURPOSES**

| ITEM                                             | AMOUNT        |
|--------------------------------------------------|---------------|
| <b>A. Local highway expenditures:</b>            |               |
| 1. Capital outlay (from page 2)                  | \$ 4,267.06   |
| 2. Maintenance:                                  | \$ 9,202.00   |
| 3. Road and street services:                     |               |
| a. Traffic control operations                    | \$ -          |
| b. Snow and ice removal                          | \$ 22,511.00  |
| c. Other                                         | \$ -          |
| d. Total (a. through c.)                         | \$ 22,511.00  |
| 4. General administration & miscellaneous        | \$ -          |
| 5. Highway law enforcement and safety            | 137,618.00    |
| 6. Total (1 through 5)                           | \$ 173,598.06 |
| <b>B. Debt service on local obligations:</b>     |               |
| 1. Bonds:                                        |               |
| a. Interest                                      | \$ -          |
| b. Redemption                                    | \$ -          |
| c. Total (a. + b.)                               | \$ -          |
| 2. Notes:                                        |               |
| a. Interest                                      | \$ -          |
| b. Redemption                                    | \$ -          |
| c. Total (a. + b.)                               | \$ -          |
| 3. Total (1.c + 2.c)                             | \$ -          |
| <b>C. Payments to State for highways</b>         | \$ -          |
| <b>D. Payments to toll facilities</b>            | \$ -          |
| <b>E. Total expenditures (A.6 + B.3 + C + D)</b> | \$ 173,598.06 |

**IV. LOCAL HIGHWAY DEBT STATUS**

(Show all entries at par)

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

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

|  | A. Beginning Balance | B. Total Receipts | C. Total Disbursements | D. Ending Balance | E. Reconciliation |
|--|----------------------|-------------------|------------------------|-------------------|-------------------|
|  | \$ -                 | \$ 3,342,678.00   | \$ 173,598.06          | \$ 3,169,079.94   | \$ -              |

Notes and Comments:



|                              |  |                                 |  |
|------------------------------|--|---------------------------------|--|
| LOCAL HIGHWAY FINANCE REPORT |  | STATE:<br>COLORADO              |  |
|                              |  | YEAR ENDING (mm/yy):<br>12/2024 |  |

| 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                  | \$ -            | a. Interest on investments                 | 0.00   |
| b. Other local imposts:                            |                 | b. Traffic Fines & Penalties               | \$ -   |
| 1. Sales Taxes                                     | 2,682,678.00    | 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                   | \$ -            | g. Other Misc. Receipts                    | \$ -   |
| 6. Total (1. through 5.)                           | \$ 2,682,678.00 | h. Other                                   | \$ -   |
| c. Total (a. + b.)                                 | \$ 2,682,678.00 | i. Total (a. through h.)                   | \$ -   |
| (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 (from Item I.C.5.)           |                 | 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                     | \$ -            | d. Federal Transit Administration          | \$ -   |
| d. DOLA Grant                                      | \$ -            | e. U.S. Corps of Engineers                 | \$ -   |
| e. Other                                           | \$ -            | f. Other Federal ARPA                      | \$ -   |
| f. Total (a. through e.)                           | \$ -            | g. Total (a. through f.)                   | \$ -   |
| 4. Total (1. + 2. + 3.f)                           | \$ -            | 3. Total (1. + 2.g)                        | \$ -   |
| (Carry forward to page 1)                          |                 | (Carry forward to page 1)                  |        |

| III. EXPENDITURES FOR ROAD AND STREET PURPOSES - DETAIL |                                         |                                          |              |
|---------------------------------------------------------|-----------------------------------------|------------------------------------------|--------------|
|                                                         | ON NATIONAL<br>HIGHWAY<br>SYSTEM<br>(a) | OFF NATIONAL<br>HIGHWAY<br>SYSTEM<br>(b) | TOTAL<br>(c) |
| <b>A.1. Capital outlay:</b>                             |                                         |                                          |              |
| a. Right-Of-Way Costs                                   | \$ -                                    | \$ -                                     | \$ -         |
| b. Engineering Costs                                    | \$ -                                    | \$ 4,267.06                              | \$ 4,267.06  |
| c. Construction:                                        |                                         |                                          |              |
| (1). New Facilities                                     | \$ -                                    | \$ -                                     | \$ -         |
| (2). Capacity Improvements                              | \$ -                                    | \$ -                                     | \$ -         |
| (3). System Preservation                                | \$ -                                    | \$ -                                     | \$ -         |
| (4). System Enhancement And Operation                   | \$ -                                    | \$ -                                     | \$ -         |
| (5). Total Construction (1)+(2)+(3)+(4)                 | \$ -                                    | \$ -                                     | \$ -         |
| d. Total Capital Outlay (Lines 1.a. + 1.b. + 1.c.4)     | \$ -                                    | \$ 4,267.06                              | \$ 4,267.06  |
| (Carry forward to page 1)                               |                                         |                                          |              |
| Notes and Comments:                                     |                                         |                                          |              |