Greeley City Council Agenda

Work Session

Tuesday, January 11, 2022 at 6:00 p.m.

City Council Chambers at City Center South, 1001 11th Ave, Greeley, CO 80631

Zoom Webinar link: https://greeleygov.zoom.us/j/93148588956

NOTICE:

City Council Work Sessions are held on the 2nd and 4th Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to view Council work sessions in person or remotely. **Work sessions do not include public input in any format. Public comment is only permitted at regular Council meetings on the 1st and 3rd Tuesdays of each month.**

Watch Meetings::

Meetings are open to the public and can be attended in person by anyone.

Meetings are livestreamed on YouTube at youtube.com/CityofGreeley as well as over the Zoom webinar. Public participation in the Zoom webinar only allows viewing the meeting.

For more information about this meeting or to request reasonable accommodations, contact the City Clerk's Office at 970-350-9740 or by email at cityclerk@greeleygov.com.

Meeting agendas, minutes, and archived videos are available on the City's meeting portal at greeley-co.municodemeetings.com/

City of Greeley Colorado

City Council Work Session Agenda

January 11, 2022 at 6:00 PM
City Council Chambers, City Center South, 1001 11th Ave & via Zoom at https://greeleygov.zoom.us/j/93148588956

City of Greeley Colorado

Mayor
John Gates

Councilmembers

Tommy Butler
Ward I

Deb DeBoutez
Ward II

Johnny Olson
Ward III

Dale Hall
Ward IV

Brett Payton
At-Large

Ed Clark
At-Large

A City Achieving Community Excellence
Greeley promotes a healthy, diverse economy and high quality of life responsive to all its residents and neighborhoods, thoughtfully managing its human and natural resources in a manner that creates and sustains a safe, unique, vibrant and rewarding community in which to live, work, and play.

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Reports from Mayor and Council Members
5. Scheduling of Meetings, Other Events
6. Update on COVID-19
7. 2020 Financial Audit Report and Comprehensive Annual Financial Report
8. ShurView Property Acquisition Update
9. Bittersweet Park Turf Strategies
10. Discussion of 2022 Council Meeting and Work Session Calendar
11. Adjournment

Work Session Agenda Summary

Title:

Reports from Mayor and Council Members

Background:

During this portion of the meeting any Council Member may offer a summary of the Council Member's attendance at assigned board/committee meetings and should include key highlights and points that may require additional decision and discussion by the full Council at this or a future Worksession.

Board/Committee	Meeting Day/Time	Assignment
--Team of 2-- Board/Commission Interviews	Monthly as Needed	Council Rotation
Water & Sewer Board	3rd Wed, 2:00 pm	Gates
Youth Commission Liaison	4th Mon, 6:00 pm	Clark
Historic Preservation Loan Committee	As Needed	DeBoutez
Police Pension Board	Quarterly	Clark
Employee Health Board	As Needed	DeBoutez
Airport Authority	3rd Thur, 3:30 pm	Payton/Clark
Visit Greeley	3rd Wed, 7:30 am	Butler
Upstate Colorado Economic Development	Last Wed, 7:00 am	Gates/Hall
Greeley Chamber of Commerce	4th Mon, 11:30 am	Hall
Island Grove Advisory Board	1st Thur, 3:30 pm	Butler
Weld Project Connect Committee (United Way)	As Needed	Butler
Downtown Development Authority	3rd Thur, 7:30 am	Butler/DeBoutez
Transportation/Air Quality MPO	1st Thur, 6:00 pm	Payton/Olson
Poudre River Trail	1st Thur, 7:00 am	Hall
Interstate 25 Coalition	As Needed	Olson
Highway 85 Coalition	As Needed	Gates
Highway 34 Coalition	As Needed	Olson
CML Policy Committee (Council or Staff)	As Needed	Payton/Lee Gates alternate
CML Executive Board opportunity	As Needed	Hall
CML - Other opportunities	As Available/Desired	

City Council Meeting Scheduling 2022

	Current as of 1/4/2021		
	This schedule is subject to change		
Date	**Description**	**Sponsor**	**Placement/Time**
January 18, 2022 Council Meeting	Resolution-Acceptance of Airport Grant	Paul Trombino	Consent
	Resolution-CDOT IGA for Highway Safety Grant at CR17	Paul Trombino	Consent
	Resolution-CDOT IGA for Fiber Phase 3	Paul Trombino	Consent
	Intro-Ordinance-Stormwater 2022 Series Bond Issuance	John Karner	Consent
	Ordinance-PH and Second Reading-GMC Updates related to the non-potable water development policy	Sean Chambers	Regular
	Ordinance-PH and Second Reading - Authorizing the use of eminent domain for the acquisition of right of way for easements required for Terry Ranch Water Project pipeline and related infrastructure	Sean Chambers	Regular
	Ordinance-PH and Second Reading - Triennial Review of Boards and Commissions	Stacey Aurzada	Regular
	2022 Legislative Session Update and Direction on City Council Position	Paul Fetherston	Regular
January 25, 2022 Worksession Meeting	COVID-19 Update	Raymond Lee	
	Homeless update	Becky Safarik	
	Greeley On the Go Transportation Master Plan	Paul Trombino	0.50
	Ordinance creating Special Districts	Becky Safarik	
	Executive Session - Discussion of City Attorney review process	Kathleen Hix	
February 1, 2022 Council Meeting	Intro-Ordinance-Conveyance of easement to City of Loveland for a recreational trail	Sean Chambers	Consent
	Resolution-Approving Wildlife Recovery Research IGA with Colorado State University	Sean Chambers	Consent
	Resolution -Stormwater Bonds	John Karner	Consent
	Ordinance-2nd Reading and PH and Resolution -Stormwater 2022 Series Bond Issuance	John Karner	Regular
February 8, 2022 Worksession Meeting	Greeley Public Safety Picture	Adam Turk	
	Utility Billing Status Update	Sean Chambers	0.25
	Quiet Zones Update	Paul Trombino	
	Executive Session - City Attorney performance review		

Item No. 5.

January 2022

January 2022

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February 2022

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Dec 26	27	28	29	30	31	Jan 1, 22
2	3	4 6:00pm City Council Meeting (Council Chambers and via Zoom) - Council	5	6 3:30pm IG Adv. Board (Butler) 6:00pm MPO (Payton/Olson)	7	8
9	10	11 6:00pm City Council Worksession Meeting (Council Chambers and via Zoom) -	12	13 7:30am Poudre River Trail (Hall)	14	15
16	17	18 6:00pm City Council Meeting - Council Master Calendar	19 2:00pm Water & Sewer Board (Gates)	20 7:30am DDA (DeBoutez/Butler) 3:30pm Airport Authority	21	22
23	24 11:30am Greeley Chamber of 6:00pm Youth Commission (Clark)	25 6:00pm City Council Worksession Meeting - Council Master Calendar	26 7:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate	27 7:30am Poudre River Trail (Hall)	28	29
30	31	Feb 1	2	3	4	5

Item No. 5.

February 2022

February 2022

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March 2022

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27	28	29	30	31		

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
Jan 30	31	Feb 1 6:00pm City Council Meeting (Council Chambers and via Zoom) - Council Master Calendar	2	3 3:30pm IG Adv. Board (Butler) 6:00pm MPO (Payton/Olson)	4	5
6	7	8 6:00pm City Council Worksession Meeting (Council Chambers and via Zoom) - Council Master	9	10 7:30am Poudre River Trail (Hall)	11	12
13	14	15 6:00pm City Council Meeting - Council Master Calendar	16 2:00pm Water & Sewer Board (Gates)	17 7:30am DDA (DeBoutez/Butler) 3:30pm Airport Authority (Clark/Payton)	18	19
20	21	22 6:00pm City Council Worksession Meeting - Council Master Calendar	23 7:00am Upstate Colorado Economic Development (Gates/Hall) (Upstate Colorado Conference	24 7:30am Poudre River Trail (Hall)	25	26
27	28 11:30am Greeley Chamber of Commerce (Hall) 6:00pm Youth Commission (Clark)	Mar 1	2	3	4	5

Work Session Agenda Summary

Key Staff Contact: Raymond Lee, City Manager, 970-350-9750

Title:

COVID-19 Update

Summary:

There will be a brief update to Council regarding COVID-19. The latest updates are available via the City's Dashboard:
https://www.arcgis.com/apps/dashboards/78156f8c2f104973a00b40711296e8ae

Worksession Agenda Summary

January 11, 2022
John Karner, Finance Director, 970-350-9732

Title:
2020 Financial Audit Report and Comprehensive Annual Financial Report

Background:
In accordance with City Charter Title 2 Chapter 12.090, the City engages an external auditor each year to audit the City's financial statements and accounting practices. This audit entails a review of the City's Comprehensive Annual Financial Report as well as a detailed Single Audit of a specific financial program if such program meets the threshold of federal funding based on federal guidelines. This year the auditor selected Greeley's Coronavirus Aid, Relief, and Economic Security Act (CARES) grant program as an eligible Single Audit under federal guidelines. While the Auditor provided an unmodified opinion with no weaknesses for the City's Annual Financial Report, two material weaknesses were reported in the Single Audit of the City's CARES program. All funds related for the CARES program were able to be tracked and accounted for, however the findings were related to how the City reported specific reimbursement request under the CARES program guidelines and to aspects of financial record keeping related to grants and the Schedule of Expenditures and Federal Awards (SEFA). The City's external auditor will be providing a short presentation on the full financial audit results at the work session.

As a result of these findings, the auditors have recommended that the City hire a full-time employee dedicated to grant compliance to support the City's growing grant funding and the reporting burden that comes with these programs. This recommendation coincides with the Finance Department Assessment report completed this summer that also recommended a full time position be created dedicated to grants reporting and compliance. As such, the City has already begun the process of developing this new role and will be recruiting for the position in Q1 of 2022.

Strategic Work Program Item or Applicable Council Priority and Goal:
Operational Excellence: In 2040, Greeley is recognized as the State's municipal employer of choice. The organization is a benchmark for

operational excellence and its residents benefit from fiscal responsibility, customer responsiveness, and transparency. Resident involvement in local government has never been stronger.

Decision Options:

1. Accept the report as presented, or
2. Ask staff and/or auditor to analyze other considerations.

Attachments:

2020 Comprehensive Annual Financial Report
PowerPoint

CITY OF GREELEY, COLORADO
COMPREHENSIVE ANNUAL FINANCIAL REPORT

FOR THE YEAR ENDED DECEMBER 31, 2020

City of Greeley Colorado

“Dreaming Big Dreams” by Betony Coons, 2018

COMPREHENSIVE ANNUAL FINANCIAL REPORT

CITY OF GREELEY, COLORADO
YEAR ENDED DECEMBER 31, 2020

Submitted by
DEPARTMENT OF FINANCE

John Karner
Finance Director

"For the Love of Flowers" by Rhonda Kimura, 2018

CITY OF GREELEY, COLORADO
Comprehensive Annual Financial Report
For the Year Ended December 31, 2020

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City of Greeley Colorado

September 24, 2021

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

The Comprehensive Annual Financial Report of the City of Greeley for fiscal year ended December 31, 2020 is hereby submitted in accordance with Colorado statutes and City charter provisions.

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

BDO USA, LLP, Certified Public Accountants, have issued an unmodified ("clean") opinion on the City of Greeley's financial statements for the year ended December 31, 2020. The independent auditor's report is located at the front of the financial section of this report.

The independent audit of the financial statements of the City of Greeley was part of a broader, federally mandated "Single Audit" designed to meet the special needs of federal grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government's internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal awards.

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

Profile of the City

The City of Greeley, incorporated in 1886, lies thirty miles east of the front range of the majestic Rocky Mountains near the junction of the Cache la Poudre and South Platte rivers and fifty-two miles north of Denver, Colorado. Greeley later became a Home Rule City in 1958 with the Council-Manager form of government. The City of Greeley currently occupies a land area of 49 square miles and serves an estimated population of 111,748 and is located at an elevation of 4,658 feet above sea level.

Policy-making and legislative authority are vested in the City Council consisting of the Mayor and six other members. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring the City's Manager, Attorney, and Municipal Judge. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City, and for appointing the directors of the various departments. The Council is elected on a non-partisan basis. Council members serve four-year terms and the Mayor is elected to serve a two-year term. Four of the Council members are elected by ward. The Mayor, two council ward seats and one council at-large seat are elected at every general municipal election.

The City of Greeley provides a full range of services to its citizens including public safety, public records, art, museums, recreational programs and facilities, parks, forestry services, two golf courses, development services (planning, building inspections, code enforcement), transit services, traffic management services, infrastructure maintenance and improvements (streets, storm drainage, water, wastewater), cemetery services, downtown parking lots, and other general government services to administer the operations of the City (management, human resources, finance, equipment maintenance, fleet replacement, purchasing, information technology services, and City employee benefits and liability insurance). Electric, gas, and solid waste removal/disposal services are provided by private companies. The City has financial accountability for the Greeley Urban Renewal Authority, and the Downtown Development Authority; therefore, these activities are included in the City of Greeley, Colorado reporting entity.

The annual budget serves as the foundation for the City of Greeley's financial planning and control. On or before the fifteenth of September of each year the City Manager is required to submit to the City Council a recommended budget covering the next fiscal year, including the following information: (1) proposed expenditures for each fund of the City; (2) debt service requirements; (3) an estimate of the amount of revenues from all sources other than property taxes; (4) an estimate of the fund equity balance or deficit for the end of the current fiscal year; (5) an estimate of the amount of money to be raised from property taxes and bond issues and (6) other supporting information as the City Council may request.

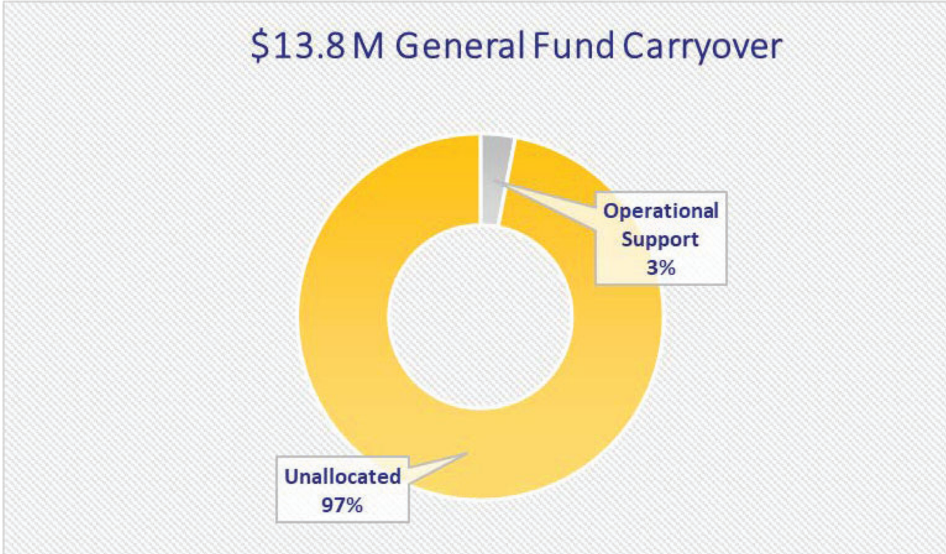
Each year, the City Council is required to set a property tax levy and certify the same to the Weld County Commissioners. Upon completion of a public hearing and the tax levy certification, City Council must adopt the budget and make the necessary appropriations by ordinance no later than December 15th. The City Manager may, without Council action, approve the transfer of budgeted expenditures between programs within departments or divisions or between departments or divisions within the same fund.

Local Economy

Greeley is the business center for Weld County, is the county seat and is the second largest community in Northern Colorado. The leading industries in Weld County have remained consistent; the top five are agriculture, manufacturing, energy production, health and wellness, and business services. Greeley is home to JBS USA, Leprino Foods Company, Noble Energy Inc., TTEC, Banner Health, UCHealth and a complete spectrum of businesses associated with agribusiness, food production, business services, construction, energy, and water resources. The City of Greeley is committed to actively promoting the development of a progressive economy by creating opportunities to attract and grow targeted business and industry activity. Our highly skilled workforce, transportation network, water resources, development-ready infrastructure, and "open for business" governance has helped create lasting public and private partnerships, resulting in a sustainable long-term return on investment for our local business and industry. Weld County is currently forecasted to grow faster than any other parts of Colorado.

After several years of a favorable economic environment, the City of Greeley was substantially impacted in 2020 by the Covid-19 pandemic; the Greeley MSA unemployment rate was 7.1 percent in December 2020, while the state rate was 6.9 percent. Since peaking in 2015 at 771 permits, new housing construction has continued a downward trend. In 2020 new construction decreased to 130 permits compared to 269 in 2019. The State Department of Local Affairs reports that the residential vacancy rate is 4.3 percent with average rent at $1,195. Multi-family construction permits issued in 2020 matched the number issued in 2019 at 47 while commercial construction permits decreased substantially with 17 permits in 2020 compared to 52 in 2019. The total permit valuation in 2020 was $141,186,745, a decrease of 52.1%. The most substantial commercial projects under construction are four 21 unit apartment buildings, an 85 unit 55+ apartment community, a 39,402 square foot truck service center, a 10,847 square foot retail tire center, a 6,910 square foot orthodontics office building, a new high school and a new two-story PK-8 school. 438 development reviews were conducted resulting in a slight decrease from the 493 reviews done in 2019. The biannual property assessments and growth yielded a 7.8% increase in the total assessed valuation.

The general use portion of sales tax and use tax is 51% of the current resources available for services provided by the General Fund. Due to the impacts of Covid-19, both general sales tax and general use tax showed decreases over 2019, 5.4% and 46.1% respectively. Auto use tax declined by 6.3% compared to 2019 while building use tax decreased by 54.5%. In 2020, in response to the Covid-19 pandemic, the General Fund received from $3.9 million in grant revenue from the Coronavirus Aid, Relief, and Economic Security (CARES) Act. At the end of 2020, general fund had $13.8 million in carryover funds. $13.4 million (97%) of the savings is unallocated with the balance earmarked for operational support through an additional appropriation in 2021.



Long-Term Financial Planning and Major Initiatives

There were several citywide initiatives that were achieved in 2020 to advance City Council priorities.

The City invested $163 million in a capital improvements program for 213 projects throughout the community funded by sales tax, development fees, grants, utility rates and bond proceeds.

Some of the major projects were the replacement of City Fire Stations #2 and #6, 20th Street Phase IV 83rd to 90th Avenue, CDOT I-25 Transmission Line Relocation, 11th Ave & 11st St Campus and 10th St. Access Improvements Phase II. Greeley's newest neighborhood park, Hazelton Park was completed and opened ($1.3 million).

Revenue from water and wastewater rates, development fees, bond proceeds and other miscellaneous revenues were budgeted for $164 million to complete several line and plant improvements including: Nitrification Project phase II, 7th Avenue Sanitary Sewer improvements, North Greeley Sewer Line improvements, Ashcroft Draw Sewer phase II, WPCF Supervisory Control & Data Acquisition system upgrade, Transmission System Rehabilitation Project, Windy Gap Firming Project, Bellvue Treatment Train Replacement, Milton Seaman Permitting, Boyd Water Treatment Plant Process improvements, Disinfection Outreach and Verification, water rights acquisition, and other capital projects. Stormwater construction and replacement projects were budgeted for $3.9 million, enabled by rates and development fees collected for that purpose.

The *Imagine Greeley* comprehensive plan was adopted in 2018. This is the update of the City of Greeley comprehensive plan and establishes the vision for the future of Greeley. The extensive public engagement process that engaged hundreds of citizens is considered a success. It includes a vision statement, 12 core values, goals and objectives for ten plan elements, a growth framework, and an action plan describing the responsibilities and timing of recommended actions to meet the goals and objectives. It will serve as the foundation for resource planning for decades. *Imagine Greeley,* an update of the city of Greeley 2060 Comprehensive Plan becomes the fifth master plan formally adopted by the City Council beyond the original settlement of the community.

Greeley has a water resources legacy in the region, state and nationally. As the City plans for its future, water planning is critical, including water conservation. Greeley Water continues to collaborate across City departments to implement the 2015 Water Conservation Plan, develop a landscaping code that incorporates water efficiency measures, apply a "Life After Lawn" turf removal program, and refine the water budget rate structure to meet conservation goals.

In November 2018, Greeley citizens voted to re-authorize the existing .16% and .30% sales tax. The .16% sales tax, approved for public safety purposes, is extended through 2044 and the .30% sales tax, approved for parks, transportation and facility needs, is extended through 2042. In 2020, the City undertook projects utilizing the .16% tax including deployment and maintenance of body cameras, and replacement of an existing fire station. Amounts collected for the .30% tax were used for skate park improvements, Youth Sports Complex improvements, playground replacements, the East Greeley Fishing Pond, improvements to existing parks, improvements and additions to Poudre River Corridor and Sheep Draw Trails.

These initiatives and many other department specific deliverables throughout the year demonstrated the commitment to service excellence.

Relevant Financial Policies

The City feels that it is fiscally prudent to establish reserves in the General, Sewer, Water and Storm Water funds to provide a fiscal cushion to absorb fluctuations in revenue due to economic conditions and fluctuations in expenditures due to unanticipated conditions. The City of Greeley's fund balance policy requires that the General fund unassigned fund balance shall maintain a minimum level of unrestricted fund balance equivalent to two months of general fund expenditures, plus operating transfers out, less any extraordinary expenditure items, calculated at the end of the most recent fiscal year. At December 31, 2020, this balance is $16,672,539. This same policy requires that the Sewer, Water and Storm water funds working capital balances shall be maintained at 25% of prior year audited operating expenses less depreciation, calculated at the end of the most recent fiscal year; these funds have the appropriate working capital.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Greeley for its comprehensive annual financial report (CAFR) for the fiscal year ended December 31, 2019. This was the 37th consecutive year that the City of Greeley has received this prestigious award. In order to be awarded a Certificate of Achievement, a government must publish an easily readable and efficiently organized comprehensive annual financial report. This report must satisfy both generally accepted accounting principles and applicable legal requirements.

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

In addition, the City also received the GFOA's Distinguished Budget Presentation Award for its biennial budget document January 1, 2019 - December 31, 2020. In order to qualify for the Distinguished Budget Presentation Award, the City's budget document was judged to be proficient in several categories, including as a policy document, a financial plan, an operations guide, and a communications device.

The preparation of this report could not be accomplished without the efficient and dedicated services of the entire Finance Department staff. We would like to express our appreciation to all members of the department who assisted and contributed in its preparation, as well as to the Mayor and City Council for their interest and support in planning and conducting the financial operations of the city in a responsible manner.

Respectfully Submitted,

DocuSigned by:
Raymond C. Lee III
B80FD0744BA543F...

Raymond Lee	John Karner	Tena Mose
Interim City Manager	Finance Director	Accountant IV

"HDMI 1" by Zach Keiss, 2018

Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

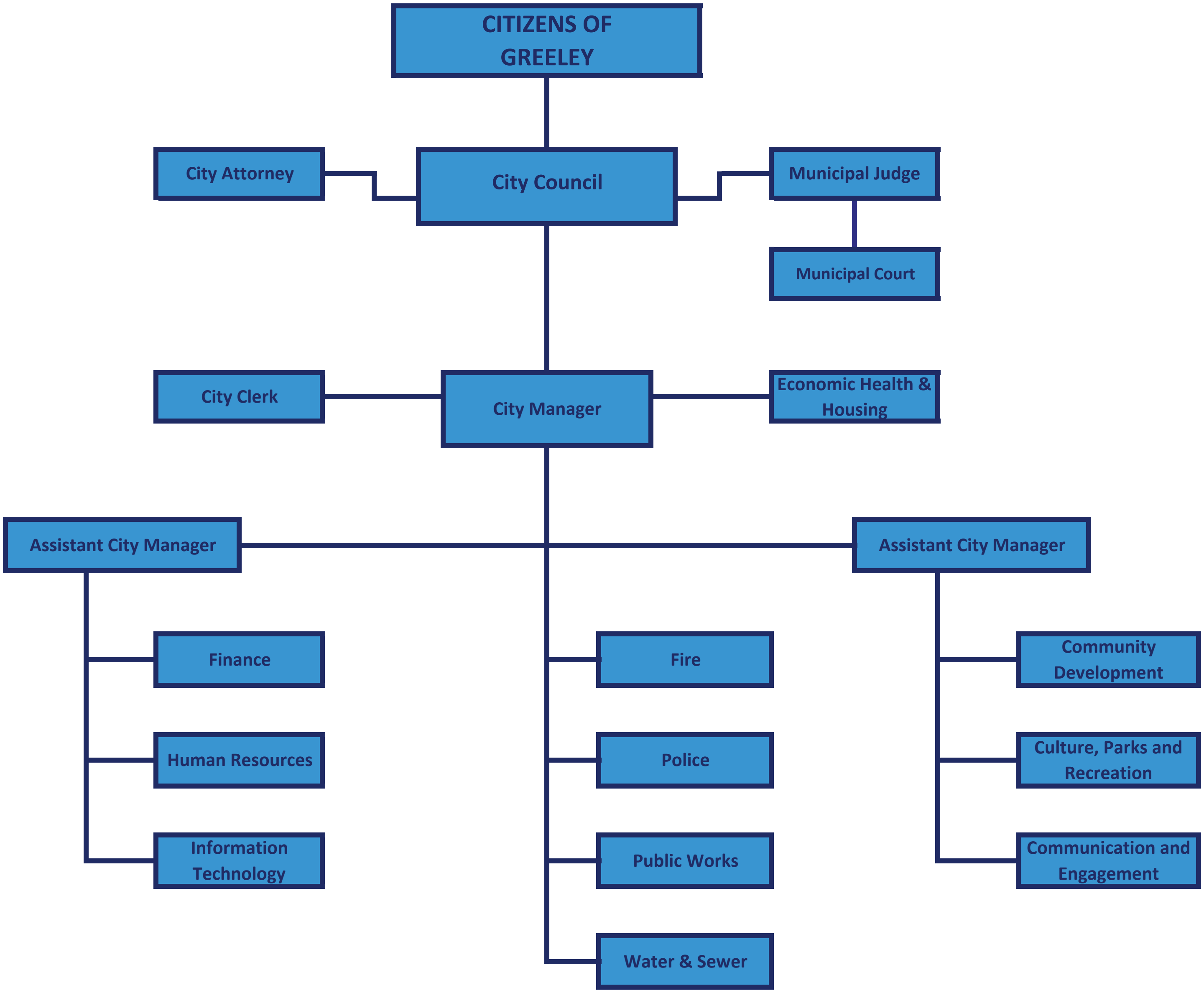
City of Greeley
Colorado

For its Comprehensive Annual
Financial Report
For the Fiscal Year Ended

December 31, 2019

Christopher P. Morrill

Executive Director/CEO


CITIZENS OF GREELEY
City Attorney
City Council
Municipal Judge
Municipal Court
City Clerk
City Manager
Economic Health & Housing
Assistant City Manager
Assistant City Manager
Finance
Human Resources
Information Technology
Fire
Police
Public Works
Water & Sewer
Community Development
Culture, Parks and Recreation
Communication and Engagement

City of Greeley, Colorado
Principal City Officials

As of December 31, 2020

JOHN GATES, MAYOR

Tommy Butler	Ward I – Council Member
Brett Payton	Ward II – Council Member
Michael Fitzsimmons	Ward III – Council Member
Dale Hall	Ward IV – Council Member/Mayor Pro Tem
Kristin Zasada	At Large – Council Member
Ed Clark	At Large – Council Member
Roy H. Otto	City Manager
Doug Marek	City Attorney
Mark Gonzales	Municipal Judge
Paul Fetherston	Assistant City Manager
Vacant	Assistant City Manager
Anissa Hollingshead	City Clerk
Benjamin Snow	Director of Economic Health & Housing
Dale Lyman	Fire Chief
Mark Jones	Chief of Police
Joel Hemesath	Director of Public Works
Sean Chambers	Director of Water and Sewer
John Karner	Director of Finance
Maria Gonzalez Estevez	Director of Human Resources
Scott Magerfleisch	Director of Information Technology
Brad Mueller	Director of Community Development
Andy McRoberts	Director of Culture, Parks, & Recreation
Kelli Johnson	Director of Communication and Engagement

Tel: 970-352-1700
Fax: 970-352-1708
www.bdo.com

2015 Clubhouse Drive, Suite 203
Greeley, CO 80634

Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Greeley, Colorado

Opinions

We have audited the financial statements of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Greeley, Colorado (the "City"), as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit and the report of the other auditors, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component units, each major fund, and the aggregate remaining fund information of the City of Greeley, Colorado, as of December 31, 2020, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (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 the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with 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 GAAS, we:

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

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages 19 through 29 and the required pension schedules on pages 87 through 91 be presented to supplement the basic financial statements. Such information is the responsibility of management, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The combining and individual nonmajor fund financial statements and schedules, counties, cities, and towns annual statement of receipts and expenditures for roads, bridges, and streets, and the introductory and statistical sections are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual nonmajor fund financial statements and schedules and the counties, cities, and towns annual statement of receipts and expenditures for roads, bridges, and streets are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

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

BDO USA, LLP

Greeley, Colorado
September 24, 2021

MANAGEMENT'S DISCUSSION AND ANALYSIS

As management of the City of Greeley, we offer readers of the City of Greeley's financial statements this narrative overview and analysis of the financial activities of the City of Greeley for the fiscal year ended December 31, 2020. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found starting on 8 of this report.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of resources of the City of Greeley exceeded its liabilities and deferred inflows at the close of 2020 by $1,070,502,447 (*net position*). Of this amount, $200,465,117 represents unrestricted net position, which may be used to meet the City's ongoing obligations to citizens and creditors.
- At the end of the current fiscal year, the City's governmental funds reported combined ending fund balances of $103,796,158, a decrease of $13,615,923 in comparison with 2019. Of the fund balance, 28.6% is unassigned, which is available for spending at the government's discretion; unassigned fund balance represents the spendable portion of fund balance that has not been restricted, committed, or assigned to specific purposes.
- At the close of the current fiscal year, unrestricted fund balance (the total of the committed, assigned, and unassigned components of fund balance) for the general fund was $34,534,330, or approximately 39% of the total general fund expenditures (including transfers).
- The City's total cash and investments decreased by $40,463,568 during the current fiscal year. The City's governmental activities decreased by $17,898,705; the key factors for this decrease are construction of capital projects and the use of remaining public improvements certificates of participation funds from 2019. Total cash and investments for the City's business-type activities decreased $16,635,625. The business-type cash decrease was due to the repayment of debt and the construction of capital projects.

OVERVIEW OF THE FINANCIAL STATEMENTS

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

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

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

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

Both of the government-wide financial statements distinguish functions of the City of Greeley that are principally supported by taxes and intergovernmental revenues (*governmental activities*) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (*business–type activities*). The governmental activities of the City of Greeley include general government, public safety, public works, community development, and culture, parks and recreation services. The business-type activities of the City of Greeley include sewer and water operations, two municipal golf courses, cemetery operations, downtown parking facilities, and storm water operations.

The government-wide financial statements include not only the City of Greeley itself (known as the *primary government*), but also a legally separate Urban Renewal Authority, and a legally separate Downtown Development Authority of which the City of Greeley is financially accountable. Financial information for these *component units* is reported separately from the financial information presented for the primary government itself.

The government-wide financial statements can be found 32, 34 and 35 of this report.

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

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

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

The City of Greeley maintains 34 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and change in fund balance for the general fund, public improvement fund (a capital projects fund), and the sales and use tax fund (a special revenue fund), which are considered to be major funds. Data from the other 31 funds are combined into a single aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements and individual fund statements.

The basic governmental fund financial statements can be found on pages 38 and 40 of this report.

Proprietary funds. The City of Greeley maintains two different types of proprietary funds. *Enterprise funds* are used to report the same functions presented as *business-type activities* in the government-wide financial statements. The City of Greeley uses enterprise funds to account for its sewer and water operations, two municipal golf courses, cemetery operations, downtown parking facilities, and storm water operations. *Internal service funds* are an accounting device used to accumulate and allocate costs internally among the City of Greeley's various functions. The City of Greeley uses internal service funds to account for maintaining its equipment and vehicles, fleet replacement, information technology systems, a defined benefit health and dental insurance plan, workers' compensation plan, copying and mailing services, and a self-insurance program for liability claims. Because these services predominantly benefit governmental rather than business-type functions, they have been included within *governmental activities* in the government-wide financial statements, except for a small amount allocated to business-type activities.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for sewer operations and water operations, which are considered to be major funds of the City of Greeley. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the proprietary funds and the internal service funds is provided in the form of *combining statements* and individual fund statements.

The basic proprietary fund financial statements can be found on pages 48-51 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 53-86 of this report.

Other information. In addition to the basic financial statements and accompanying notes, this report also presents certain *required supplementary information* concerning the City of Greeley's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found on pages 87-92 of this report.

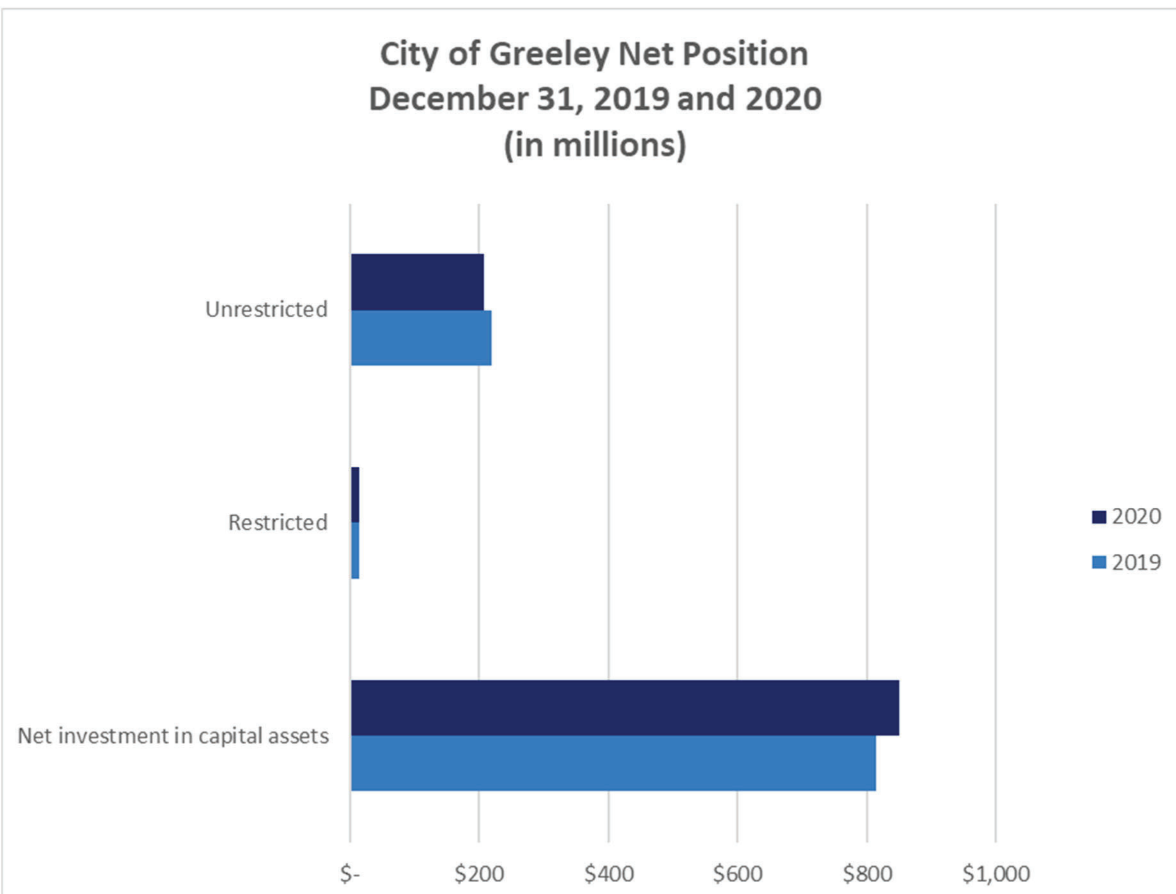
The combining statements referred to earlier in connection with non-major governmental funds, non-major proprietary funds, internal service funds, and component units are presented immediately following the required supplementary information on pensions. Combining schedules can be found on pages 96-100, 144-146, 158-160 and 168-169 of this report.

Government-wide Overall Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Greeley, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by $1,070,502,447 at the close of 2020.

City of Greeley's Net Position *(in thousands)*

	Governmental Activities		Business-type Activities		Total Primary Government	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Assets						
Current and other assets	$ 160,165	$ 172,653	$ 102,820	$ 117,436	$ 262,985	$ 290,089
Capital assets	449,254	419,814	569,480	562,875	1,018,734	$ 982,689
Total assets	609,419	592,467	672,300	680,311	1,281,719	1,272,778
Deferred Outflows	5,315	6,979	1,321	1,476	6,636	8,455
Liabilities						
Long-term liabilities	55,647	61,326	117,211	126,171	172,858	187,497
Other liabilities	13,036	15,649	7,284	9,050	20,320	24,699
Total liabilities	68,683	76,975	124,495	135,221	193,178	212,196
Deferred Inflows	24,673	21,421	-	-	24,673	21,421
Net position						
Net investment in capital assets	392,574	368,296	463,769	445,688	856,342	813,984
Restricted	13,704	13,867	-	-	13,704	13,867
Unrestricted	115,099	118,887	85,357	100,878	200,456	219,765
Total net position	$ 521,377	$ 501,050	$ 549,126	$ 546,566	$ 1,070,502	$ 1,047,616



By far, the largest portion of the City of Greeley's $1,070,502,447 net position, $856,342,504 (80.00%) reflects its investment in capital assets (e.g., land, infrastructure, buildings, machinery, and equipment); less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to citizens; consequently, these assets are *not* available for future spending. Although the City's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

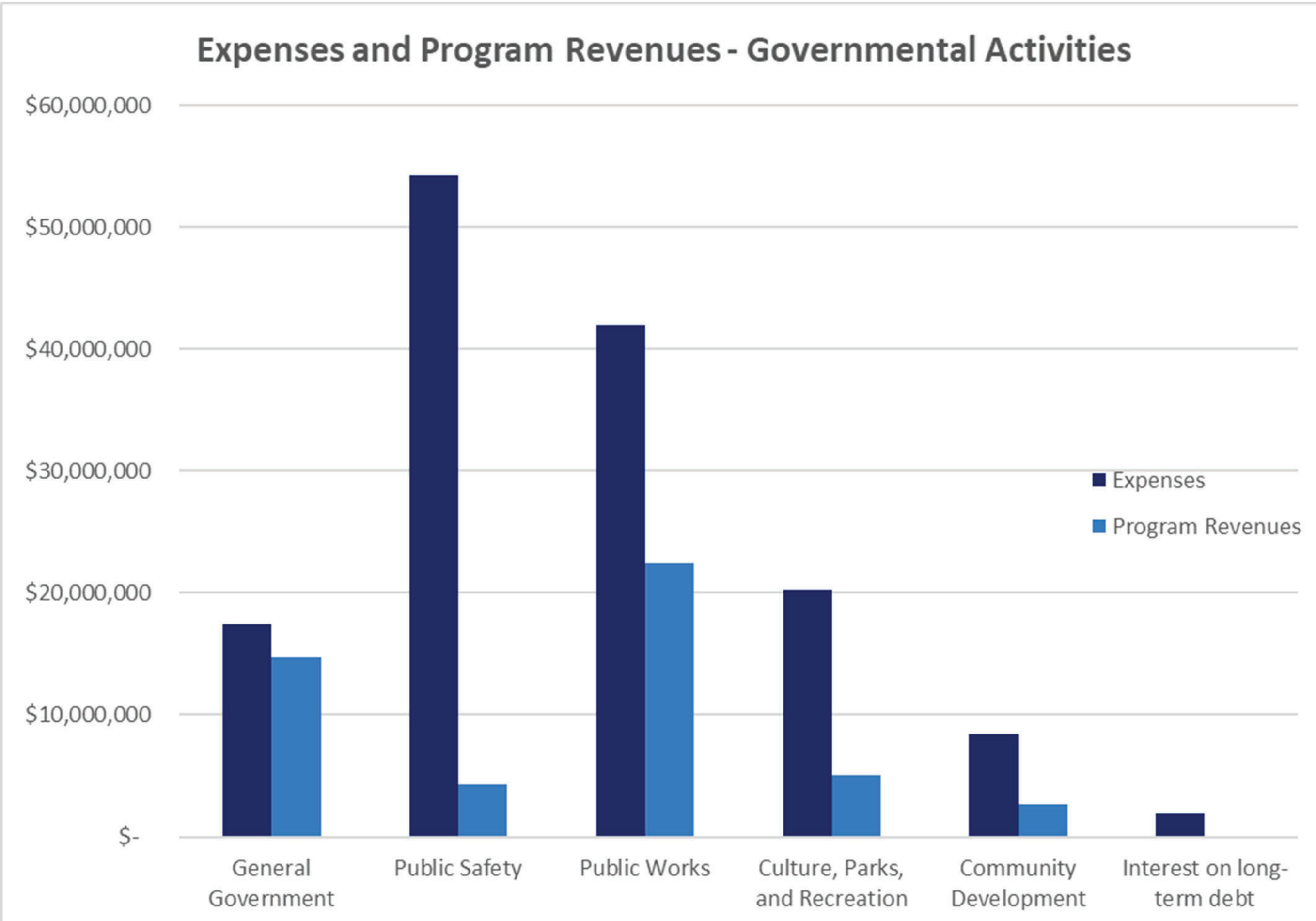
An additional portion (1.2%) of the City's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of $200,455,610 is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors. At the end of 2020, the City is able to report positive balances in all reported categories of net position, both for the government as a whole, as well as for its separate government and business-type activities. The same situation held true for 2019.

The City's overall net position increased, by $22,886,759, during the current fiscal year. The reasons for this increase are discussed in the following sections for governmental activities and business-type activities.

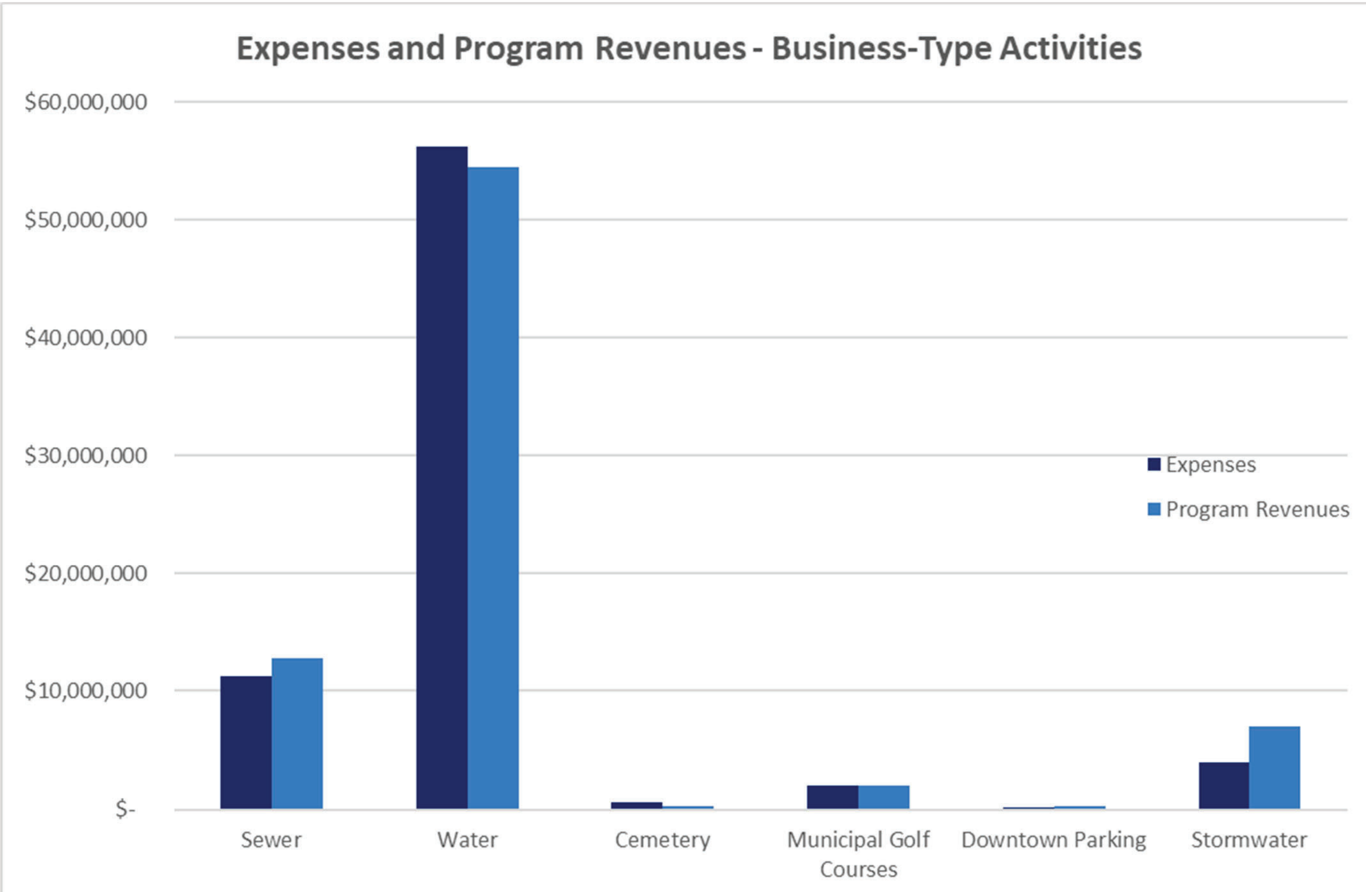
City of Greeley's
Changes in Net Position
(in thousands)

	Governmental Activities		Business-type Activities		Total Primary Government	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Revenues:						
Program revenues:						
Charges for services	$ 17,920	$ 24,454	$ 71,390	$ 67,802	$ 89,310	$ 92,256
Operating grants and contributions	20,843	17,017	3,977	142	24,820	17,159
Capital grants and contributions	10,449	10,129	1,435	1,976	11,884	12,105
General revenues:						
Property taxes	15,920	12,558	-	-	15,920	12,558
Sales and use taxes	87,367	95,532	-	-	87,367	95,532
Other taxes	393	778	-	-	393	778
Other	8,053	11,534	3,790	4,890	11,843	16,424
Total Revenues	160,945	172,002	80,592	74,810	241,537	246,812
Expenses:						
General government	17,401	14,281	-	-	17,401	14,281
Public safety	54,299	45,306	-	-	54,299	45,306
Public works	42,039	42,191	-	-	42,039	42,191
Culture, parks and recreation	20,285	23,580	-	-	20,285	23,580
Community development	8,462	5,458	-	-	8,462	5,458
Interest on long-term debt	1,866	1,715	-	-	1,866	1,715
Sewer	-	-	11,246	12,793	11,246	12,793
Water	-	-	56,260	29,848	56,260	29,848
Cemetery	-	-	607	638	607	638
Municipal golf courses	-	-	1,988	1,712	1,988	1,712
Downtown parking	-	-	194	240	194	240
Stormwater	-	-	4,004	4,158	4,004	4,158
Total Expenses	144,352	132,531	74,299	49,389	218,651	181,920
Increase in net position before transfers	16,593	39,471	6,293	25,421	22,886	64,892
Transfers	3,734	3,171	(3,734)	(3,171)	-	-
Change in net position	20,327	42,642	2,559	22,250	22,886	64,892
Net position - January 1	501,050	458,408	546,566	524,316	1,047,616	982,724
Net position - December 31	$ 521,377	$ 501,050	$ 549,125	$ 546,566	$ 1,070,502	$ 1,047,616

Governmental Activities. During the current fiscal year, net position for governmental activities increased $20,327,557 from the prior year to $521,377,210. Sales and use tax revenue decreased $8,164,960, property tax revenue increased by $3,362,350, oil/gas royalties and leases decreased $2,520,238, severance taxes and federal mineral lease revenue decreased $1,604,594, and investment earnings decreased by $79,451.



Business-type Activities. For the City of Greeley's business-type activities, the results for 2020 were positive in that overall net position increased to reach an ending balance of $549,125,237. The total increase in net position for business-type activities was $2,559,202. This growth is attributed to the construction of capital projects.

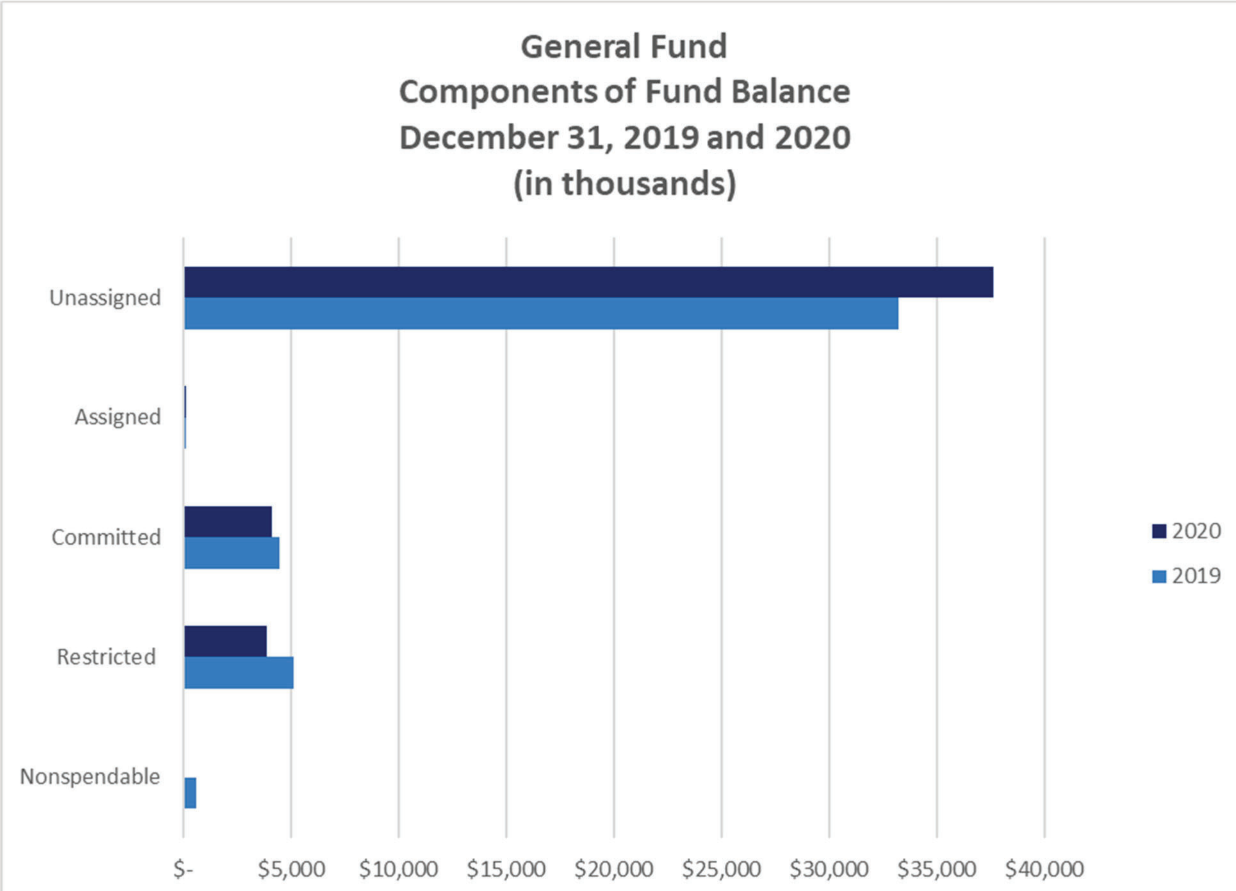


Financial Analysis of the City's Funds

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

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

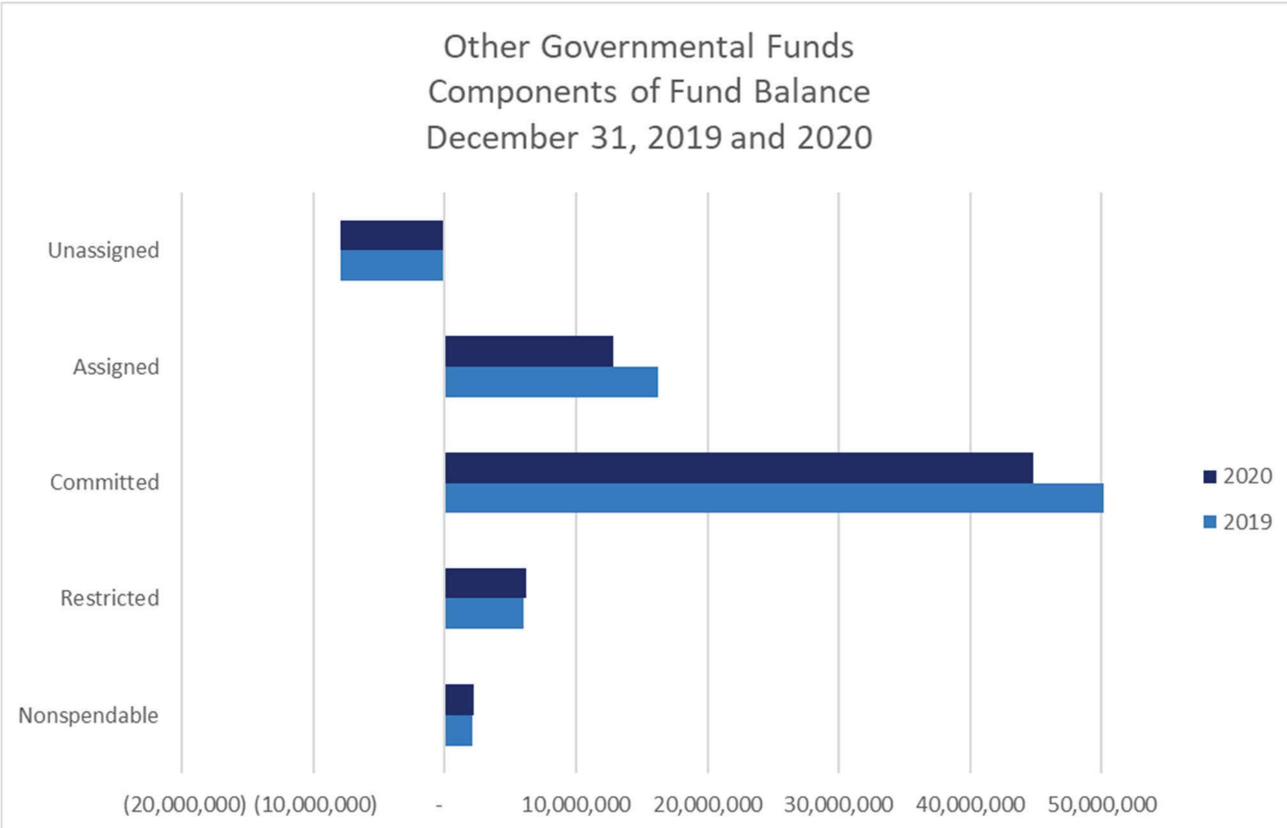
As of the end of 2020, the City of Greeley's governmental funds reported combined ending fund balances of $103,796,158, a decrease of $13,615,923 in comparison with the prior year. Approximately 28.6% of this amount ($28,959,381) constitutes unassigned fund balance, which is available for spending at the government's discretion. The remainder of the fund balance is either non-spendable, restricted, committed, or assigned to indicate that it is 1) not in spendable form ($2,164,981), 2) restricted for particular purposes ($10,838,149), 3) committed for particular purposes ($48,883,909), or 4) assigned for particular purposes ($12,949,738).



The General Fund is the chief operating fund of the City of Greeley. At the end of 2020, unassigned fund balance of the general fund was $36,880,680, while the total fund balance increased to $45,794,949. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 34.42% of total fund expenditures (including transfers), while total fund balance represents 42.75% of that same amount.

The fund balance of the City of Greeley's general fund increased by $2,245,348 during 2020. Key factors in this change are as follows:

- A decrease of $5,462,372 in the transfer from the sales and use tax fund, due to the decrease in sales & use tax revenue.
- A decrease of $363,742 in oil and gas royalties and leases.
- A decrease of $3,935,951 in charges for services due to the COVID-19 Pandemic.
- Onetime funding of $3,966,252 Coronavirus Aid, Relief, and Economic Security (CARES) Act funds.
- Onetime funding of $1,440,476 Federal Transit Authority (FTA) CARES Act funds for transit operations.
- A decrease of $7,254,930 in salary and benefit costs due to vacancies, furloughs, and fewer seasonal positions.



The *Sales and Use Tax Fund*, a major fund, accounts for the collection of 3.46% of the City's 4.11% sales and use tax. The sales and use tax fund transfers revenue to the general debt service fund to meet bond covenants and transfers the remaining revenue to the general fund, designated revenue fund, food tax fund, island grove development fund, and the quality of life fund. At year-end the sales and use tax fund had a total fund balance of $0; all funds were transferred out to other funds.

Proprietary funds. The City of Greeley's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

The unrestricted net position of the major proprietary funds at the end of the year was $74,358,861; the sewer fund $14,690,429, and the water fund $59,668,432. The growth in total net position for the sewer fund was $1,008,573 and the reduction in the water fund was $1,536,556. Other factors concerning the finances of these funds have already been addressed in the discussion of the City of Greeley's business-type activities.

GENERAL FUND BUDGETARY HIGHLIGHTS

Original budget compared to final budget. In 2020, the City Council approved four amendments to the general fund budget. All recommended amendments for budget changes came through the Finance Department, to City Council via Ordinance as required by the City's Charter. Ordinance enactment requires a public hearing and the opportunity for public discussion. The City Charter allows the City Manager to make intradepartmental budget changes that modify line items within departments in the same fund; generally, the movement between departments is not significant.

The General Fund's original budgeted revenues, including transfers, were $113.2 million. The final budgeted amount, including transfers, was $123.7 million. Amendments to revenues included $5.3 million in CARES ACT grants due to COVID, and $3.4 in transit related grants (CDOT, FTA, & NFRMPO).

The general fund's original budgeted expenditures of $113 million, including transfers, increased by $21.7 million to $134.7 million in the final budget. The increase included $5 million of prior year fund balance to cover 2019 commitments including the broadband project. Additional increases include $4.2 million for the use of Coronavirus Aid, Relief, and Economic Security (CARES) Act funds to purchase technology equipment, contribute to the Weld County Recovery Fund, and cover costs incurred due to COVID-19, $4 million to replace transit buses and support transit operations during COVID-19 with funding from the Federal Transit Administration CARES Act, the Congestion Mitigation and Air Quality Grant, and the Toll Credit Program, $1.8 million for replacement of public safety radios, $901,279 for Railroad Crossings - Quiet Zones Project, $500,000 contribution for the replacement of the Island Grove East End Stage, $400,000 for design of the 16th Corridor Project, $388,406 reimbursement of expenditures for multiple deployments of Greeley Fire personnel to various wildland fires throughout the state, $380,000 for the liability fund, $375,000 for the Transportation Master Plan and Strategic Plan for Open Space & Natural Areas, and $225,140 for the Police department for marijuana-related cases.

Final budget compared to actual results. The significant differences between estimated revenues and actual revenues in the general fund were as follows:

Revenue Source	Estimated Revenues	Actual Revenues	Difference
Taxes	$ 15,242,667	$ 14,540,807	$ (701,860)
Licenses and permits	2,521,357	2,036,244	(485,113)
Intergovernmental	17,494,856	14,126,655	(3,368,201)
Charges for services	11,439,992	7,504,041	(3,935,951)
Fines and forfeits	2,254,191	2,219,293	(34,898)
Rents/royalties	3,366,097	2,495,496	(870,601)

Sales and use taxes were less than estimates by $701,860 due to a decrease in collections related to COVID-19 Pandemic. Permits were less than estimated by $485,113 due to declines in building permits impacted by the COVID-19 Pandemic. The intergovernmental revenues were $3,368,201 less than estimated due to pending receipt of federal transit authority funding for transit buses. Charges for services were $3,935,951 less than estimated in culture, parks and recreation fees due to facility closures and service reductions related to COVID-19 Pandemic, transit fee collections, and in franchise fees from lower utility rates. Fines and forfeits were less than estimated due to lower collections of court fines from the temporary closure of municipal court from the COVID-19 Pandemic. Oil and gas royalties and rents were $870,601 less than estimated due to a decrease in production and oil prices.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City of Greeley's investment in capital assets for its governmental and business-type activities as of December 31, 2020, amounts to $1,018,733,056 (net of accumulated depreciation). This investment in capital assets includes land, buildings and system improvements, machinery and equipment, park facilities, streets, bridges. The City of Greeley's investment in capital assets for the current fiscal year increased 3.7% (a 7% increase for governmental activities and a 1.2% increase for business-type activities).

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

- 0.78 miles of new roads, including right of way, and curbs and sidewalks, were donated from developers at a fair value of $2,286,305. Developers also contributed $743,530 of water lines and fire hydrants, and $691,920 of sewer system infrastructure.
- Major equipment purchased for business-type assets included: 2020 International Truck with hook lift/dump for $150,696, and a 2020 Elgin Broom Bear Street Sweeper for $207,822.70. Major purchases for governmental funds were four Touchless Speed Lanes for $145,990, Tanker/Tender truck for $189,454, and Arrow XT 107' Ascendant Ladder Truck for $1,127,435.
- Purchases of water rights totaled $210,000 for 6 shares of Larimer & Weld Irrigation Company, $2,000,000 for 8 shares of Windsor Reservoir & Canal Company, $2,412,975.50 for 21 shares of Greeley Loveland Irrigation Company,

$581,025.50 for 1 share of Loveland & Greeley Reservoir Company, and $1,000,844 for .5 share of Water Supply & Storage Company.

- $7,581,115 was expended on the replacement Fire Station #6, $4,641,628 was expended on the replacement of Fire Station #2, $3,828,456 on the Phase IV widening of 20th Street from 83rd to 90th Avenue, and $4,609,009 on the CDOT 1-25 Transmission Line.

Capital Assets at Year End
(net of depreciation in thousands)

	Governmental Activities		Business-type Activities		Total	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Land and Improvements	$ 141,832	$ 138,361	$ 28,518	$ 22,739	$ 170,350	$ 161,100
Buildings and Improvements	111,354	91,920	2,844	2,674	114,198	94,594
Machinery and Equipment	29,836	27,131	12,661	11,921	42,497	39,052
Infrastructure	128,717	123,029	350,271	348,439	478,988	471,468
Artwork	4,817	4,630	496	496	5,313	5,126
Water Rights	-	-	117,974	111,539	117,974	111,539
Construction in Progress	32,699	34,743	56,715	65,066	89,414	99,809
Total	$ 449,254	$ 419,814	$ 569,480	$ 562,875	$ 1,018,733	$ 982,689

Additional information on the City of Greeley's capital assets can be found in Note 6 on pages 64 and 65 this report.

Long-term debt. At the end of the current fiscal year, the City of Greeley had total debt outstanding of $152,825,207. The City of Greeley's debt is secured solely by specified revenue sources (sales and use tax revenue, water, sewer and storm water revenue) and specified assets.

Outstanding Debt at Year End
(in thousands)

	Governmental Activities		Business-type Activities		Total	
	2020	**2019**	**2020**	**2019**	**2020**	**2019**
Revenue Bonds	$ 10,835	$ 14,390	$ 105,775	$ 113,730	$ 116,610	$ 128,120
Certificates of Participation	35,295	35,905	-	-	35,295	35,905
Notes and Contracts	-	-	-	-	-	-
Capital Leases	920	1,243	-	18	920	1,261
Total	$ 47,050	$ 51,538	$ 105,775	$ 113,748	$ 152,825	$ 165,286

The above outstanding debt schedule does not include compensated absences of $5,011,588 for governmental activities and $836,294 for business-type activities for the year 2020, as well as adjustments for premiums of $10,599,661 in business-type activities.

The City of Greeley's governmental activities outstanding debt decreased by $4,487,339 during the current fiscal year primarily due to annual principal payments on outstanding debt.

The City of Greeley's business-type activities outstanding debt decreased by $7,972,553 during the current fiscal year primarily due to annual principal payments on outstanding debt.

The City of Greeley has an "AA+" rating from Standard & Poor's and an "Aa2" rating from Moody's Investors Service on water revenue bond issues. The sales and use tax revenue bonds have been rated "AA" and "Aa3" respectively by the two rating agencies. Standard & Poor's has rated the sewer revenue bonds and the storm water revenue bonds "AA+". The City's charter imposes a legal debt margin on general obligation bonds of ten percent (10%) of assessed valuation. The debt limit on December 31, 2020 was $162,124,213. The amount of debt applicable to the debt limit is zero, leaving a legal debt margin of $162,124,213.

Additional information on the City of Greeley's long-term debt can be found in Note 9 on pages 69-72 report.

NEXT YEAR'S BUDGETS

The Annual Budget assures the efficient, effective, and economic uses of the City's resources, as well as, establishing that highest priority objectives are accomplished. Through the budget, the City Council sets the direction for the City, allocates its resources, and establishes its priorities.

The 2021 Budget was approved by the City Council on October 20, 2020. The 2021 expenditure budget decreases 33.8% from the 2020 revised budget. The operating budget places a priority on existing programs the City is able to provide during the COVID-19 pandemic to ensure that the City is able to maintain an excellent level of service and address the overall needs of the community.

The 2021 total budgeted revenues, excluding operating transfers, are expected to decrease 12.8% from the 2020 Revised Budget. Taxes and Charges for Services represent 73.2% of the total revenue estimate.

The City of Greeley added 6.50 full-time equivalent (FTE) positions and removed 13.00 FTE positions in the 2021 Budget. City Attorney's Office added a 0.50 FTE Assistant City Attorney I and an Assistant City Attorney II. Culture, Parks, & Recreation added a Budget Analyst. The Fire Department added an Assistant Emergency Manager Specialist. Public Works added a Deputy Director. Water & Sewer added a Water Quality Analyst I and a Water Resource Planning Manager. Community Development reduced an Administrative Assistant II. Culture, Parks, & Recreation reduced Administrative Specialist II positions by 1.75 FTEs. Additionally, Culture, Parks, & Recreation reduced Assistant Museum Curators (exhibits and collections) by 1.75 FTEs. Further reduced by Culture, Parks, & Recreation was a Museum Curator, Recreation Manager, Recreation Coordinator I, and a Recreation Coordinator II. Positions reduced by Culture, Parks, & Recreation totaled 7.50 FTEs. Economic Health & Housing reduced an Economic Development Specialist. Finance reduced a Finance Service Specialist I by 0.50 FTEs. Municipal Court Reduced a Probation Officer. Public Works Reduced a Senior Land Surveyor and a Senior Survey Technician. After all reductions and additions that occurred at the City, FTEs budgeted for 2021 totaled 965.75 FTEs.

The 2021 Budget process and final adoption emphasize three key values: responsive, responsible, and resilient. The budget allows the City to be responsive to both short and long-term economic impacts, such as COVID-19, that affect city services, its workforce, and operational efficiencies. Additionally, the budget provides a proper foundation to adapt to changing national mandates that require additional policing and compliance. The budget adjusts for the immediate financial impacts due to decreased sales tax, use tax, and other revenues to foster resilient decisions about how to prioritize spending and cuts to balance budgets. Resiliency characterizes the budget development and adoption by providing a framework to provide service in new ways, within new limitations while also keeping an eye on strategic and long-term opportunities.

Economic Factors

2020 challenged the City and community with unprecedented volatility, an environment that will continue in 2021. Aligning with the City's focus on responsive, responsible, and resilient stewardship, each department reviewed reductions due to COVID-19 restrictions and developed scenarios based on the increasing severity of adverse economic conditions. This exercise in scenario planning offers the versatility needed to respond accordingly as the financial forecast ebbs and flows maximizing the City's ability to be more agile and responsive to operational needs. To address that volatility, 2021 expenditures were developed using 2020 as a base budget for the proposed 2021 budget and the City Manager's Recommended Budget using contingency funds ($3.5 million), from unallocated 2019 carryover funds. Adjustments were made in the 2021 budget to address the revenue fluctuations in areas with restricted services due to the current COVID-19 environment, and operational expenditures. The 2021 budget allows the City of Greeley to adapt to the uncertain economic environment.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide a general overview of the City of Greeley's finances for all those with an interest in the City's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the City of Greeley Director of Finance, 1000 10th Street, Greeley, Colorado 80631.

"HDMI 1" by Zach Keiss, 2018

BASIC FINANCIAL STATEMENTS

Item No. 7.

CITY OF GREELEY, COLORADO
STATEMENT OF NET POSITION
DECEMBER 31, 2020

	Primary Government			Component Units	
	Governmental Activities	Business-Type Activities	Total 2020	Greeley Urban Renewal Authority	Downtown Development Authority
ASSETS					
Cash and cash equivalents	$ 13,760,414	$ 785,276	$ 14,545,690	$ 812,260	$ 193,679
Investments	102,007,762	87,473,689	189,481,451	3,267,860	-
Receivables, net	40,742,749	7,074,037	47,816,786	11,995,465	156,882
Internal balances	(2,888,247)	2,888,247	-	-	-
Due from other governments	2,830,460	-	2,830,460	144,139	-
Due from primary government	-	-	-	-	-
Inventories	-	594,254	594,254	-	-
Accrued interest	346,640	310,805	657,445	-	-
Prepaid items	760,198	19,455	779,653	-	-
Restricted:					
Cash and cash equivalents	15	-	15	-	-
Investments	1,533,565	3,673,784	5,207,349	-	-
Accrued interest	5,228	-	5,228		
Funds in trust	374,639	-	374,639	-	-
Net pension asset	691,695	-	691,695	-	-
Capital assets not being depreciated:					
Land	102,003,888	26,916,192	128,920,080	623,970	-
Artwork	4,816,598	496,032	5,312,630	-	-
Water rights	-	117,974,289	117,974,289	-	-
Construction in progress	32,698,605	56,714,921	89,413,526	-	-
Capital assets net of accumulated depreciation:					
Buildings/building improvements	111,353,977	2,843,934	114,197,911	-	-
Land improvements	39,827,955	1,602,036	41,429,991	-	-
Machinery and equipment	29,835,544	12,661,107	42,496,651	-	-
Infrastructure	128,716,972	350,271,006	478,987,978	-	-
Total assets	609,418,657	672,299,064	1,281,717,721	16,843,694	350,561
DEFERRED OUTFLOWS OF RESOURCES					
Deferred outflows - pension plans	4,914,416	-	4,914,416	-	-
Deferred charge on debt refunding	400,152	1,321,155	1,721,307	-	-
Total deferred outflows of resources	5,314,568	1,321,155	6,635,723	-	-
LIABILITIES					
Accounts payable	6,698,346	4,337,381	11,035,727	-	-
Other liabilities	6,091,887	681,274	6,773,161	108	3,079
Accrued interest	245,712	1,839,895	2,085,607	-	-
Unearned revenue	-	425,477	425,477	-	-
Noncurrent liabilities:					
Due within one year	8,446,496	9,016,479	17,462,975	-	-
Due in more than one year	43,615,299	108,194,476	151,809,775	-	-
Net pension liability	3,585,401	-	3,585,401	-	-
Total liabilities	68,683,141	124,494,982	193,178,123	108	3,079
DEFERRED INFLOWS OF RESOURCES					
Deferred inflows - pension plans	1,233,597	-	1,233,597	-	-
Deferred gain on refunding	5,837,226	-	5,837,226	-	-
Deferred revenue - property taxes	17,602,051	-	17,602,051	11,903,737	156,882
Total deferred inflows of resources	24,672,874	-	24,672,874	11,903,737	156,882
NET POSITION					
Net investment in capital assets	392,573,913	463,768,591	856,342,504	623,970	-
Restricted for:					
TABOR emergency reserve	4,262,995	-	4,262,995	-	-
Debt Service	1,889,936	-	1,889,936	-	-
Net pension asset	691,695	-	691,695		
Other purposes	4,694,725	-	4,694,725	-	-
Nonexpendable items	2,164,981	-	2,164,981	-	-
Unrestricted	115,098,964	85,356,646	200,455,610	4,315,879	190,600
Total net position	$ 521,377,210	$ 549,125,237	$ 1,070,502,447	$ 4,939,849	$ 190,600

The notes to the financial statements are an integral part of this statement.

"Autumn Morning" by Rick Destree, 2018

CITY OF GREELEY, COLORADO
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2020

		Program Revenues		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
Governmental activities:				
General government	$ 17,400,593	$ 6,977,075	$ 7,569,578	$ 133,321
Public safety	54,299,076	1,665,984	1,723,357	876,309
Public works	42,038,910	4,381,504	8,991,930	9,080,204
Culture, parks and recreation	20,285,056	2,789,491	1,956,891	359,365
Community development	8,462,338	2,106,316	601,116	-
Interest on long-term debt	1,866,472	-	-	-
Total governmental activities	144,352,445	17,920,370	20,842,872	10,449,199
Business-type activities:				
Sewer	11,245,686	11,916,892	132,273	691,920
Water	56,259,892	49,936,776	3,787,102	743,530
Cemetery	606,880	289,305	10,946	-
Municipal golf courses	1,987,818	2,001,255	17,279	-
Downtown parking	194,039	218,245	10,986	-
Stormwater	4,004,342	7,027,405	18,326	-
Total business-type activities	74,298,657	71,389,878	3,976,912	1,435,450
Total primary government	$ 218,651,102	$ 89,310,248	$ 24,819,784	$ 11,884,649
Component Units:				
Greeley Urban Renewal Authority	$ 9,275,307	$ -	$ -	$ -
Downtown Development Authority	246,013	-	39,000	-
Total component units	$ 9,521,320	$ -	$ 39,000	$ -

General revenues:
Taxes:
Property taxes, levied for general purposes
Sales and use taxes
Lodging taxes
Occupational taxes
Interest and investment earnings
Miscellaneous
Transfers

Total general revenues and transfers

Change in net position

Net position - January 1

Net position - December 31

The notes to the financial statements are an integral part of this statement

Net (Expense) Revenue and Changes in Net Position				
			Component Units	
Governmental Activities	Business-type Activities	Total 2020	Greeley Urban Renewal Authority	Downtown Development Authority
$ (2,720,619)	$ -	$ (2,720,619)	$ -	$ -
(50,033,426)	-	(50,033,426)	-	-
(19,585,272)	-	(19,585,272)	-	-
(15,179,309)	-	(15,179,309)	-	-
(5,754,906)	-	(5,754,906)	-	-
(1,866,472)	-	(1,866,472)	-	-
(95,140,004)	-	(95,140,004)	-	-
-	1,495,399	1,495,399	-	-
-	(1,792,484)	(1,792,484)	-	-
-	(306,629)	(306,629)	-	-
-	30,716	30,716	-	-
-	35,192	35,192	-	-
-	3,041,389	3,041,389	-	-
-	2,503,583	2,503,583	-	-
(95,140,004)	2,503,583	(92,636,421)	-	-
-	-	-	(9,275,307)	-
-	-	-	-	(207,013)
-	-	-	(9,275,307)	(207,013)
15,920,108	-	15,920,108	9,995,233	211,889
87,367,271	-	87,367,271	-	-
359,261	-	359,261	-	-
33,612	-	33,612	-	-
3,318,891	2,394,614	5,713,505	33,310	32
4,733,928	1,395,495	6,129,423	25,757	59,060
3,734,490	(3,734,490)	-	-	-
115,467,561	55,619	115,523,180	10,054,300	270,981
20,327,557	2,559,202	22,886,759	778,993	63,968
501,049,653	546,566,035	1,047,615,688	4,160,856	126,632
$ 521,377,210	$ 549,125,237	$ 1,070,502,447	$ 4,939,849	$ 190,600

Item No. 7.

"Dreaming Big Dreams" by Betony Coons, 2018

Major Governmental Funds

General Fund

This fund accounts for all financial resources of the City not required by law or administrative action to be accounted for in another fund; per City of Greeley Charter Section 5-5.

Sales and Use Tax Fund

This Special Revenue Fund accounts for the collection of the City's 3.46% Sales and Use Tax which is utilized in accordance with the 2005B Sales and Use Tax Refunding Revenue Bonds, the 2012 Sales and Use Tax Refunding Revenue Bonds and the 2014 Sales and Use Tax Refunding Revenue Bonds.

Public Improvement Fund

This Capital Project Fund accounts for the costs of purchasing major equipment, constructing major capital facilities and improving existing facilities. Revenues are derived from grant monies, intergovernmental agreements, and operating transfers.

CITY OF GREELEY, COLORADO
GOVERNMENTAL FUNDS
BALANCE SHEET

December 31, 2020	General Fund	Sales and Use Tax Fund	Public Improvement Fund	Nonmajor Governmental Funds	Total Governmental Funds
ASSETS					
Cash and cash equivalents	$ 10,736,373	$ 77,642	$ 479,844	$ 1,727,798	$ 13,021,657
Investments	23,185,308	-	8,152,569	48,206,710	79,544,587
Accounts receivable, net	2,257,695	2,334	2,255,594	6,361,811	10,877,434
Taxes receivable	16,618,032	8,682,783	-	2,253,807	27,554,622
Accrued interest	79,060	-	27,800	163,183	270,042
Special assessments	25,940	-	-	-	25,940
Due from other funds	6,610,803	-	-	2,349,449	8,960,252
Due from other governments	2,820,405	-	-	10,055	2,830,460
Advances to other funds	5,211,787	-	-	1,432,116	6,643,903
Notes receivable	-	-	-	2,165,926	2,165,926
Prepaid Items	-	-	-	19,500	19,500
Restricted:			-		
Cash and cash equivalents	-	-	-	15	15
Investments	-	-	-	1,533,564	1,533,564
Accrued interest	-	-	-	5,228	5,228
Funds in trust	374,639	-	-	-	374,639
Total assets	$ 67,920,042	$ 8,762,759	$ 10,915,807	$ 66,229,162	$ 153,827,770
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND FUND BALANCES					
Liabilities:					
Accounts/retainages payable	$ 1,398,452	$ 175,888	$ 1,494,651	$ 3,077,433	$ 6,146,423
Due to other funds	24,022	8,300,954	-	341,622	8,666,598
Advances from other funds	100,120	-	-	8,348,261	8,448,381
Other liabilities	979,005	285,917	-	538,246	1,803,168
Accrued liabilities	2,919,745	-	2,935	282,424	3,205,104
Unearned revenue	85,717	-	-	-	85,717
Total liabilities	5,507,061	8,762,759	1,497,586	12,587,986	28,355,391
Deferred inflows of resources:					
Unavailable revenue - property taxes	16,618,032	-		984,019	17,602,051
Unavailable revenue - economic development loans	-	-		4,074,169	4,074,169
Total deferred inflows of resources	16,618,032	-	-	5,058,188	21,676,220
Fund balances:					
Nonspendable	-	-	-	2,164,981	2,164,981
Restricted	4,639,686	-	-	6,198,463	10,838,149
Committed	4,128,500	-	-	44,755,409	48,883,909
Assigned	146,083	-	9,418,221	3,385,434	12,949,738
Unassigned	36,880,680	-	-	(7,921,299)	28,959,381
Total fund balances	45,794,949	-	9,418,221	48,582,988	103,796,158
Total liabilities, deferred inflows of resources and fund balances	$ 67,920,042	$ 8,762,759	$ 10,915,807	$ 66,229,162	$ 153,827,770

The notes to the financial statements are an integral part of this statement.

CITY OF GREELEY, COLORADO
RECONCILIATION OF THE GOVERNMENTAL FUND BALANCE SHEET
TO STATEMENT OF NET POSITION

December 31, 2020

Amount reported for governmental activities in the statement of net position are different because:

Total fund balances - governmental funds		$ 103,796,158
Capital assets net of accumulated depreciation used in governmental activities are not current financial resources. Therefore they are not reported in the funds.		
Primary governmental capital assets	828,909,182	
Less accumulated depreciation	(390,308,417)	438,600,765
In governmental funds, revenue is not recognized until it is available to liquidate current year liabilities and it is deferred.		
Unearned revenue		4,163,626
Pension liability and related deferred inflows and deferred outflows of resources are not current financial resources and therefore are not reported in the financial statements		
Net pension asset	691,695	
Deferred outflows - pension plans	4,914,416	
Net pension liability	(3,585,401)	
Deferred inflows - pension plans	(1,233,597)	787,113
Long-term liabilities, including bonds payable, the related unamortized premiums, deferred amounts and accrued interest payable, are not due and payable in the current period; therefore, not reported in the funds.		
Bonds / certificates of participation payable	(46,130,000)	
Deferred gain on refunding	(1,134,050)	
Deferred premium	(4,703,176)	
Deferred charge on refunding	400,152	
Compensated absences	(4,787,457)	
Capital leases payable	(549,095)	
Interest payable	(245,712)	(57,149,338)
Internal services funds are used by management to charge the costs of certain activities to individual funds. The assets and liabilities of the internal service funds are included in the governmental activities in the statement of net position.		
Net position of internal service funds	34,760,787	
Less adjustment for changes in excess costs to the business-type activities	(3,581,901)	
		31,178,886
Net position of governmental activities		$ 521,377,210

The notes to the financial statements are an integral part of this statement.

CITY OF GREELEY, COLORADO
GOVERNMENTAL FUNDS
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2020	General Fund	Sales and Use Tax Fund	Public Improvement Fund	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
Taxes	$ 14,540,807	$ 75,705,298	$ -	$ 13,434,147	$ 103,680,252
Licenses & permits	2,036,244	-	-	10,287	2,046,531
Intergovernmental	14,126,655	1,891	2,293,347	12,452,268	28,874,161
Charges for services	7,504,041	97	-	6,391,695	13,895,833
Fines & forfeits	2,219,293	-	-	3,340	2,222,633
Miscellaneous	4,222,189	-	351,253	2,702,433	7,275,875
Total revenues	44,649,229	75,707,286	2,644,600	34,994,170	157,995,285
EXPENDITURES					
Current:					
General government	11,066,410	-	-	981,697	12,048,107
Public safety	49,841,900	-	-	1,000	49,842,900
Public works	8,218,444	-	-	9,863,619	18,082,063
Culture, parks and recreation	14,921,506	-	-	158,254	15,079,760
Community development	5,473,654	-	-	-	5,473,654
Nondepartmental	4,136,922	630	3,550,333	8,670,212	16,358,097
Debt service	-	-	-	6,739,189	6,739,189
Capital outlay	559,156	-	18,429,541	30,949,639	49,938,336
Total expenditures	94,217,992	630	21,979,874	57,363,610	173,562,106
Excess (deficiency) of revenues over expenditures	(49,568,763)	75,706,656	(19,335,274)	(22,369,440)	(15,566,821)
OTHER FINANCING SOURCES (USES)					
Transfers in	64,730,741	-	3,776,110	38,743,866	107,250,717
Transfers out	(12,916,630)	(75,706,656)	(17,578)	(16,658,955)	(105,299,819)
Total other financing sources (uses)	51,814,111	(75,706,656)	3,758,532	22,084,911	1,950,898
Net change in fund balances	2,245,348	-	(15,576,742)	(284,529)	(13,615,923)
Fund balances - January 1	43,549,601	-	24,994,963	48,867,517	117,412,082
Fund balances - December 31	$ 45,794,949	$ -	$ 9,418,221	$ 48,582,988	$ 103,796,159

The notes to the financial statements are an integral part of this statement.

CITY OF GREELEY, COLORADO
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, 2020

Amounts reported for Governmental Activities in the Statement of Activities are different because:		
Net change in fund balances - total governmental funds		$ (13,615,923)
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.		
Expenditures for capital assets	49,938,336	
Current year depreciation	(24,481,657)	
Current year dispositions and adjustments, net accumulated depreciation	(352,340)	
Contributed capital assets	2,286,305	27,390,644
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.		
Repayment of bond and lease principal		4,357,473
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds.		(244,623)
Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.		
Current year compensated absences	(664,848)	
Current year deferred amount on refunding	484,774	
Current year interest related to debt service payments	39,354	
Net pension expense	(1,675,339)	(1,816,059)
Internal service funds are used by management to charge the costs of equipment maintenance, management information systems, health and dental insurance plan, workers compensation, copying and mailing services, and self-insurance program for liability claims to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities.		
Change in net position for internal service funds	4,761,877	
Less reduction in revenue due to reduction in expenses to the business-type activities	(505,832)	4,256,045
Change in net position of governmental activities		$ 20,327,558

The notes to the financial statements are an integral part of this statement.

CITY OF GREELEY, COLORADO
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Taxes:				
Property taxes	$ 15,192,667	$ 15,192,667	$ 14,494,834	$ (697,833)
Occupational taxes	40,000	40,000	33,612	(6,388)
Penalties and interest on taxes	10,000	10,000	12,361	2,361
Total taxes	15,242,667	15,242,667	14,540,807	(701,860)
Licenses and permits:				
Liquor licenses	200,000	200,000	201,003	1,003
Licenses	54,000	54,000	35,831	(18,169)
Permits	2,267,357	2,267,357	1,799,410	(467,947)
Total licenses and permits	2,521,357	2,521,357	2,036,244	(485,113)
Intergovernmental revenue:				
Federal grants	3,281,238	7,617,306	4,596,569	(3,020,737)
Intergovernmental agreements	2,116,829	2,132,829	1,929,793	(203,036)
State assistance	274,512	5,544,721	4,429,043	(1,115,678)
Cigarette taxes	200,000	200,000	217,887	17,887
Severance taxes	2,000,000	2,000,000	2,953,363	953,363
Total intergovernmental revenue	7,872,579	17,494,856	14,126,655	(3,368,201)
Charges for services:				
Court fees and charges	97,500	97,500	82,368	(15,132)
Police fees	59,000	60,200	78,316	18,116
Transit fees and charges	802,500	802,500	258,564	(543,936)
Culture, parks & recreation fees	3,516,784	3,516,784	919,779	(2,597,005)
Franchise fees	5,270,449	5,270,449	4,733,057	(537,392)
Expense reimbursement	471,448	950,125	721,939	(228,186)
Other charges	736,434	742,434	710,018	(32,416)
Total charges for services	10,954,115	11,439,992	7,504,041	(3,935,951)
Fines and forfeits:				
Court fines	2,254,191	2,254,191	2,219,293	(34,898)

continued on next page

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Miscellaneous revenue:				
Interest and investment earnings	176,258	176,258	893,435	717,177
Compensation for loss	-	87,809	224,738	136,929
Refunds of expenditures	3,245	22,045	26,726	4,681
Special assessments	-	-	14,861	14,861
Rents/royalties	3,366,097	3,366,097	2,495,496	(870,601)
Contributions/donations	90,000	194,402	145,350	(49,052)
Sale or disposal of asset	5,000	15,000	21,317	6,317
Other miscellaneous revenue	289,788	289,788	400,266	110,478
Total miscellaneous revenue	3,930,388	4,151,399	4,222,189	70,790
Total revenues	42,775,297	53,104,462	44,649,229	(8,455,233)
EXPENDITURES:				
General government:				
Legislative	953,111	1,052,772	718,453	334,319
Municipal court	1,120,597	1,173,430	1,006,472	166,958
Executive	3,481,556	3,637,922	2,685,556	952,366
Real estate	439,450	468,470	315,681	152,789
Finance	2,870,592	3,058,625	2,738,228	320,397
Economic development	485,754	482,967	462,746	20,221
Law	2,033,840	2,033,880	1,810,297	223,583
Human resources	1,633,456	2,071,983	1,328,977	743,006
Total general government	13,018,356	13,980,049	11,066,410	2,913,639
Police:				
Patrol	18,435,679	18,885,466	18,261,149	624,317
Support services	12,587,338	13,222,883	12,456,925	765,958
Total police	31,023,017	32,108,349	30,718,074	1,390,275
Fire:				
Fire administration	473,375	635,864	634,452	1,412
Fire community safety	1,764,347	1,893,590	1,764,979	128,611
Fire operations	17,370,291	18,587,750	16,724,395	1,863,355
Total fire	19,608,013	21,117,204	19,123,826	1,993,378

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CITY OF GREELEY, COLORADO
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Public works:				
Facilities maintenance	3,005,344	3,223,936	2,890,696	333,240
Transit services	5,477,333	6,115,375	5,327,748	787,627
Total public works	8,482,677	9,339,311	8,218,444	1,120,867
Culture, parks and recreation:				
Administration	1,816,762	1,904,803	1,754,173	150,630
Culture	3,452,149	3,617,693	2,125,554	1,492,139
Recreation	5,659,869	5,844,491	3,590,724	2,253,767
Natural resources	679,775	716,808	574,806	142,002
Youth enrichment	730,679	760,316	476,090	284,226
Parks	4,943,238	5,174,137	4,452,978	721,159
Island grove	2,340,531	2,426,602	1,946,458	480,144
Total culture, parks and recreation	19,623,003	20,444,850	14,921,506	5,523,344
Community development:				
Planning	2,284,734	2,390,528	2,295,363	95,165
Building inspections	1,148,793	1,166,220	1,000,987	165,233
Natural resources	570,525	614,324	421,967	192,357
Development review	1,896,466	1,930,671	1,755,337	175,334
Total community development	5,900,518	6,101,743	5,473,654	628,089
Nondepartmental:				
Partnering agencies contributions	540,384	913,298	474,251	439,047
Insurance	80,000	408,154	413,872	(5,718)
Sundry expenses	813,950	3,326,993	2,241,672	1,085,321
Miscellaneous	2,279,940	4,817,786	1,007,127	3,810,659
Total nondepartmental	3,714,274	9,466,231	4,136,922	5,329,309
Debt Service:				
Principal	64,000	60,991	-	60,991
Interest	8,000	-	-	-
Total debt service	72,000	60,991	-	60,991
Capital outlay	1,428,860	5,671,121	559,156	5,111,965
Total expenditures	102,870,718	118,289,849	94,217,992	24,071,857
Deficiency of revenues under expenditures	(60,095,421)	(65,185,387)	(49,568,763)	15,616,624

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For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OTHER FINANCING SOURCES (USES)				
Transfers in:				
Convention & visitor fund	418,200	418,200	336,022	(82,178)
Conservation trust fund	962,719	1,051,869	1,044,687	(7,182)
Sales and use tax fund	62,595,080	62,595,080	57,132,708	(5,462,372)
Designated revenue fund	2,245,090	2,245,090	1,666,249	(578,841)
Liability fund	-	10,212	10,212	-
Quality of life fund	839,524	839,524	839,524	-
Museum fund	-	31,500	27,417	(4,083)
Sewer fund	432,367	432,423	722,688	290,265
Water fund	2,097,648	2,097,962	2,057,223	(40,739)
Stormwater fund	272,605	272,235	226,565	(45,670)
Stormwater replacement fund	7,250	7,250	-	(7,250)
Stormwater construction fund	278,502	278,502	278,588	86
Sewer construction fund	121,845	121,845	162,510	40,665
Water construction fund	121,845	121,845	162,510	40,665
Equitable sharing fund	-	82,000	63,838	(18,162)
Golf fund	3,000	3,000	-	(3,000)
Total transfers in	70,395,675	70,608,537	64,730,741	(5,877,796)
Transfers out:				
Streets and roads fund	(4,703,927)	(4,906,093)	(3,025,328)	1,880,765
Designated revenue fund	(80,000)	(1,880,000)	(1,880,000)	-
Public improvement fund	-	(2,576,110)	(2,176,110)	400,000
Community development fund	(66,150)	(66,150)	(34,543)	31,607
Cemetery fund	(130,000)	(130,000)	-	130,000
Liability fund	-	(380,000)	(380,000)	-
Road development fund	-	(775,000)	(775,000)	-
Police development fund	(1,000,000)	(1,000,000)	-	1,000,000
Faster fund	(165,000)	(165,000)	(165,000)	-
Water fund	-	(50,000)	(50,000)	-
Fire Equip acq/replace fund	(500,000)	(500,000)	(500,000)	-
Public art fund	(100,573)	(100,573)	(62,806)	37,767
Information technology fund	(610,786)	(1,102,816)	(1,102,816)	-
2016 City center fund	(800,000)	(831,544)	(831,544)	-
IT acquisition fund	(250,000)	(250,000)	(250,000)	-
General debt service fund	(1,683,483)	(1,683,483)	(1,683,483)	-
Total transfers out	(10,089,919)	(16,396,769)	(12,916,630)	3,480,139
Total other financing sources (uses)	60,305,756	54,211,768	51,814,111	(2,397,657)
Net change in fund balance	210,335	(10,973,619)	2,245,348	13,218,967
Fund balance - January 1	16,979,942	43,549,601	43,549,601	-
Fund balance - December 31	$ 17,190,277	$ 32,575,982	$ 45,794,949	$ 13,218,967

The notes to the financial statements are an integral part of this statement.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUND
SALES & USE TAX FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Taxes:				
General sales tax	$ 70,538,556	$ 70,538,556	$ 66,244,651	$ (4,293,905)
Sales tax on building permits	3,308,006	3,308,006	2,258,788	(1,049,218)
General use tax	3,116,949	3,116,949	2,274,159	(842,790)
Auto use tax	5,064,102	5,064,102	4,347,501	(716,601)
Penalties and interest on taxes	148,487	148,487	580,199	431,712
Total taxes	82,176,100	82,176,100	75,705,298	(6,470,802)
Intergovernmental revenue:				
State assistance	-	1,891	1,891	-
Total intergovernmental revenue	-	1,891	1,891	-
Charges for services:				
Expense reimbursement	-	-	97	97
Total charges for services	-	-	97	97
Total revenues	82,176,100	82,177,991	75,707,286	(6,470,705)
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	-	1,891	630	1,261
Total expenditures	-	1,891	630	1,261
Excess of revenues over expenditures	82,176,100	82,176,100	75,706,656	(6,471,966)
OTHER FINANCING USES:				
Transfers out:				
General fund	(62,595,080)	(62,595,080)	(57,132,708)	5,462,372
General debt service fund	(4,205,600)	(4,205,600)	(4,214,850)	(9,250)
Food tax fund	(8,432,175)	(8,432,175)	(8,406,571)	25,604
Island grove development fund	(8,000)	(8,000)	(1,399)	6,601
Quality of life fund	(4,627,126)	(4,627,126)	(4,080,722)	546,404
Designated revenue fund	(2,058,119)	(2,058,119)	(1,768,188)	289,931
Hotel development fund	(250,000)	(250,000)	(102,218)	147,782
Total other financing uses	(82,176,100)	(82,176,100)	(75,706,656)	6,469,444
Net change in fund balance	-	-	-	-
Fund balance - January 1	-	-	-	-
Fund balance - December 31	$ -	$ -	$ -	$ -

The notes to the financial statements are an integral part of this statement.

Major Enterprise Funds

Sewer Fund

This fund accounts for user charges and expenses for operating, financing, and maintaining the City's sanitary sewer system; created per Greeley Municipal Code 14.04.140.

Water Fund

This fund accounts for user charges and the expenses for operating, financing, and maintaining the City's water system; created per Greeley Municipal Code 14.04.130.

CITY OF GREELEY, COLORADO
PROPRIETARY FUNDS
STATEMENT OF NET POSITION

December 31, 2020	Business-type Activities -- Enterprise Funds: Sewer Fund	Water Fund	Nonmajor Enterpise Funds	Totals	Governmental Activities -- Internal Service Funds
ASSETS					
Current assets:					
Cash and cash equivalents	$ 138,190	$ 535,529	$ 111,557	$ 785,276	$ 738,757
Investments	21,539,138	58,292,077	7,642,474	87,473,689	22,463,175
Accounts receivable, net	883,082	3,173,225	692,149	4,748,456	118,828
Special assessments	134,316	-	-	134,316	-
Accrued interest	73,447	211,298	26,060	310,805	76,597
Unbilled services	455,922	1,425,206	310,137	2,191,265	-
Due from other funds	-	-	23,972	23,972	-
Advances to other funds	-	-	-	-	2,204,477
Inventories	-	594,254	-	594,254	-
Prepaid items	4,924	14,531	-	19,455	740,698
Total current assets	23,229,019	64,246,120	8,806,349	96,281,488	26,342,532
Noncurrent assets:					
Restricted assets:					
Investments	-	3,673,784	-	3,673,784	-
Total restricted assets	-	3,673,784	-	3,673,784	-
Capital assets:					
Land	881,463	21,836,579	4,198,150	26,916,192	16,986
Land improvements	34,078	391,272	4,396,116	4,821,466	-
Water rights	28,100	117,946,189	-	117,974,289	-
Artwork	-	496,032	-	496,032	-
Buildings/building improvements	4,290,598	3,445,211	1,623,250	9,359,059	120,884
Machinery and equipment	9,422,341	15,066,980	3,767,100	28,256,421	23,865,400
Infrastructure	138,348,373	370,186,201	68,482,521	577,017,095	-
Construction in progress	5,627,932	50,645,116	441,873	56,714,921	130,942
	158,632,885	580,013,580	82,909,010	821,555,475	24,134,212
Less: accumulated depreciation	(62,724,713)	(150,901,855)	(38,449,390)	(252,075,958)	(13,481,437)
Total capital assets	95,908,172	429,111,725	44,459,620	569,479,517	10,652,775
Total noncurrent assets	95,908,172	432,785,509	44,459,620	573,153,301	10,652,775
Total assets	119,137,191	497,031,629	53,265,969	669,434,789	36,995,307
DEFERRED OUTFLOWS OF RESOURCES					
Deferred charge on refunding	-	1,321,155	-	1,321,155	-
Total deferred outflows of resources	-	1,321,155	-	1,321,155	-
LIABILITIES					
Current liabilities:					
Accounts payable	351,582	3,799,366	186,433	4,337,381	551,922
Claims incurred but not reported	-	-	-	-	939,031
Compensated absences	167,393	328,248	165,838	661,479	169,126
Accrued liabilities	134,828	249,790	95,379	479,997	148,324
Accrued interest payable	252,184	1,489,592	98,119	1,839,895	-
Due to other funds	146,440	63,268	107,917	317,625	-
Current portion of capital lease obligations	-	-	-	-	132,399
Current portion of long-term obligations	765,000	7,280,000	310,000	8,355,000	-
Unearned revenue	711	1,180	423,586	425,477	-
Other liabilities	-	201,277	-	201,277	-
Advances from other funds	-	-	400,000	400,000	-
Total current liabilities	1,818,138	13,412,721	1,787,272	17,018,131	1,940,802

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December 31, 2020	Business-type Activities -- Enterprise Funds Sewer Fund	Water Fund	Nonmajor Enterprise Funds	Totals	Governmental Activities -- Internal Service Funds
Noncurrent liabilities:					
Accrued compensated absences	58,099	72,218	44,498	174,815	55,005
Lease obligations	-	-	-	-	238,713
Revenue bonds (net of deferred amount from unamortized premium)	14,679,418	87,027,250	6,312,993	108,019,661	-
Noncurrent liabilities	14,737,517	87,099,468	6,357,491	108,194,476	293,718
Total liabilities	16,555,655	100,512,189	8,144,763	125,212,607	2,234,520
NET POSITION					
Net investment in capital assets	87,891,107	338,172,163	37,705,322	463,768,592	10,281,663
Unrestricted	14,690,429	59,668,432	7,415,884	81,774,745	24,479,124
Total net position	$ 102,581,536	$ 397,840,595	$ 45,121,206	$ 545,543,337	$ 34,760,787

Adjustment to report the cumulative internal balance for the net effect of the activity between the internal service funds and the enterprise funds over time	3,581,901
Net position of business-type activities	$ 549,125,238

The notes to the financial statements are an integral part of this statement.

CITY OF GREELEY, COLORADO
PROPRIETARY FUNDS
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION

	Business-type Activities -- Enterprise Funds				Governmental Activities -- Internal Service Funds
For the Year Ended December 31, 2020	Sewer Fund	Water Fund	Nonmajor Enterprise Funds	Total	
OPERATING REVENUES:					
Charges for services	$ 10,921,426	$ 48,016,922	$ 9,295,699	$ 68,234,047	$ 28,208,477
Intergovernmental	132,273	3,787,102	57,537	3,976,912	$ 158,011
Permits	16,311	15,087	4,725	36,123	-
Fines & forfeits	-	-	62,624	62,624	-
Miscellaneous	14,671	683,783	47,723	746,177	157,423
Total operating revenues	11,084,681	52,502,894	9,468,308	73,055,883	28,523,911
OPERATING EXPENSES:					
Personnel services	3,675,753	8,003,369	3,397,726	15,076,848	3,223,559
Supplies	580,755	3,810,396	434,342	4,825,493	3,668,928
Purchased services	895,343	25,214,654	944,303	27,054,300	2,657,103
Assessments	-	2,441,619	-	2,441,619	-
Insurance and bonds	207,300	207,301	-	414,601	1,124,640
Utilities	616,048	1,148,050	112,443	1,876,541	253,989
Repairs and maintenance	487,219	1,174,177	300,779	1,962,175	901,787
Rentals	21,854	158,216	18,431	198,501	6,917
Depreciation	4,075,917	9,419,831	1,288,941	14,784,689	2,217,871
Claims	-	-	-	-	12,131,271
Other expenses	41,143	1,623,406	-	1,664,549	-
Total operating expenses	10,601,332	53,201,019	6,496,965	70,299,316	26,186,065
Operating income (loss)	483,349	(698,125)	2,971,343	2,756,567	2,337,846
NONOPERATING REVENUES (EXPENSES):					
Interest and investment earnings	532,153	1,654,460	208,001	2,394,614	705,157
Rents	10,000	266,385	-	276,385	-
Oil/gas royalties	148,446	122,710	95,074	366,230	-
Damages recovered	-	6,701	-	6,701	-
Miscellaneous	(143,718)	(198,829)	(68,818)	(411,365)	(212,892)
Interest expense	(547,531)	(3,013,547)	(242,680)	(3,803,758)	(8,883)
Gain/(loss) on disposal of capital assets	(73,750)	(146,728)	(69,570)	(290,048)	157,057
Total nonoperating revenues (expenses)	(74,400)	(1,308,848)	(77,993)	(1,461,241)	640,439
Income (loss) before capital contributions and transfers	408,949	(2,006,973)	2,893,350	1,295,326	2,978,285
Capital contributions - development fees	979,155	1,904,767	173,162	3,057,084	-
Capital contributions - other	691,920	743,530	-	1,435,450	-
Transfers in	-	132,153	22,394	154,547	1,860,004
Transfers out	(1,071,451)	(2,310,033)	(507,553)	(3,889,037)	(76,412)
Change in net position	1,008,573	(1,536,556)	2,581,353	2,053,370	4,761,877
Total net positon - January 1	101,572,963	399,377,151	42,539,853		29,998,910
Total net position - December 31	$ 102,581,536	$ 397,840,595	$ 45,121,206		$ 34,760,787
Adjustment for the net effect of the current year activity between the internal service funds and the enterprise funds				505,832	
Changes in net position of business-type activities				$ 2,559,202	

The notes to the financial statements are an integral part of this statement.

CITY OF GREELEY, COLORADO
PROPRIETARY FUNDS
STATEMENT OF CASH FLOWS

	Business-type Activities -- Enterprise Funds				Governmental Activities -- Internal Service Funds
For the Year Ended December 31, 2020	Sewer Fund	Water Fund	Nonmajor Enterprise Funds	Total	
CASH FLOWS FROM OPERATING ACTIVITIES:					
Receipts from customers and users	$ 10,831,196	$ 51,308,722	$ 9,363,664	$ 71,503,582	$ 15,097,189
Receipts from interfund services provided	-	-	-	-	12,866,111
Payments to suppliers	(2,647,767)	(34,353,697)	(1,537,040)	(38,538,504)	(22,414,690)
Payments to employees	(3,707,382)	(8,076,218)	(3,417,526)	(15,201,126)	(3,161,179)
Payments for interfund services used	(233,405)	(655,897)	(323,724)	(1,213,026)	(82,360)
Other receipts	163,080	392,293	122,223	677,596	173,938
Net cash provided by operating activities	4,405,722	8,615,203	4,207,597	17,228,522	2,479,009
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:					
Cash advances to/from other funds	-	-	(1,393)	(1,393)	(238,767)
Repayment of cash advances to other funds	-	-	(460,684)	(460,684)	-
Receipt of cash advances from other funds	-	-		-	-
Increase in pooled cash reported as a due from other funds	-	-	-	-	1,120,216
Transfers in from other funds	-	193,985	-	193,985	750,000
Transfers out to other funds	(1,034,499)	(2,244,008)	-	(3,278,507)	-
Net cash provided (used) by noncapital financing activities	(1,034,499)	(2,050,023)	(462,076)	(3,546,598)	1,631,449
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Repayment of cash advances from other funds	-	-	-	-	44,111
Receipt of cash advances from other funds	-	-	-	-	114,439
Capital contributions	979,155	1,904,767	173,162	3,057,084	-
Purchases and construction of capital assets	(6,277,483)	(14,058,871)	(2,060,350)	(22,396,704)	(4,266,359)
Principal paid on capital debt	(735,000)	(6,915,000)	(322,553)	(7,972,553)	(129,866)
Interest paid on capital debt	(630,444)	(3,938,481)	(268,065)	(4,836,990)	(8,883)
(Payments) proceeds from disposal of capital assets	-	(5,316)	(113,019)	(118,335)	150,753
Net cash used by capital and related financing activities	(6,663,772)	(23,012,901)	(2,590,826)	(32,267,499)	(4,095,805)
CASH FLOWS FROM INVESTING ACTIVITIES:					
Withdrawals from investment pool	8,126,521	42,884,492	3,000,000	54,011,013	8,380,000
Deposits into investment pool	(5,087,009)	(27,223,215)	(4,146,174)	(36,456,398)	(9,285,342)
Interest and investment earnings received	313,658	1,067,644	117,039	1,498,341	452,672
Bank and investment charges paid	(140,240)	(291,139)	(93,652)	(525,031)	(25,730)
Net cash provided (used) by investing activities	3,212,930	16,437,782	(1,122,788)	18,527,925	(478,400)
Net increase (decrease) in cash and cash equivalents	(79,619)	(9,939)	31,908	(57,650)	(463,747)
Cash and cash equivalents - January 1	217,809	545,468	79,649	842,926	1,202,503
Cash and cash equivalents - December 31	$ 138,190	$ 535,529	$ 111,557	$ 785,276	$ 738,756
Reconciliation of operating income to net cash provided by operating activities:					
Operating income	$ 483,349	$ (698,125)	$ 2,971,343	$ 2,756,567	$ 2,337,846
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation expense	4,075,917	9,419,831	1,288,941	14,784,689	2,217,871
Miscellaneous nonoperating revenue	158,500	518,798	94,082	771,380	(10,822)
Miscellaneous nonoperating expense	(3,698)	(31,224)	25,759	(9,163)	-
Change in assets and liabilities:					
(Increase) decrease in receivables, net	(176,452)	(1,383,098)	(177,631)	(1,737,181)	(22,018)
(Increase) in inventory	-	(25,743)	-	(25,743)	-
(Increase) decrease in prepaid expenses	(4,924)	(14,963)	-	(19,887)	(348,815)
Increase (decrease) in accounts payable	(95,341)	836,191	(8,116)	732,734	(526,225)
Increase in other payable	-	60,743	-	60,743	(584,990)
Increase in payroll liability	(37,810)	(89,054)	(42,098)	(168,962)	(48,489)
Increase (decrease) in compensated absences payable	6,181	21,847	22,299	50,327	24,154
Increase in unearned revenue	-	-	33,018	33,018	(559,504)
Total adjustments	3,922,373	9,313,328	1,236,254	14,471,955	141,162
Net cash provided by operating activities	$ 4,405,722	$ 8,615,203	$ 4,207,596	$ 17,228,521	$ 2,479,008
Noncash investing, capital, and financing activities:					
Contributions of capital assets	$ 691,920	$ 743,530	$ -	$ 1,435,450	$ -
Capital assets acquired with accounts payable	$ 381,932	$ 1,459,058	$ 430,333	$ 2,271,323	$ -
Increase in fair value of investments	$ 218,496	$ 586,815	$ 68,817	$ 874,128	$ 242,687

The notes to the financial statements are an integral part of this statement.

“Autumn Morning” by Rick Destree, 2018

NOTE 1: REPORTING ENTITY

The City of Greeley (the City) is a Colorado Home Rule City operating under a charter provided by the Authority of the Constitution of the State of Colorado, and adopted by its citizens on June 24, 1958. The City operates under a Council-Manager form of government and provides the following services as authorized by its charter: police, fire, public records, art programs, museums, recreational programs and facilities, parks, two golf courses, development services (planning, building inspections, code enforcement), transit services, traffic management services, infrastructure maintenance and improvements (streets, drainage, water, wastewater), cemetery services, downtown parking lots, and other general government services to administer the operations of the City. Electric, gas, and solid waste removal/disposal services are provided by private companies.

Management has considered all potential component units in defining the City for financial reporting purposes. As required by GAAP, these financial statements present the City of Greeley (the primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationships with the City.

Discretely Presented Component Units

The Greeley Urban Renewal Authority (GURA) was established by Ordinance 45 on December 23, 1969 by the City of Greeley as a dependent organization under Colorado law with the objective of carrying on urban renewal activities in the City of Greeley. Members of GURA are appointed by the City Mayor and subject to confirmation by the City Council. The City is able to impose its will by significantly influencing the programs, projects, activities, or level of services performed or provided by GURA. The City also has the ability to modify or approve GURA's budget and remove appointed members of GURA's governing board at will. However, the two governing boards are not substantively the same and GURA does not provide services entirely for the City.

The Downtown Development Authority (DDA) was created in 1998 by the City Council and the qualified electors for the public health, safety, prosperity, security, and welfare and to halt and prevent deterioration of property values in the central business district. The purpose of the DDA is generally to serve as a vehicle for planning and improving the central business district. The board is appointed by the City Council. The board of directors of the DDA reviews and considers a proposed annual budget then submits that budget to the City Council for approval. The City Council is authorized, in addition to the regular ad valorem tax and special assessments for improvements, to impose and levy an ad valorem tax on all real and personal property within the boundaries of the DDA not exceeding five mills on the valuation for assessment of such property.

None of the component units included in the reporting entity issue their own financial statements.

NOTE 2: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-wide and Fund Financial Statements

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

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

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

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting,* as are the proprietary funds. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied, within 60 days of levy, except in highly unusual, nonrecurring situations. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting.* Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 180 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

Cigarette taxes, sales taxes, use taxes, special assessments taxpayer-assessed taxes, interest revenue and charges for services are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The City reports the following major governmental funds:

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

The *sales and use tax fund* is a special revenue fund that accounts for the collection of the City's 3.46% sales and use tax.

The *public improvement fund* is a capital project fund that accounts for the costs of purchasing major equipment, constructing major capital facilities and improving existing facilities.

The City reports the following major proprietary funds:

The *sewer fund* accounts for user charges and expenses for operating, financing, and maintaining the City's sanitary sewer system.

The *water fund* accounts for user charges and the expenses for operating, financing, and maintaining the City's water system.

Additionally, the City reports the following fund types:

Internal service funds are used by management to charge the costs of equipment maintenance and replacement, management information systems, health and dental insurance plan, workers compensation, copying and mailing services, and self-insurance program for liability claims to individual funds.

Certain eliminations have been made as prescribed by the Governmental Accounting Standards Board (GASB) Statement No. 34 in regard to interfund activities, payables, and receivables. All internal balances in the Statement of Net Position have been eliminated except those representing balances between the governmental activities and the business-type activities, which are presented as internal balances and eliminated in the total primary government column. In the Statement of Activities, internal service fund transactions have been eliminated; however, those transactions between governmental and business-type activities have not been eliminated.

Accounts reported as *program revenues* include 1) charges to customers or 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.

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

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed. When an expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds.

Item No. 7.

Asset[illegible]eferred Outflows/Inflows, and Fund Balance/Net Position

Cash and Investments

The City's cash and cash equivalents are considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition.

Investment practices for the City and its component units are governed by the City's investment policy and procedures. Note 4 identifies authorized investment securities and their monetary value. Interest income earned on pooled investments is allocated based on each fund's share of those investments. Investments for the City as well as for its component units are reported at fair value.

For purposes of the statement of cash flows, the City defines cash and cash equivalents as amounts in demand deposits as well as short-term, highly liquid investments with original maturities of three months or less. Cash equivalents are both readily convertible to cash and are so near their maturity that they present insignificant risk of change in value due to interest rate changes.

Property Taxes

Property taxes attach as an enforceable lien on property as of January 1. Taxes are payable in two installments on the last day of February and June 15, or in total on April 30. Property taxes are billed and collected by Weld County, Colorado. Taxes for the following year are levied no later than December 15 and are recorded as a receivable.

Receivables and Payables

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either "due to/from other funds" (i.e., the current portion of interfund loans) or "advances to/from other funds" (i.e., non-current portion of interfund loans). All other outstanding balances between funds are reported as "due to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

Inventories and Prepaid Items

Inventories of enterprise funds are valued at cost using the first-in/first-out (FIFO) method. Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaids in governmental funds are reported using the consumption method.

Restricted Assets

Certain proceeds of bond issues, as well as certain resources set aside for their repayment, are classified as restricted assets on the statement of net position and the balance sheet because their use is limited by applicable covenants. Also, certain funds are constrained due to grant requirements.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (i.e., streets and roads, bridges, storm water drainage, traffic signals, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City and its component units as assets with an initial, individual cost of $5,000 or more and an estimated useful life in excess of one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition value on the date received.

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 capital assets, as applicable.

Assets are depreciated using the straight-line method. Depreciation expense is reflected as an operating expense in the government-wide statement of activities.

Estimated useful lives for asset types are as follows:

Buildings and Improvements	10 – 50 years
Machinery and Equipment	3 – 30 years
Infrastructure	10 – 50 years
Land Improvements	15 – 25 years

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City only has two items that qualify for reporting in this category. The deferred charge on refunding reported in the government-wide and proprietary funds statement of net position and the changes in net pension liability not included in pension expense are reported in the government-wide statement of net position. A deferred charge on refunding results from the difference in the carrying value of refunded debt and its reacquisition prices. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two types of items, which arise only under a modified accrual basis of accounting that qualifies for reporting in this category. Unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues from two sources: property taxes and economic development loans. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. Lastly, the changes in net pension liability not included in pension expense are reported in the government-wide statement of net position.

Compensated Absences

The City allows employees to accumulate unused vacation or paid time off (PTO) pay and to defer overtime pay by accumulating compensatory leave up to a maximum limit of 40 hours. In the event of termination or retirement, an employee is paid for accumulated vacation hours up to a maximum of 169 hours or PTO hours up to a maximum of 320 hours, accumulated compensatory leave, and 50% of the accumulated sick leave earned as of December 31, 1988 up to a maximum of 60 days. The City Manager and department heads have a maximum vacation accrual of 560 hours or a maximum PTO accrual of 600 hours. All vacation/PTO pay is accrued when incurred in the government-wide and proprietary fund financial statements. A liability for these amounts is reported in governmental funds only if they have matured, for example, as a result of employee resignations and retirements.

Long-term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method, which approximates the effective interest method. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issued are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Fund Balance/Net Position

In the fund financial statements, governmental funds report fund balance in accordance with GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions,* and is described in Note 5.

In the government-wide and proprietary fund financial statements, net positions are restricted for amounts that are legally restricted by outside parties for specific purposes or through enabling legislation that is a legally enforceable restriction on the use of revenues. When both restricted net position and unrestricted net position are available for use, it is the City's policy to use restricted-net position first and then unrestricted net position. Net position invested in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of borrowing attributable to the acquisition, construction, or improvement of those assets. Deferred outflows of resources and deferred inflow of resources attributable to the acquisition, construction, or improvement of those assets on related debt are also included.

Item No. 7.

NOTE DSHIP, COMPLIANCE, AND ACCOUNTABILITY

Budgetary Information

An annual budget and appropriation ordinance is adopted by the City Council in accordance with the City of Greeley Home Rule Charter. Budgets are adopted on a basis consistent with Generally Accepted Accounting Principles (GAAP), except for the following: proceeds from long-term debt are budgeted as revenue in the proprietary funds; note, lease and bond principal payments are budgeted as expenses in the proprietary funds; repayments of advances to/from other city funds are budgeted as revenues and expenditures/expenses in all fund types; purchases of capital assets are budgeted as capital outlay expenses in the proprietary funds and depreciation in proprietary funds is not budgeted.

On or before the fifteenth of September of each year, the City Manager is required to submit to the City Council a recommended budget covering the next fiscal year which includes the following information: 1) proposed expenditures for each fund; 2) debt service requirements; 3) an estimate of the amount of revenues from all sources, other than property taxes; 4) an estimate of the fund equity balance or deficit for the end of the current fiscal year; 5) an estimate of the amount of money to be raised from property taxes and bond issues; and 6) other supporting information as the City Council may request.

Annually, the City Council is required to set a property tax levy and certify the same to the Weld County Commissioners. Upon completion of a public hearing and the tax levy certification, the City Council must adopt the budget and make the necessary appropriations by ordinance no later than December 15.

The adopted appropriation ordinance does not include estimated revenues. Yet, since the City Manager is required to provide an estimate of all revenues, this information, as revised, is used in the budgetary comparison schedules.

Formal budgetary integration is employed as a management control device during the year to monitor the individual departments or divisions within departments. The fund level of classification is the level of classification at which expenditures may not exceed appropriations. All appropriations lapse at the end of the budget year, to the extent that they shall not have been expended, committed, reserved, or lawfully encumbered; however, appropriations for capital projects shall in no event lapse before the end of the second full year after the budget year.

After the adoption of the annual appropriation ordinance, the City Council may, by ordinance, transfer any uncommitted appropriation balance from one department to another and make additional appropriations during the fiscal year for unanticipated expenditures to the extent that actual or anticipated revenues of the year exceed the estimated revenues in the budget, unless the appropriations are necessary to relieve an emergency situation. The City Manager may, without Council action, approve the transfer of budgeted expenditures between programs within departments or divisions or between departments or divisions within the same funds.

An annual budget is approved by the GURA board in accordance with the Local Government Budget Law. The budget is prepared on a basis consistent with GAAP. The appropriation is at the total fund expenditures level and lapses at year end.

An annual budget is proposed by the DDA board in accordance with the Local Government Budget Law and then submitted to the City Council for approval. The budget is prepared on a basis consistent with GAAP. The appropriation is at the total fund expenditures level and lapses at year end.

Excess of Expenditures/Expenses Over Appropriations

For the year ended December 31, 2020, expenditures exceeded appropriations in the following City funds:

Special Revenue Funds	
DDA TIF	$ 173,055
Permanent Funds	
Memorials Fund	$ 369

Expenditures in excess of budgeted appropriations may be a violation of state statute.

Deficit Fund Equity

Special Revenue Fund:

The Conference Center Development Fund has a deficit fund balance of $7,930,107 as of December 31, 2020. The shortage is due to internal loans; the funds were used to provide an advance toward the development and construction of a conference center. The City will be reimbursed $8,638,000 plus 2.6% interest. The City shall be entitled to reimburse itself from the following revenues generated from the project: property tax increments, sales tax, 3% lodger's tax, 2% public improvement fee, payments in lieu of taxes, and .8% basic rent.

Tax, S Debt Limitations

On November 3, 1992, Colorado voters passed an amendment to the State Constitution, Article X, and Section 20, commonly known as the Taxpayers Bill of Rights or TABOR. TABOR contains several limitations, including revenue rising, spending abilities, and other specific requirements of state and local governments. On November 2, 1999, Greeley voters chose to waive the revenue limitations imposed by TABOR. The City believes it is in compliance with the other requirements of the Amendment. However, the City has made certain interpretations of the Amendment's language in order to determine its compliance. The Amendment is complex and subject to judicial interpretation.

NOTE 4: DEPOSITS, INVESTMENTS, AND RECEIVABLES

Bank Deposits and Investments

The City and its discretely presented component units' (Greeley Urban Renewal Authority and Downtown Development Authority) bank accounts at year-end were entirely covered by federal depository insurance or by collateral held by the City's, the Greeley Urban Renewal Authority's, and the Downtown Development Authority's, custodial banks in their respective names under provisions of the Colorado Public Deposit Protection Act (CPDPA).

The CPDPA requires financial institutions to pledge collateral having a market value of at least 102% of the aggregate public deposits not insured by federal depository insurance. Eligible collateral includes municipal bonds, U.S. government securities, mortgages, and deeds of trust.

The City's investment policy authorizes the City to invest in bonds or other interest bearing obligations of the United States of America or its agencies thereof; banker's acceptances issued by state or national bank, commercial paper, corporate debt, certificates of deposit; repurchase agreements; money market funds; and local government pools.

The City has invested $45,279,388 in the Colorado Government Liquid Asset Trust (COLOTRUST), an investment vehicle established by state statute for local governmental entities in Colorado to pool surplus funds for investment purposes. COLOTRUST operates similarly to a money market fund and each share is equal in value to $1.00. At December 31, 2020, the fair value of the City's investment is $45,279,388, which is determined using net asset value (NAV).

As of December 31, 2020, the City had the following investments. (Dollars are in thousands.)

Investment	S&P Rating	Moody's Rating	Fair Value	Weighted Average Maturity (in days)	Concentration of Credit Risk
U.S. Instrumentalities					
FNMA	AA+	Aaa	$ 26,663	1088	15%
FHLMC	AA+	Aaa	10,008	964	6%
FHLB	AA+	Aaa	30,129	621	17%
FFCB	AA+	Aaa	14,459	763	8%
U.S. Treasuries	AA+	Aaa	44,667	715	25%
Corporate Bonds					
Chevron Corp.	AA	Aa2	3,016	106	2%
Apple Inc.	AA+	Aa1	4,741	507	3%
Johnson & Johnson	AAA	Aaa	3,065	394	2%
Microsoft Corporation	AAA	Aaa	3,061	365	2%
ExxonMobil Corporation	AA	Aa1	3,556	394	2%
Walmart Inc.	AA	Aaa	3,041	175	2%
ColoTrust	AAAm	Not Rated	45,279	-	17%
US Bank Money Market	AAAm	Aaa	2,653	-	2%
Contributed Stocks/Mutual Funds	Not Rated	Not Rated	351	N/A	
Total Investments			194,689		
Reconciliation to Total Cash and Investments					
Add:					
Cash (unrestricted)			14,546		
Cash (designated)			0		
Total Cash and Investments			$ 209,235		

The C ent policy calls for investment diversification within the portfolio to avoid unreasonable risks inherent in over invest instruments, individual financial institutions, or maturities. The City's investment policy limits maturity to five years or less from the date of purchase.

Discretely Presented Component Units

As of December 31, 2020, the **Greeley Urban Renewal Authority** had the following investments. (Dollars are in thousands.)

Investment	S&P Rating	Moody's Rating	Fair Value	Weighted Average Maturity (in days)
ColoTrust	AAAm	Not Rated	$ 3,268	-
Total Investments			3,268	
Reconciliation to Total Cash and Investments:				
Add:				
Cash (unrestricted)			812	
Total Cash and Investments			$ 4,080	

As of December 31, 2020, the **Downtown Development Authority** had the following deposits. (Dollars are in thousands.)

Cash	S&P Rating	Moody's Rating	Fair Value	Weighted Average Maturity (in days)
Cash (unrestricted)			$ 194	
Total Cash			$ 194	

Fair Value of Investments

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair Value measurements must maximize the use of observable inputs and minimize the use of unobservable inputs. There is a hierarchy of three levels of inputs that may be used to measure fair value:

Level 1: Quoted prices in active markets for identical assets or liabilities

Level 2: Observable inputs other than Level 1 prices, such as quoted prices for similar assets or liabilities; quoted prices in markets that are not active; or other inputs that are observable or can be corroborated by observable market data for substantially the full term of the assets or liabilities

Level 3: Unobservable inputs supported by little or no market activity and are significant to the fair value of the assets or liabilities

The fo[...] presents the fair value measurements of assets and liabilities recognized in the accompanying statement of net positi[...]t fair value on a recurring basis and the level within the fair value hierarchy in which the fair value measurements fall at December 31:

		Fair Value Measurement Using (Dollars are in thousands)		
		Level 1	Level 2	Level 3
<u>Investments by Fair Value Level</u>	Total	Quoted Prices in Active Markets for Identical Assets	Significant Other Observable Inputs	Significant Unobservable Inputs
U.S. Instrumentalities				
FNMA	$ 26,663	$ -	$ 26,663	$ -
FHLMC	10,008	-	10,008	-
FHLB	30,129	-	30,129	-
FFCB	14,459	-	14,459	-
U.S. Treasuries	44,667	44,667	-	-
Corporate Bonds	20,480	-	20,480	-
US Bank Money Market	2,653	2,653	-	-
Common Stock	51	51	-	-
Mutual Funds	300	300	-	-
Total Investments by Fair Value Level	$ 149,410	$ 47,671	$ 101,739	$ -

Receivables

Receivables as of year-end for the City's individual major funds and nonmajor funds, in the aggregate, are as follows:

	General	Sales and Use Tax	Public Improvement	Sewer	Water	Nonmajor Funds	Total
Receivables:							
Interest	$ 79,060	$ -	$ 27,800	$ 73,447	$ 211,298	$ 265,840	$ 657,445
Taxes	16,618,032	8,682,783	-	-	-	2,253,807	27,554,622
Accounts	2,257,695	2,334	2,255,594	883,082	3,173,225	7,172,787	15,744,717
Notes	-	-	-	-	-	2,165,926	2,165,926
Unbilled services	-	-	-	455,922	1,425,206	310,137	2,191,265
Special assessments	25,940	-	-	134,316	-	-	160,256
Intergovernmental	2,820,405	-	-	-	-	10,055	2,830,460
Total receivables	$ 21,801,132	$ 8,685,117	$ 2,283,394	$ 1,546,767	$ 4,809,729	$ 12,178,552	$ 51,304,691

2020 Receivables are ordinarily collected within one year, except for special assessments that are collected over several years.

Receivables as of year-end for the **Greeley Urban Renewal Authority** are as follows:

	All Funds
Receivables:	
Taxes	$ 11,903,737
Intergovernmental	144,139
Notes	91,728
Total receivables	$ 12,139,604

Recei ar-end for the **Downtown Development Authority** are as follows:

	All Funds
Receivables:	
Taxes	$ 156,882
Total receivables	$ 156,882

Governmental funds report *unavailable revenue* in connection with receivables for revenues that are not considered to be available to liquidate liabilities of the current period.

Governmental Funds of the City	Unearned
Property taxes receivable (general fund)	$16,618,032
Administrative hearings receivable (general fund)	37,399
Special assessments not yet due (general fund)	19,455
Culture, parks, and recreation receivable (general fund)	16,303
Gift certificate sales (general fund)	16,300
Property taxes receivable (special revenue fund)	984,019
Community development notes receivable (special revenue fund)	2,165,926
Accrued interest on community development notes receivable (special revenue fund)	1,908,243
Total unearned revenue tied to receivables for governmental funds	$21,765,677

Greeley Urban Renewal Authority	Unearned
Property taxes receivable (special revenue fund)	$11,903,737
Community development notes receivable (special revenue fund)	91,728
Total unearned revenue tied to receivables for governmental funds	$11,995,465

Downtown Development Authority	Unearned
Property taxes receivable (special revenue fund)	$ 156,882
Total unearned revenue tied to receivables for governmental funds	$ 156,882

NOTE 5: FUND BALANCE DESIGNATION

GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions,* requires the fund balance amounts to be properly reported within one of the fund balance categories listed below:

Non-spendable fund balance

- Portion of net resources that cannot be spent because of their form; including inventories, prepaid amounts, long-term amount of loans and notes
- Portion of net resources that cannot be spent because they must be maintained intact; principal of a permanent fund

Restricted fund balance

- Includes amounts that can be spent only for the specific purposes imposed by creditors, grantors, contributors, or laws and regulations of other governments
- Limitation imposed by government's own charter

Committed fund balance

- Includes amounts that can only be used for the specific purposes determined by a formal action of City Council. Commitments may be established, modified, or rescinded only through ordinances approved by City Council.

Assigned fund balance

- Represents amounts that reflect the City's intended use of resources. It has to be established at either the highest level of decision making, or by an official designated for that purpose. On December 20, 2011, the City Council adopted Resolution 86, 2011 that grants the City Manager, or the City Manager's Designee, authority to designate the assigned fund balance based on the intended use of such resources

U[illegible]d balance

- [illegible]d balance in the general fund in excess of non-spendable, restricted, committed, and assigned fund balance
- Excess of non-spendable, restricted, and committed fund balance over total fund balance (deficit)
- This classification includes the residual fund balance for the General Fund and the amount established as a reserve in the General Fund to ensure the continued delivery of City services, to address emergencies, address temporary revenue or cash shortfalls, or provide stability during economic cycles as established in Resolution 73, 2016. The resolution requires a minimum level of unrestricted fund balance equivalent to two months of general fund expenditures, plus operating transfers out, less any extraordinary expenditure items. At December 31, 2020, this balance was $16,672,539.

As of Item No. 7. 2020, fund balances are composed of the following

Fund Balances	General Fund	Other Governmental Funds	Total Governmental Funds
Nonspendable:			
Prepaid items	$ -	$ 19,500	$ 19,500
Permanent fund principal	-	2,145,481	2,145,481
Total nonspendable	-	2,164,981	2,164,981
Restricted:			
Natural areas grant	6,000	-	6,000
Shane's Inspiration AIR Grant	5,544	-	5,544
TABOR emergency reserve	4,253,488	-	4,253,488
Net pension asset	691,695		691,695
Funds in trust	374,654	-	374,654
Debt service	-	1,889,936	1,889,936
Urban development	-	2,164,030	2,164,030
Conservation trust	-	659,961	659,961
Equitable sharing funds	-	688,510	688,510
FASTER funds	-	416,934	416,934
Petriken memorial	-	2,262	2,262
Memorials	-	376,830	376,830
Total restricted	5,331,381	6,198,463	11,529,844
Committed:			
Encumbrances	4,128,500	10,656	4,139,156
Sales tax on food	-	3,118,437	3,118,437
Quality of life projects	-	10,209,304	10,209,304
Police/LPA maintenance	-	8,001,859	8,001,859
Art in public places	-	1,110,105	1,110,105
Convention & visitor	-	808,403	808,403
Victim’s assistance program	-	759	759
Traffic calming	-	1,994	1,994
Senior center clubs	-	48,924	48,924
Drug/alchohol surcharge	-	-	-
Softball improvements	-	82,980	82,980
Fire protection development fees	-	800,669	800,669
Police development fees	-	503,728	503,728
Island Grove development fees	-	234,877	234,877
Transportation development fees	-	13,173,525	13,173,525
Park development fees	-	737,266	737,266
Trails development fees	-	1,446,605	1,446,605
Street infrastruction improvement projects	-	2,241,377	2,241,377
Municipal buildings project	-	2,223,941	2,223,941
Total committed	4,128,500	44,755,409	48,883,908
Assigned:			
Poudre trail	-	118,600	118,600
New home buyers program	146,083	-	146,083
UCCC Improvements	-	378,115	378,115
Adventure golf improvements	-	5,073	5,073
Cable franchise PEG	-	289,070	289,070
Youth enrichment	-	30,813	30,813
Youth assistance	-	199,873	199,873
Youth hockey	-	25,152	25,152
Cash in lieu of landscape	-	222,508	222,508
Museum programs	-	184,812	184,812
Senior center improvements	-	34,864	34,864
Community memorials	-	113,968	113,968
Greeley gen imp district	-	32,624	32,624
Public improvement projects	-	9,418,221	9,418,221
Fire equipment acquisition and replacement	-	1,749,962	1,749,962
Total assigned	146,083	12,803,655	12,949,738
Unassigned	36,188,985	(7,921,299)	28,267,686
Total Fund Balances	$ 45,794,949	$ 58,001,209	$ 103,796,158

NOTE 6: CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2020 was as follows:

Primary Government	Beginning Balance	Increases	(Decreases) Reclassifications	Ending Balance
Governmental Activities:				
Capital assets, not being depreciated:				
Land	$ 100,819,068	$ 1,184,820	$ -	$ 102,003,888
Artwork	4,630,558	186,040	-	4,816,598
Construction in progress	34,742,712	17,722,488	(19,766,595)	32,698,605
Total capital assets, not being depreciated	140,192,338	19,093,348	(19,766,595)	139,519,091
Capital assets, being depreciated:				
Buildings / building improvements	147,135,624	16,524,811	6,691,902	170,352,337
Land improvements	69,150,038	3,698,589	2,154,906	75,003,533
Machinery and equipment	65,432,329	7,088,112	168,427	72,688,868
Infrastructure	381,742,179	10,132,690	3,604,696	395,479,564
Total capital assets, being depreciated	663,460,170	37,444,202	12,619,930	713,524,302
Less accumulated depreciation for:				
Buildings / building improvements	(55,215,951)	(3,676,954)	(105,455)	(58,998,360)
Land improvements	(31,607,582)	(3,317,721)	(250,275)	(35,175,578)
Machinery and equipment	(38,301,066)	(5,393,214)	840,956	(42,853,324)
Infrastructure	(258,713,500)	(14,311,638)	6,262,546	(266,762,592)
Total accumulated depreciation	(383,838,099)	(26,699,528)	6,747,772	(403,789,854)
Total capital assets, being depreciated, net	279,622,071	10,744,675	19,367,702	309,734,448
Governmental activites - capital assets, net	**$ 419,814,409**	**$ 29,838,023**	**$ (398,893)**	**$ 449,253,539**

Primary Government	Beginning Balance	Increases	(Decreases) Reclassifications	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	$ 21,117,170	$ 5,799,022	$ -	$ 26,916,192
Water rights	111,539,444	6,434,845	-	117,974,289
Artwork	496,032	-	-	496,032
Construction in progress	65,065,626	21,100,546	(29,451,251)	56,714,921
Total capital assets, not being depreciated	198,218,272	33,334,413	(29,451,251)	202,101,434
Capital assets, being depreciated:				
Buildings / building improvements	8,920,465	309,515	129,079	9,359,059
Land improvements	4,821,465	-	1	4,821,466
Machinery and equipment	25,300,337	2,963,572	(7,488)	28,256,421
Infrastructure	563,971,375	5,654,074	7,391,646	577,017,095
Total capital assets, being depreciated	603,013,642	8,927,161	7,513,238	619,454,041
Less accumulated depreciation for:				
Buildings / building improvements	(6,246,561)	(268,564)	-	(6,515,125)
Land improvements	(3,199,346)	(20,084)	-	(3,219,430)
Machinery and equipment	(13,378,892)	(2,378,806)	162,384	(15,595,314)
Infrastructure	(215,532,028)	(12,117,235)	903,173	(226,746,090)
Total accumulated depreciation	(238,356,827)	(14,784,689)	1,065,557	(252,075,959)
Total capital assets, being depreciated, net	364,656,815	(5,857,528)	8,578,795	367,378,082
Business-type activities - capital assets, net	**$ 562,875,087**	**$ 27,476,885**	**$ (20,872,456)**	**$ 569,479,516**

Depreciation expense was charged to function/programs of the primary government as follows:

Governmental activities:	
General government	$ 124,509
Public safety	1,794,056
Public works	17,906,406
Culture, parks and recreation	4,655,907
Community development	779
Capital assets held by government's internal service funds are charged to the various functions based on their usage of the assets	2,217,871
Total depreciation expense – governmental activities	$26,699,528

Business-type activities:	
Sewer	$ 4,075,917
Water	9,419,831
Other business activities	1,288,941
Total depreciation expense – business type activities	$14,784,689

Item No. 7.

Discretely Presented Component Units

Activity for the **Greeley Urban Renewal Authority** for the year ended December 31, 2020, was as follows:

Component Unit	Beginning Balance	Increases	(Decreases) Reclassifications	Ending Balance
Capital assets, not being depreciated:				
Land	$ 623,970	$ -	$ -	$ 623,970
GURA, capital assets, net	$ 623,970	$ -	$ -	$ 623,970

NOTE 7: INTERFUND TRANSACTIONS

Interfund balances result from the time lag between the dates that (1) interfund goods and services are provided or reimbursable expenditures occur, (2) transactions are recorded in the accounting system, and (3) payments between funds are made. These amounts also include balances of working capital loans made between funds.

Due to / Due from December 31, 2020	Interfund Receivables	Interfund Payables
Governmental Funds:		
Major Funds:		
General Fund	$ 6,610,803	$ 24,022
Sales and Use Tax Fund	-	8,300,954
Total Major Funds	6,610,803	8,324,976
Nonmajor Funds	2,349,449	341,622
Total Governmental Funds	8,960,252	8,666,598
Proprietary Funds:		
Major Funds:		
Sewer Fund	-	146,440
Water Fund	-	63,268
Total Major Funds	-	209,708
Nonmajor Funds	23,972	107,917
Total Proprietary Funds	23,972	317,625
Governmental Activities:		
Internal Service Funds	-	-
Total	$ 8,984,224	$ 8,984,224

Advances to/Advances from December 31, 2020	Receivable Fund	Payable Fund
Governmental Funds:		
Major Funds:		
General Fund	$ 5,211,787	$ 100,120
Nonmajor Funds	1,432,116	8,348,260
Total Governmental Funds	6,643,903	8,448,380
Proprietary Funds:		
Nonmajor Funds	-	400,000
Total Proprietary Funds	-	400,000
Governmental Activities:		
Internal Service Funds	2,204,477	-
Total	$ 8,848,380	$ 8,848,380

On December 31, 2005, the Cemetery Endowment Fund loaned the Municipal Golf Course $800,000 for operations. As positive cash balances accrue, those balances are to be used to repay the loan until paid in full with interest at 5%. Interest began to accrue on January 1, 2006. The balance on this loan at December 31, 2020 is $400,000.

On December 31, 2008, the Health Fund loaned the General Fund $393,492 for the payout of the 1989 sick leave accrual. It is a no interest loan that will be paid back by departments as employees leave their employment with the City. The balance of this loan at December 31, 2020 is $100,120.

On December 31, 2008, the Health Fund loaned the Streets and Roads Fund $81,794 for the payout of the 1989 sick leave accrual. It is a no interest loan that will be paid back by departments as employees leave their employment with the City. The balance of this loan at December 31, 2020 is $26,170.

On December 1, 2015, the Workman's Compensation Fund loaned the Fire Equipment Acquisition and Replacement Fund $781,126 for fire equipment replacement and acquisition. Payments are required on a quarterly basis plus an interest rate of 2%. Interest began to accrue on December 1, 2015. The balance of this loan at December 31, 2020 is $251,076.

On October 7, 2016, the Health Fund loaned the Conference Center Fund $1,000,000 for the development of a conference center at the location of the Lincoln Park Annex. Revenues received will reimburse interfund loans quarterly at a 2.6% interest rate, first to accrued and unpaid interest then to principal. Interest began to accrue October 7, 2016. The balance of this loan at December 31, 2020 is $913,556.

On October 7, 2016, the Worker's Compensation Fund loaned the Conference Center Fund $1,000,000 for the development of a conference center at the location of the Lincoln Park Annex. Revenues received will reimburse interfund loans quarterly at a 2.6% interest rate, first to accrued and unpaid interest then to principal, see Article V of the 2016 Capital Funding & Pledge Agreement. Interest began to accrue October 7, 2016. The balance of this loan at December 31, 2020 is $913,555.

On October 7, 2016, the Designated Revenue Fund loaned the Conference Center Fund $1,000,000 for the development of a conference center at the location of the Lincoln Park Annex. Revenues received will reimburse interfund loans quarterly at a 2.6% interest rate, first to accrued and unpaid interest then to principal, see Article V of the 2016 Capital Funding & Pledge Agreement. Interest began to accrue October 7, 2016. The balance of this loan at December 31, 2020 is $891,209.

On October 7, 2016, the General Fund loaned the Conference Center Fund $5,638,000 for the development of a conference center at the location of the Lincoln Park Annex. Revenues received will reimburse interfund loans quarterly at a 2.6% interest rate, first to accrued and unpaid interest then to principal, see Article V of the 2016 Capital Funding & Pledge Agreement. Interest began to accrue October 7, 2016. The balance of this loan at December 31, 2020 is $5,211,787.

On May 31, 2017, the Cemetery Endowment Fund loaned the Fire Equipment Acquisition and Replacement Fund $536,628 to pay off the balance of a prior equipment loan. Payments are required on an annual basis plus an interest rate of 1.8%. The balance of this loan at December 31, 2020 is $140,907.

Interfund Transfers	Transfer In	Transfer Out
Governmental Funds:		
Major Funds:		
General Fund	$ 64,730,741	$ 12,916,630
Sales and Use Tax Fund	-	75,706,656
Public Improvement Fund	3,776,110	17,578
Total Major Funds	68,506,851	88,640,864
Nonmajor Funds	38,743,866	16,658,955
Total Governmental Funds	107,250,717	105,299,819
Proprietary Funds:		
Major Funds:		
Sewer Fund	-	1,071,451
Water Fund	132,153	2,310,033
Total Major Funds	132,153	3,381,484
Nonmajor Funds	22,394	507,553
Total Proprietary Funds	154,547	3,889,037
Governmental Activities:		
Internal Service Funds	1,860,004	76,412
Total	$ 109,265,268	$ 109,265,268

Transfers are used to (1) move revenues from the fund that statute or budget requires to collect them to the fund that statute or budget requires to expend them, (2) move receipts restricted to debt service from the funds collecting the receipts to the debt service fund as debt service payments become due, and (3) use unrestricted revenues collected in the general fund to finance various programs accounted for in other funds in accordance with budgetary authorizations.

NOTE 8: LEASE OBLIGATIONS

Capital Leases

In May 2016, the City entered into a lease agreement to purchase 68 golf carts, two dump trucks, and one fire truck. The golf carts were expensed in 2016 and the lease is reported as an operating lease. In June 2017, the City entered into a lease agreement to purchase a fire engine, wheel loader, tractor, snow pusher attachment, and bucket truck.

	Governmental Activities
Asset:	
Vehicles/Equipment	$ 1,582,812
Less: Accumulated depreciation	(742,437)
Total	$ 840,375

The future minimum lease obligations and the net present value of these minimum lease payments as of December 31, 2020, were as follows:

Year Ending December 31	Governmental Activities	Business-type Activities
2021	344,359	-
2022	344,359	-
2023	216,629	-
2024	43,513	-
Total minimum lease payments	948,860	-
Less: amount representing interest	(28,653)	-
Present value of minimum lease payments	$ 920,207	$ -

NOTE 9: LONG-TERM DEBT

Revenue Bonds

The City issues revenue bonds where the City pledges specific revenues to pay debt service. The original amount of the outstanding revenue bonds issued for governmental activities was $31,135,000, and for business-type activities was $139,590,000. The remaining amount pledged for the governmental activities, Sales and Use Tax revenue bonds was $10,835,000 with a remaining commitment term through 2024. The remaining amount pledged for the business-type activities, revenue bonds was $105,775,000 with a remaining commitment term through 2038. The total pledged revenue is not estimable in comparison to pledged debt, in that revenues are uncertain as to future amounts. However, debt coverage requirement for each issue must be met or the bonds will be in default. This provides sufficient coverage each year for the pledged debt. The debt service coverage or comparison of pledged revenues, net of specific operating expenses for the revenue bonds, is provided in Table 14 of the statistical section.

The 2012 Sales and Use Tax Refunding revenue bonds, $18,740,000, were issued for the purpose of refunding the City's outstanding Sales and Use Tax revenue bonds, Series 2003 maturing on and after October 1, 2014 and payable solely from the revenues of the City's Sales and Use Tax levied at a rate of 3.3%, and does not include the City's sales tax on food. It does include the .3% increase in sales and use tax approved by the electors at the November 5, 2002 election, and that increase will expire on December 31, 2026. The 2014 Sales and Use Tax Refunding revenue bonds, $12,395,000 were issued for the purpose of refunding substantially all of the outstanding portion of the City's outstanding Sales and Use Tax revenue bonds, and payable solely for the revenues of the City's Sales and Use Tax levied at a rate of 3.46% and does not include the City's sales tax on food. It does not include the .3% sales and use tax rate increase approved in November 2002 after its expiration on December 31, 2022. It does include the .16% increase in sales and use tax approved by the City's electors at the November 2, 2004 election, which will expire on December 31, 2024.

The 2012 Water revenue bonds were issued to provide funds for capital improvement to the water system, acquisition of water rights, and refunding of the City's outstanding Water revenue bonds, Series June 1, 1999. The Series 2014 Water revenue refunding bonds were issued for the purpose of refunding the outstanding portion of the 2004 Water revenue bonds. The 2016 Water revenue refunding bonds were issued for the purpose of refunding the outstanding portion of the Water Revenue Bonds Series 2006 and the Series 2008 callable bonds. The City issued the 2018 Water revenue refunding bonds to finance and reimburse the costs of the water system capital improvements. The Water bonds are special and limited obligations of the City, acting by and through the Water Enterprise, payable solely out of and secured by an irrevocable pledge of and first lien upon the net income and revenue to be derived by the City from the operation of its municipal water system after payment of all necessary and proper cost of efficient operation and maintenance of the system.

The City issued the 2015 Sewer revenue bonds for the purpose of acquiring and construction additions and improvements to the sewer system. The 2018 Sewer revenue bonds were issued for the purpose of acquiring and construction additions and improvements to the sewer system. The Sewer bonds are special and limited obligations of the City, acting by and through the Sewer Enterprise, payable solely out of and secured by an irrevocable pledge of and first lien upon the net income and revenue to be derived by the City from the operation of its municipal sanitary sewer system after payment of all necessary and proper cost of efficient operation and maintenance of the system.

The Stormwater Series 2015 were issued for the purpose of acquiring and constructing additions and improvements to the storm water system. The Stormwater Series 2015 bonds are special and limited obligations of the City, acting by and through the Stormwater Enterprise, payable solely out of and secured by an irrevocable pledge of and first lien upon the net income and revenue to be derived by the City from the operation of its municipal storm water system after payment of all necessary and proper cost of efficient operation and maintenance of the system.

Revenue bonds outstanding at year-end are as follows:

Purpose	Interest Rate	Amount
Governmental Activities		
$18,740,000, 2012 Sales & Use Tax Refunding revenue bonds, final payment in 2022	2.00% - 4.00%	$ 4,690,000
$12,395,000, 2014 Sales & Use Tax Refunding revenue bonds, final payment 2024	3.00% - 5.00%	6,145,000
Total Governmental Activities		10,835,000
Business-type Activities		
$31,275,000, 2012 Water revenue bonds, final payment in 2031	2.00% - 4.00%	18,340,000
$9,145,000, 2014 Water revenue refunding bonds, final payment in 2024	3.00% - 5.00%	4,080,000
$5,895,000, 2015 Sewer revenue bonds, final payment in 2029	2.00% - 4.00%	4,065,000
$7,680,000, 2015 Stormwater revenue bonds, final payment in 2035	2.00% - 5.00%	6,295,000
$32,610,000, 2016 Water revenue refunding bonds, final payment in 2028	2.00% - 5.00%	24,915,000
$41,920,000, 2018 Water revenue bonds, final payment 2038	3.00% - 5.00%	37,820,000
$11,065,000, 2018 Sewer revenue bonds, final payment 2038	4.00% - 5.00%	10,260,000
Total Business-type Activities		105,775,000
Total Revenue Bonds		$ 116,610,000

Revenue bond debt service requirements to maturity are as follows:

Year Ending	Governmental Activities		Business-type Activities	
December 31	Principal	Interest	Principal	Interest
2021	3,720,000	494,850	8,355,000	4,449,175
2022	3,890,000	331,800	8,770,000	4,076,575
2023	1,570,000	161,250	9,185,000	3,656,925
2024	1,655,000	82,750	9,555,000	3,279,575
2025			8,850,000	2,873,594
2026-2030	-	-	32,595,000	9,174,425
2031-2035	-	-	18,535,000	4,066,931
2036-2038	-	-	9,930,000	804,800
Total	$10,835,000	$1,070,650	$ 105,775,000	$32,382,000

Certificates of Participation

The City has used the proceeds from certificates of participation to provide funding for certain projects and equipment. The Certificates of Participation, Series 2016 were issued to fund the construction and equipping of a fire station and a municipal building. The Series 2019 were issued to fund the construction of two new city-owned fire stations.

Purpose	Interest Rate	Amount
Governmental Activities		
$25,545,000 Certificate of participation, Series 2016, final payment 2036	3.00% - 5.00%	$24,415,000
$10,880,000 Certificate of participation, Series 2019, final payment 2039	2.625% - 5.00%	10,880,000
Total Certificates of Participation		$35,295,000

The debt service requirements to maturity for the certificates of participation are as follows:

Year Ending December 31	Governmental Activities Principal	Interest
2021	720,000	1,472,856
2022	835,000	1,444,056
2023	1,200,000	1,410,656
2024	1,260,000	1,350,656
2025	1,845,000	1,287,656
2026-2030	10,655,000	5,006,331
2031-2035	13,130,000	2,515,881
2035-2039	5,650,000	332,550
Total	$ 35,295,000	$ 14,820,642

Changes in long-term liabilities

Long-term liability activity for the year ended December 31, 2020, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities					
Revenue bonds	$ 14,390,000	$ -	$ (3,555,000)	$ 10,835,000	$ 3,720,000
Certificates of participation	35,905,000	-	(610,000)	35,295,000	720,000
Capital leases	1,242,547	-	(322,339)	920,207	328,623
Compensated absences	4,322,586	3,910,459	(3,221,457)	5,011,588	3,677,873
Total Governmental Activities - long-term liabilities	$ 55,860,133	$ 3,910,459	$ (7,708,796)	$ 52,061,795	$ 8,446,496
Business-type Activities					
Revenue bonds	$ 113,730,000	$ -	$ (7,955,000)	$ 105,775,000	$ 8,355,000
Add deferred amount for premium	11,637,436	-	(1,037,775)	10,599,661	-
Total Bonds Payable	125,367,436	-	(8,992,775)	116,374,661	8,355,000
Capital Leases	17,553	-	(17,553)	-	-
Compensated absences	785,697	638,947	(588,620)	836,294	661,479
Total Business-type Activities - long-term liabilities	$ 126,170,686	$ 638,947	$ (9,598,948)	$ 117,210,955	$ 9,016,479

Internal service funds predominantly serve the governmental funds. Accordingly, long-term liabilities for them are included as part of the above totals for governmental activities. At year-end, $224,130 of internal service funds compensated absences is included in the above amounts and $371,112 in capital lease obligations.

There are certain limitations and restrictions contained in the City's various bond indentures and loan agreements. Among other restrictions, the bond indentures require that the City establish certain reserve accounts in the General Debt Service Fund. As of December 31, 2020, assets amounting to $1,890,046 in the General Debt Service Fund were restricted as a result of these requirements. The City has complied with all significant limitations and restrictions during the year ended December 31, 2020.

The City has two component units – the Greeley Urban Renewal Authority and the Downtown Development Authority. The Greeley Urban Renewal Authority did not have any long-term liabilities.

A summary of the changes in long-term liabilities for the Downtown Development Authority component unit is as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Line of Credit 1	$ -	$358,032	$(358,032)	$ -	$ -
Total	$ -	$358,032	$(358,032)	$ -	$ -

Conduit Debt Obligation

The City has issued Multifamily Housing Mortgage Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of a multifamily housing project deemed to be in the public interest. The bonds are secured by the property financed and are payable solely from payments received on the underlying mortgage loan. Upon repayment of the bonds, ownership of the acquired housing project transfers to the private-sector entity served by the bond issuance. Neither the City, the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

NOTE 10: RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; error and omission; injuries to employees; and natural disasters.

On January 1, 1984, the City established the Health Fund (an internal service fund) to account for allowable medical claims of the City of Greeley employees and their covered dependents. For 2020, self-insurance was in effect for claims up to $225,000 per employee per year. Claims greater than $225,000 per employee per year, and those in excess of the $10,118,141 aggregate stop loss, were insured by private insurance companies. For 2021, the individual stop loss in effect is $225,000 per employee per year. Claims greater than $225,000 per employee per year, and those in excess of an estimated $13,485,192 aggregate stop loss, are insured by private insurance companies.

On January 1, 1985, the City established the City of Greeley Dental Assistance Plan to reimburse employees for 50% of eligible expenses up to a maximum of $500 per year. Effective July 1, 1989, the maximum eligible expenses were increased to $1,000 per calendar year. On January 1, 1997, the City modified the plan to reimburse 80% of eligible preventative expenses and 50% of other eligible expenses. For 2021, two dental plans are available, both plans reimburse 100% of eligible preventative expenses and 50% of other eligible expenses. Plan A reimburses basic care at 80% and has an annual maximum of $1,000 per covered individual and Plan B reimburses basic care at 100% and has an annual maximum of $1,500 per covered individual. These plans are accounted for within the Health Fund.

In February 1986, the Workers Compensation Fund (an internal service fund) was established to pay worker's compensation claims from accumulated assets of the fund. On April 30, 1996, the City of Greeley went fully insured with its Workers Compensation Insurance Program. In 2015, the City went to an aggregate deductible plan. For 2021, the deductible is $1,500,000. Employers Liability Insurance is also in effect for this policy with limits up to $1,000,000 for each accident, $1,000,000 policy limit, and $1,000,000 for each employee.

In January 1987, the Liability Fund (an internal service fund) was established to maintain adequate reserves to cover current and future liability claims not covered by the Health Fund or Workers Compensation Fund. With the increase in the Colorado Governmental Immunity maximum liability per occurrence, the City purchased an excess supplemental insurance policy that took effect January 2014.

In each of the above funds, interfund premiums are accounted for as interfund services provided and used. Claims incurred but not reported are considered when determining the claims liability of each fund. Liabilities for claims are reported if it is probable that a liability has been incurred at the date of the financial statements and the amount of the loss can be reasonably estimated. Claim liabilities, including incurred but not reported claims, are based on the estimated ultimate cost of settling the claims, using past experience adjusted for current trends, and any other factors that would modify past experience. Liabilities are estimated through a case-by-case review of all claims and the application of historical experience for outstanding claims.

A summary of changes in liabilities for claims follows:

	Balance January 1, 2020	Incurred Claims	Claims Payments	Balance December 31, 2020
Health Fund	$ 1,605,207	$ 10,992,416	$ 11,908,837	$ 688,786
Workers Compensation Fund	-	526,717	526,717	-
Liability Fund	91,268	612,138	453,161	250,245
Total	$ 1,696,475	$ 12,131,271	$ 12,888,715	$ 939,031

NOTE 11: COMMITMENTS AND CONTINGENT LIABILITIES

Litigation

The City is currently the defendant in several lawsuits. Management and legal counsel are of the opinion that the potential loss to the City resulting from such litigation would not materially affect the accompanying financial statements.

Several claims have been made against the City, with litigation possible. It is not possible at this time to determine the ultimate loss, if any. These claims are entirely self-insured through the liability fund.

Grants

The City receives financial assistance from federal, state, and local government agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and are subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the General Fund or other applicable fund(s).

Tabor

Colorado voters passed an amendment to the State Constitution, Article X, Section 20, which has several limitations, including revenue-raising, spending abilities, and other specific requirements of state and local governments. The amendment is complex and subject to judicial interpretation. The City believes it is in compliance with the requirements of the amendment. This amendment also allows the taxing entity to approach the voters with a measure that eliminates the revenue growth restriction. The measure became a ballot question on the November 1999 election and was approved by the voters. With this approval, the City is no longer required to calculate and refund excess revenue.

Intergovernmental Agreement

In 1981, the City entered into an intergovernmental agreement with the City of Evans to pay to the City of Evans a consideration determined by a percentage of sales tax on gross retail sales from businesses located in the development known as the Gallery Green Annexation.

Construction Agreements

As of December 31, 2020, the City has signed contracts for various projects totaling $34,539,387. A breakdown of the projects are as follows.

Fund Type	Major Funds	Non-major Funds
Governmental:		
General fund	$ 3,832,016	$ -
Non-major governmental	-	10,623,683
Business-type:		
Sewer fund	765,353	-
Water fund	18,282,948	-
Non-major proprietary	-	1,035,388
Total	$ 22,880,316	$ 11,659,071

Water Contracts and Agreements

In 1975, the City entered into a water allotment contract, known as the Windy Gap Project, with the Municipal Subdistrict, Northern Colorado Water Conservancy District, and a political subdivision of the State of Colorado. The original contract allocated to the City approximately 8,000 acre feet of water per year for which the City will annually pay a portion of the costs relating to the project. Each year the City may elect to either pay its share of the annual costs or request that the Municipal Subdistrict levy taxes directly through the County Assessor against property owners within the boundaries of the City to pay such costs. In November 1989, the City sold and exchanged thirteen units of the water allotment contract. The exchange relieved the City of the future assessments due on the thirteen units.

The City expects to pay the following estimated amounts in annual costs:

Year Ending December 31	Amount
2021	$ 615,000
2022	$ 935,000
2023	$ 970,000

In January 2006, the City entered into an agreement with the Northern Colorado Conservancy District, Windy Gap Firming Project Water Activity Enterprise, for participation in the Windy Gap Firming Project. The Windy Gap Firming Project will result in a new reservoir called Chimney Hollow Reservoir, which will store Windy Gap water and make that supply more available to the multiple water providers that utilize this source. The Enterprise underwent a seventeen year federal and state environmental permitting and legal process to build Chimney Hollow Reservoir and, in 2021, a settlement was reached with environmental groups that finally allows dam construction to proceed. Under the multi-phase agreement between the Enterprise and the participants, overall project costs have been divided among all entities participating in the project. For 2021, the City paid $714,220 for professional services and permitting activities and participated in a pooled financing with the Enterprise to fund the City's contribution to the construction of Chimney Hollow Reservoir. The City's construction contribution was $60,545,218. The groundbreaking ceremony for the project occurred on August 6, 2021, and construction activities are ongoing. Dam construction for Chimney Hollow Reservoir is expected to be four to five years.

Encumbrances

The City of Greeley utilizes fund accounting to identify fund obligations.

The table below shows encumbrances $500,000 or greater, in total by major and non-major fund in aggregate of the governmental funds as the fiscal year ended December 31, 2020:

Governmental Funds	Encumbrances
General fund	3,760,919
Non-major governmental funds	4,986,596

NOTE 12: TAX ABATEMENTS

As of December 31, 2020, the City of Greeley provides tax incentives under one program: The Business Development Incentive Plan. An economic development incentive plan is established to encourage the location of new businesses and the expansion of existing businesses within the City. This will stimulate the general economic well-being of the City, providing the foundation of the tax base required for the provision of City services and the direct general public welfare by benefiting every public and private sector through the generation of employment opportunities with the attendant increase of disposable income.

The policy provides for five (5) incentive categories: 1) those associated with one-time building permit and sales and use tax; 2) those associated with a longer term personal property tax rebate; 3) those associated with the Greeley/Weld Enterprise Zone; 4) those associated with the location of new employees within the City; and 5) those associated with the construction of core and shell buildings, to provide speculative development.

City Council's incentive criteria for decision making

Pursuant to Chapter 4.52 of the Greeley Municipal Code, the City of Greeley has offered tax incentives on a case-by-case basis, to any new or expanding manufacturing, processing, distribution, research and development, aerospace, conventional energy, renewable energy, or computer system/software product support or technical service business, which meets the following qualifying criteria:

1) Eligible new or expanding business shall not include any corporate reorganization, sale of an existing business or resumption of business activities unless such business has been closed for at least the previous twenty-four months.

2) Eligible new or expanding business shall derive more than 50% of its income from manufacturing, processing, distribution, research and development, aerospace, conventional energy, renewable energy, or computer system/software product or technical service activities and may not derive 25% or more of its gross income during any twelve-month period from direct retail sales.

3) Eligible new or expanding business shall invest a minimum of $500,000 in a new or replacement plant and/or equipment/machinery during the calendar year in which application is made for incentives.

Waiver of sales and use taxes

City sales and use taxes for qualifying businesses in good standing may, on a case by case basis, be waived, in whole or in part, for the period of construction or expansion only, as follows:

1) Sales and use taxes on construction materials, fixed equipment and machinery installation, or facilities lease:

2) Sales and use taxes on equipment and machinery, research equipment and computer hardware not used for word processing when the business investment for such equipment reaches a minimum of $100,000:

Waiver of personal property taxes

Personal property tax rebates may, on a case-by-case basis, be available. Personal property tax rebate payments may be negotiated with qualifying new business facilities or expanded business facilities, including basic industries. Basic industry means an industrial sector business which directly or indirectly exports some or all of its products and/or services for use and/or consumption to outside of the City.

To qualify for personal property tax rebate incentives, eligible new or expanding businesses shall invest a minimum of $1,000,000 in a new business facility or expanded business facility, as these terms are referenced in Section §39-30-107.5, C.R.S., during the calendar year in which application is made for the personal property tax rebate incentive payment.

The term of the written agreement for personal tax rebates granted pursuant to this Chapter shall not exceed 10 years and is subject to revenue availability and annual appropriations. The annual personal property tax rebate payment pursuant to this Chapter shall not be greater than 50% of the amount of the taxes levied by the City upon the taxable personal property located at or within such new business facilities or directly attributable to the expansion of existing business facilities, and used in connection with such facilities for the current property tax year. If the business received the incentive payment and fails to perform or accomplish the terms and conditions of the City's incentive agreement in accordance with the time set forth, at the City's option, the business shall be liable on a pro-rata basis, to repay the awarded incentives. The repayment for failure to perform shall be added to all written incentive agreements.

Below is the information relevant to the disclosure of those programs for the year ended December 31, 2020.

Business Development Incentive Plan	Amount of Taxes Abated during the Fiscal Year
Personal Property Tax	$ 17,213
Building Use Tax	$ 733,794
Use Tax	$ 212,011

The City also entered into agreements with the Greeley Urban Renewal Authority and Downtown Development Authority for tax increment financing programs.

Below is the information relevant to the disclosure of those programs for the year ended December 31, 2020.

Tax Increment Financing	Amount of Taxes Abated during the Fiscal Year
Greeley Urban Renewal Authority - Property Tax	$ 1,539,490
Downtown Development Authority - Property Tax	$ 120,361

NOTE 13: NET INVESTMENT IN CAPITAL ASSETS

Net investments in capital assets is comprised of the following as of December 31, 2020:

	Governmental Activities	Business-type Activities
Total capital assets, net of accumulated depreciation	$ 449,253,539	$ 569,479,516
Bonds payable, net (current and noncurrent)	(10,835,000)	(94,800,000)
Certificates of participation payable, net (current and noncurrent)	(35,295,000)	-
Unamortized premium	-	(9,497,067)
Deferred outflows	400,152	1,321,155
Deferred inflows	(5,837,226)	-
Other non-debt capital related liabilities	(4,192,345)	(2,735,013)
Capital lease obligation (current and noncurrent)	(920,207)	-
Net investment in capital assets	$ 392,573,913	$ 463,768,591

NOTE 14: DEFERRED COMPENSATION PLANS

The City of Greeley offers four deferred compensation plans available to City employees. Participation in any of these plans is on a voluntary basis. These plans permit employees the opportunity to defer a portion of their salary until future years. Four separate entities administer these deferred compensation plans and they are as follows:

FPPA: The Fire and Police Pension Association (FPPA) of Colorado administers a deferred compensation plan created in accordance with the Internal Revenue Code Section 457. The City offers this plan to all paid police and fire employees.

ICMA: The International City Management Association (ICMA) administers a deferred compensation plan created in accordance with the Internal Revenue Code Section 457. The City offers this plan to regular full-time, regular three-quarter time, and regular part-time employees.

Nationwide Retirement: Nationwide administers a deferred compensation plan created in accordance with the Internal Revenue Code Section 457. The City offers this plan to all paid firefighter employees.

Principal Financial Group: The Principal Financial Group administers a 401(k) deferred compensation plan as well as a 401(k) Roth option. The City offers this plan to regular full-time, regular three-quarter time, and regular part-time non-civil service employees. The employer shall make matching contributions in an amount equal to 50% of elective deferral contributions not exceeding 4%. Elective deferral contributions exceeding 4% are not matched.

On all of these plans, the assets are not considered property of the City and are held by a third party administrator for the exclusive benefit of the plan participants and their beneficiaries. The City has little administrative involvement in any of these plans and does not perform the investing function for the plans; therefore, these assets are not included as part of the financial statements of the City.

NOTE 15: EMPLOYEE RETIREMENT PLANS

The City of Greeley is covered under five separate retirement plans. In addition, employees may also make voluntary contributions to the deferred compensation plans discussed in Note 14. The City's general fund has been used in prior years to liquidate any net pension obligation. The assets under these plans are not considered property of the City and are held by a third party administrator for the exclusive benefit of the plan participants and their beneficiaries. The City has little administrative involvement and does not perform the investing function for the plans. Therefore, these assets are not included as part of the financial statements of the City.

Below is a summary of the deferred inflows/outflows, net pension liabilities, and pension expense for the defined benefit plans.

	Deferred Outflows-Pension Plans	Deferred Inflows-Pension Plans	Net Pension Liability/(Asset)	Pension Expense (Income)
Fire New-Hire Plan	$ 4,639,102	$ (1,100,901)	$ (691,695)	$ 792,207
Police Old-Hire Plan	40,683	(5,572)	486,629	246,999
Fire Old-Hire Plan	234,631	(127,124)	3,098,772	1,771,058
Total	$ 4,914,416	$ (1,233,597)	$ 2,893,706	$ 2,810,264

The City's five retirement plans and related disclosures are as follows:

The City of Greeley Money Purchase Plan

Plan Description. The City of Greeley Money Purchase Plan is a single-employer defined contribution plan. This plan provides retirement and death benefits to plan participants and beneficiaries. The participants of this plan are regular full-time and permanent part-time non-civil service employees of the City of Greeley. At December 31, 2020, there were 670 active plan participants. Certain eligible employees who have department head status or higher may elect to have the City's contribution applied to either this plan or to the ICMA deferred compensation plan described in the deferred compensation plans.

The City is the plan administrator and has the authority to establish and amend benefit provisions to the Money Purchase Plan. The City delegated to Principal Financial Group the record-keeping and other duties which are necessary for the administration of the plan.

Per the plan's provisions, the amount of pension benefits the participant will receive depends on the amount contributed to the participant's account, earnings on investments of those contributions, and forfeitures of other participants' benefits that may be allocated to the participant's account. Covered employees begin active participation upon performance of an hour-of-service. Participants become 50% vested after two years of service and a 25% increase each year thereafter until fully vested after four years. Participants are eligible for early retirement at age fifty-five and normal retirement at age sixty-five.

Funding Policy. The City has the authority to establish and amend the plan's funding policy. The provisions of the plan require the City to contribute 4% of the employee's base wage for each plan year; there is no required employee contribution. For the year ended December 31, 2020, the City contributed $2,437,903 to the City of Greeley Money Purchase Plan, equal to the required contributions for the Plan as well as contributions for the deferred compensation plan. For the year ended December 31, 2020, the plan members contributed $3,817,606 to the Plan.

Greeley Police Department Personal Defined Contribution Pension Plan

Plan Description. The Greeley Police Department Personal Defined Contribution Pension Plan is a single-employer defined contribution plan. This plan provides retirement and death benefits to plan participants and beneficiaries. The participants of this plan are full-time, paid, sworn police officers of the Greeley Police Department. At December 31, 2020, there were 167 active plan members.

The City of Greeley is the plan administrator, and the City of Greeley Police Pension Board has the authority to establish and amend benefit provisions of the plan. The City delegated to Principal Financial Group the record-keeping and other duties which are necessary for the administration of the plan.

Per the plan's provisions, the amount of pension benefits the participant will receive depends on the amount contributed to the participant's account, earnings on investments of those contributions, and forfeitures of other participant's benefits that may be allocated to the participant's account net of administrative expenses. Participation in the plan begins on the first day of the pay period following entry into the department. The participant becomes 25% vested after two years of service with a 25% increase each year thereafter until fully vested after five years. Participants are eligible for a normal retirement pension at age fifty-five.

Loans ilable to all participants according to the loan policy of the plan. The Pension Board Loan Committee is authorized to ad an program. The loan committee is comprised of three members of the City of Greeley Police Pension Board. At December 31, 2020, the outstanding loans receivable totaled $357,858.

Funding Policy. The City of Greeley Police Pension Board has the authority to establish and amend the plan's funding policy. The provisions of the plan require the City to contribute 10.5% and each participant to contribute 9.5% of the participant's base salary. The City, in accordance with Internal Revenue Code Section 414(h), shall make all mandatory contributions required of participants. As a condition of employment, participants agree that their wages from the City for personal services, as reported on Form W-2, shall automatically be reduced by an amount equal to the participant's mandatory contribution. The plan does not provide for voluntary participant contributions. For the year ended December 31, 2020, the City of Greeley contributed $1,550,246 and the participants contributed $1,403,743.

Fire New-Hire Plan

Plan Description. The City of Greeley participates in the Statewide Defined Benefit Plan (SWDB), a cost-sharing multiple-employer defined benefit pension plan administered by the Fire & Police Pension Association of Colorado (FPPA).The pension plan provides retirement benefits to plan members. The net pension liability/(asset), deferred outflows of resources and deferred inflows of resources related to pensions, pension expense, information about the fiduciary net position and additions to/deductions from the fiduciary net position of the plan have been determined using the economic resources measurement focus and the accrual basis of accounting. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value. FPPA issues a publicly available comprehensive annual financial report that can be obtained on FPPA's website at http://www.fppaco.org/annual-reports.html.

Benefits Provided. A member is eligible for a normal retirement pension once the member has completed twenty-five years of credited service and has attained the age of 55.

The annual normal retirement benefit is 2 percent of the average of the member's highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter. The benefit earned prior to January 1, 2007 for members of affiliated Social Security employers will be reduced by the amount of Social Security income payable to the member annually. Effective January 1, 2007, members currently covered under Social Security will receive half the benefit when compared to the Statewide Defined Benefit Plan. Benefits paid to retired members are evaluated and may be re-determined every October 1. The amount of any increase is based on the Board's discretion and can range from 0 to the higher of 3 percent or the Consumer Price Index.

A member is eligible for an early retirement after completion of 30 years of service or attainment of age 50 with at least five years of credited service. The early retirement benefit equals the normal retirement benefit reduced on an actuarially equivalent basis. Upon termination, an employee may elect to have member contributions, along with 5 percent as interest, returned as a lump sum distribution. Alternatively, a member with at least five years of accredited service may leave contributions with the Plan and remain eligible for a retirement pension at age 55 equal to 2 percent of the member's average highest three years' base salary for each year of credited service up to ten years, plus 2.5 percent for each year of service thereafter.

Contributions. Contribution rates for the SWDB plan are set by state statute. Employer contribution rates can only be amended by state statute. Member contribution rates can be amended by state statute or election of the membership.

Members of the SWDB plan and their employers are contributing at the rate of 10.5 percent and 8 percent, respectively, of base salary for a total contribution rate of 18.5 percent in 2020. In 2014, the members elected to increase the member contribution rate to the SWDB plan beginning in 2015. Member contribution rates will increase 0.5 percent annually through 2022 to a total of 12 percent of base salary. Employer contributions will remain at 8 percent resulting in a combined contribution rate of 20 percent in 2022.

Contributions from members and employers of departments re-entering the system are established by resolution and approval by the FPPA Board of Directors. The re-entry group has a combined contribution rate of 22.5 percent of base salary in 2020. It is a local decision as to whether the member or employer pays the additional 4 percent contribution. Per the 2014 member election, the re-entry group will also have their required member contribution rate increase 0.5 percent annually beginning in 2015 through 2022 for a total combined member and employer contribution rate of 24 percent in 2022.

The contribution rate for members and employers of affiliated social security employers is 5.25 percent and 4 percent, respectively, of base salary for a total contribution rate of 9.25 percent in 2020. Per the 2014 member election, members of the affiliate social security group will have their required contribution rate increase 0.25 percent annually beginning in 2015 through 2022 to a total of 6 percent of base salary. Employer contributions will remain at 4 percent resulting in a combined contribution rate of 10 percent in 2022.

Emplo[illegible]ions are recognized by the SWDB in the period in which the compensation becomes payable to the member and the Ci[illegible] is statutorily committed to pay the contributions to the SWDB. Employer contributions recognized by the SWDB from the City were $859,611 for the year ended December 31, 2020.

Pension Liabilities/(Assets), Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2020, the City reported $691,695 for its proportionate share of the net pension asset. The net pension asset was measured as of December 31, 2019. The City's proportion of the net pension liability was based on the City's contributions to the SWDB for the calendar year 2019 relative to the total contributions of participating employers to the SWDB.

At December 31, 2019, the City's proportion was 1.22 percent, compared to 1.25 percent as of December 31, 2018.

For the year ended December 31, 2020, the City recognized pension income of expense of $792,207. At December 31, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

December 31, 2020	Deferred Outflows of Resources	Deferred Inflows of Resources
Difference between expected and actual experience	$ 2,340,822	$ 13,540
Net difference between projected and actual earnings on pension plan investments	-	1,087,361
Changes of assumptions	1,313,382	-
Changes in proportionate share of contributions	125,287	-
Contributions subsequent to the measurement date (recognized as a reduction in the pension liability in 2020)	859,611	-
Total	$ 4,639,102	$ 1,100,901

Deferred outflows of resources related to pensions of $859,611, resulting from contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended December 31,	Amounts Recognized in Pension Expense
2021	245,166
2022	134,562
2023	513,474
2024	43,216
2025	506,320
Thereafter	1,235,853
Total	2,678,591

Actuarial Assumptions. The actuarial valuations for the Statewide Defined Benefit Plan were used to determine the pension liability and actuarial determined contributions for the fiscal year ending December 31, 2019. The valuations used the following actuarial assumption and other inputs:

	Total Pension Liability	Actuarial Determined Contributions
Actuarial Method	Entry Age Normal	Entry Age Normal
Amortization Method	N/A	Level % of Payroll, Open
Amortization Period	N/A	30 Years
Long-term Investment Rate of Return*	7.00%	7.00%
Projected Salary Increases*	4.25% - 11.25%	4.25% - 11.25%
Cost of Living Adjustments (COLA)	0.00%	0.00%
* Includes Inflation at	2.50%	2.50%

For de[illegible] total pension liability, the post-retirement mortality tables for non-disabled retirees uses the 2006 central rates from t[illegible]nnuitant Mortality Tables projected to 2019 using the MP-2017 projection scales, and then projected prospectively using the ultimate rates of the scale for all years. The pre-retirement off-duty mortality tables are adjusted to 50% of the RP-2014 mortality tables for active employees. The on-duty mortality rate is 0.00015.

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

At least every five years the FPPA's Board of Directors, in accordance with best practices, reviews its economic and demographic actuarial assumptions. At its July 2018 meeting, the Board of Directors reviewed and approved recommended changes to the actuarial assumptions. The recommendations were made by the FPPA's actuaries, Gabriel, Roeder, Smith & Co., based upon their analysis of past experience and expectations of the future.

The assumption changes were effective for actuarial valuations beginning January 1, 2019 and were used in the rollforward calculation of total pension liability as of December 31, 2018. Actuarial assumptions effective for actuarial valuations prior to January 1, 2019 were used in the determination of the actuarially determined contributions as of December 31, 2018. The actuarial assumptions impact actuarial factors for benefit purposes such as purchases of service credit and other benefits where actuarial factors are used. The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation (assumed at 2.5%). Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2019 are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Global Equity	38%	7.00%
Equity Long/Short	8%	6.00%
Private Markets	25%	9.20%
Fixed Income	15%	5.20%
Absolute Return	8%	5.50%
Managed Futures	4%	5.00%
Cash	2%	2.52%
Total	100%	

Discount Rate. The discount rate used to measure the total pension liability was 7.00 percent. The projection of cash flows used to determine the discount rate assumed that contributions from participating employers will be made based on the actuarially determined rates based on the Board's funding policy, which establishes the contractually required rates under Colorado statutes. Based on those assumptions, the SWDB plan fiduciary net position was projected to be available to make all the projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

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

For the purpose of this valuation, the expected rate of return on pension plan investments is 7.00%; the municipal bond rate is 2.75% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 7.00%.

Regar[illegible]tivity of the net pension liability/(asset) to changes in the Single Discount Rate, the following presents the City's propo[illegible]e of the net pension liability/(asset), calculated using a Single Discount Rate of 7.00%, as well as what the City's proportionate share of the net pension liability/(asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	1% Decrease (6.00%)	Single Discount Rate Assumption (7.00%)	1% Increase (8.00%)
Proportionate share of the net pension liability/(asset)	$ 4,193,895	$ (691,695)	$ (4,743,644)

Police Old-Hire Pension Plan

Plan Description. The City of Greeley contributes to the Police Old-Hire Pension Plan which is an affiliated local plan of the Public Employee Retirement System (PERS), an agent multiple-employer defined benefit pension plan administered by the Fire and Police Pension Association (FPPA) of Colorado. The pension plan provides retirement benefits, postretirement death and disability benefits, and annual cost-of-living adjustments to plan members and beneficiaries. Currently the plan's membership consists of 5 members: 3 retired members and 2 beneficiaries. The City has elected to affiliate with FPPA to manage the pension plan's assets for plan administration and investment purposes only. The FPPA Board of Directors is responsible for formulating official rules and regulations to implement state statutes governing fire and police pensions. These statutes may be found in Title 31, Article 30.5 of the *Colorado Revised Statutes (CRS)*, as amended. The FPPA issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for Public Employee Retirement System (PERS) Affiliated Local Plans. That report may be obtained at http://www.fppaco.org/annual-reports.html.

Benefits Provided. Any police officer who elects to retire on or after his/her normal retirement date shall be entitled to a monthly pension equal to 60% of his/her average monthly salary received one year before retirement with a three percent cost-of-living adjustment each January 1st. This pension plan is closed to new entrants.

Funding Policy. The authority for establishing and amending the plan's funding policy is governed by Title 31, Article 30.5 of the CRS, as amended. The Police Old-Hire Pension Plan does not have any active plan members participating in the plan; therefore, no contributions were required in 2020. The active plan members' required contributions discontinued with the payroll ending June 23, 1999.

Net Pension Liability

The City's net pension liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2019.

Actuarial Assumptions. The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Methods and Assumptions Used to Determine Contribution Rates for the Fiscal Year Ending December 31, 2019:

Actuarial Method	Entry Age Normal
Amortization Method	Level Dollar, Open*
Remaining Amortization Period	18 Years*
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.50%
Salary Increases	N/A
Investment Rate of Return*	7.50%
Retirement Age	Any remaining actives are assumed to retire immediately.
Mortality	Post-retirement: For ages less than 55, RP-2014 Mortality for Blue Collar Employees. For ages 65 and older, RP-2014 Mortality Tables for Blue Collar Healthy Annuitants. For ages 55 through 64, a blend of the previous tables. All tables are projected with Scale BB. Disabled (pre-1980): RP-2014 Disabled Generational Mortality Table generationally projected with Scale BB with a minimum 3% rate for males and 2% for females.

* Plans that are heavily weighted with retiree liabilities use an amortization period based on the expected remaining lifetime of the participants.

Item No. 7.

Long-[illegible]**d Rate of Return on Plan Assets.** The long-term expected rate of return on pension plan investments was deter[illegible] building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. For Best estimates of arithmetic real rates of return for each major asset class included in the Fund's target asset allocation as of December 31, 2019, see "Target Asset Allocation" table on page 78, which also applies to this plan.

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

For the purpose of this valuation, the long-term expected rate of return on pension plan investments is 4.50%; the municipal bond rate is 2.75% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 4.50%.

Changes in the Net Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	**Plan Fiduciary Net Position (b)**	**Net Pension Liability (a) - (b)**
Balances at 12/31/18	$ 965,408	$ 649,961	$ 315,447
Changes for the year:			
Interest	68,098	-	68,098
Contributions - employer	-	40,683	(40,683)
Net investment income	-	73,575	(73,575)
Difference between expected and actual experience of total pension liability	21,299	-	21,299
Changes of assumptions	193,801	-	193,801
Benefit payments, including refunds of employee contributions	(116,977)	(116,977)	-
Administrative expense	-	(2,242)	2,242
Net changes	166,221	(4,961)	171,182
Balances at 12/31/19	$ 1,131,629	$ 645,000	$ 486,629

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

	1% Decrease (3.50%)	**Single Discount Rate Assumption (4.50%)**	**1% Increase (5.50%)**
City's Net Pension Liability	$ 576,984	$ 486,629	$ 408,261

Pensi[illegible]nd Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2020, the City recognized pension expense of $246,999 for the Old Hire Police Plan. At December 31, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

December 31, 2020	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ 5,572
Contributions subsequent to the measurement date (recognized as a reduction in the pension liability in 2020)	40,683	
Total	$ 40,683	$ 5,572

Deferred outflows of resources related to pensions of $40,683 resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended December 31,	Amounts Recognized in Pension Expense/(Income)
2021	(578)
2022	(4,050)
2023	4,600
2024	(5,544)
Total	$ (5,572)

Fire Old-Hire Pension Plan

Plan Description. The City of Greeley contributes to the Fire Old-Hire Pension Plan which is an affiliated local plan of the Public Employee Retirement Systems, an agent multiple-employer defined benefit pension plan administered by the Fire and Police Pension Association of Colorado. The pension plan provides retirement benefits, post-retirement death and disability benefits, and limited rank escalation benefits to plan members and beneficiaries. Currently the plan's membership consists of 27 members: 19 retired members and 8 dependents. The City has elected to affiliate with FPPA to manage the pension plan's assets for plan administration and investment purposes only. The FPPA Board of Directors is responsible for formulating official rules and regulations to implement state statutes governing fire and police pensions. These statutes may be found in Title 31, Article 30.5 of the *Colorado Revised Statutes (CRS)*, as amended. The FPPA issues a publicly available comprehensive annual financial report that includes financial statements and required supplementary information for PERS Affiliated Local Plans. That report may be obtained at http://www.fppaco.org/annual-reports.html.

Benefits Provided. A member who has reached the age of fifty years and who has served for a period of twenty years of active service in any such department in Colorado is entitled to a monthly pension equal to one-half the amount of their monthly salary as of the date of their retirement. A surviving widow of a deceased retired member is entitled to a monthly pension equal to one-third of the monthly salary as long as the widow remains unmarried. If the surviving children of a deceased surviving widow are under the age of eighteen years old, the children are entitled to a monthly pension equal to the surviving widow split pro-rata or a monthly payment thirty dollars per child, whichever total amount is greater. This pension plan is closed to new entrants.

Funding Policy. The authority for establishing and amending the plan's funding policy is governed by Title 31, Article 30.5 of the CRS, as amended. The Fire Old-Hire Pension Plan does not have any active plan members participating in the plan: therefore, no contributions were required in 2020. The active plan members required contributions discontinued with the payroll ending June 30, 2007. Beginning in 1982, the state began providing annual financial assistance for old hire police officers' and firefighters' pension funds towards paying off any remaining unfunded actuarial accrued liability. Statutory requirements were put into place to ensure that the local employers would continue to fund the plans on an actuarially sound basis and continue to qualify for state assistance.

In 1995, legislation was passed that established level dollar employer contributions through 2009 for those funds receiving state assistance. In 2003 and again in 2009, additional legislation was passed that temporarily suspended state assistance contributions. In 2011, additional legislation was passed again that reestablished that State payment schedule to resume in 2012 and continue each year t ough 2019 or until the unfunded accrued liability is completely eliminated if earlier. Previously, the required contri e plan was based on the level dollar employer contribution determined in 1995. However, the employer level funding contribution was eliminated for the City of Greeley once the plan became 100% funded based on the original state contribution schedule. Therefore, the city is no longer bound by the level funding agreement amount. As of the last valuation, the city is no longer required to make any contribution under the level funding agreement. However, the city is responsible for any additional unfunded liabilities created by adverse experience and will need to make up any contribution requirements beyond the state contributions.

Net Pension Liability

The City's net pension liability was measured as of December 31, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2019.

Actuarial Assumptions. The total pension liability in the December 31, 2019 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement.

Methods and Assumptions Used to Determine Contribution Rates for the Fiscal Year Ending December 31, 2019:

Actuarial Method	Entry Age Normal
Amortization Method	Level Dollar, Open*
Remaining Amortization Period	20 Years*
Asset Valuation Method	5-Year Smoothed Fair Value
Inflation	2.50%
Salary Increases	N/A
Investment Rate of Return*	7.50%
Retirement Age	Any remaining actives are assumed to retire immediately.
Mortality	Post-retirement: For ages less than 55, RP-2014 Mortality Tables for Blue Collar Employees. For ages 65 and older, RP-2014 Mortality Tables for Blue Collar Healthy Annuitants. For ages 55 through 64, a blend of the previous tables. All tables are projected with Scale BB. Disabled (pre-1980): RP-2014 Disabled Generational Mortality Table generationally projected with Scale BB with a minimum 3% rate for males and 2% rate for females.

* Plans that are heavily weighted with retiree liabilities use an amortization period based on the expected remaining lifetime of the participants.

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

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

For the purpose of this valuation, the long-term expected rate of return on pension plan investments is 6.50%; the municipal bond rate is 2.75% (based on the weekly rate closest to but not later than the measurement date of the "state & local bonds" rate from Federal Reserve statistical release (H.15)); and the resulting Single Discount Rate is 6.50%.

The resulting Single Discount Rate for the prior measurement period was 7.50%. The increase in the Total Pension Liability due to the decrease from 7.50% at the beginning of the measurement period to 6.50% at the end of the measurement period is shown as a Change of Assumption in the schedule of Changes in the Net Pension Liability below.

Chang[e in Net] Pension Liability

	Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension Liability (a) - (b)
Balances at 12/31/18	$ 9,464,891	$ 7,465,866	$ 1,999,025
Changes for the year:			
Interest	668,249	-	668,249
Contributions - employer	-	234,631	(234,631)
Net investment income	-	889,634	(889,634)
Difference between expected and actual experience of total pension liability	936,478	-	936,478
Changes of assumptions	612,254	-	612,254
Benefit payments, including refunds of employee contributions	(1,130,254)	(1,130,254)	-
Administrative expense	-	(7,031)	7,031
Net changes	1,086,727	(13,020)	1,099,747
Balances at 12/31/19	$ 10,551,618	$ 7,452,846	$ 3,098,772

Sensitivity of the Net Pension Liability to Changes in the Discount Rate. Regarding the sensitivity of the net pension liability (asset) to changes in the Single Discount Rate, the following presents the plan's net pension liability (asset), calculated using a Single Discount Rate of 6.50%, as well as what the plan's net pension liability (asset) would be if it were calculated using a Single Discount Rate that is one percent lower or one percent higher:

	1% Decrease (5.50%)	Single Discout Rate Assumption (6.50%)	1% Increase (7.50%)
City's Net Pension Liability	$ 3,975,766	$ 3,098,772	$ 2,348,031

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2020, the City recognized pension expense of $1,771,058 for the Old Hire Fire Plan. At December 31, 2020, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

December 31, 2020	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	$ -	$ 127,124
Contributions subsequent to the measurement date (recognized as a reduction in the pension liability in 2020)	234,631	
Total	$ 234,631	$ 127,124

Deferred outflows of resources related to pensions of $234,631 resulting from contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2021. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

For the Year Ended December 31,	Amounts Recognized in Pension Expense/(Income)
2021	(29,839)
2022	(68,099)
2023	43,402
2024	(72,588)
Total	$ (127,124)

NOTE 16. CARES Act and COVID-19

On January 30, 2020, the World Health Organization ("WHO") announced a global health emergency due to a new strain of coronavirus originating in Wuhan, China (COVID-19 outbreak), creating risks to the international community as the virus spreads globally beyond its point of origin. On March 11, 2020, the WHO declared the COVID-19 outbreak a worldwide pandemic, based on the rapid increase in exposure globally.

The full impact of the COVID-19 outbreak continues to evolve as of the date of this report. As such, it is uncertain as to the full magnitude that the pandemic will have on the City's financial condition, liquidity, and future results of operations. Management is actively monitoring the impact of the global situation on its financial condition, liquidity, operations, suppliers, industry, and workforce. Given the daily evolution of the COVID-19 outbreak and the global responses to curb its spread, the City is not able to estimate the full effects of the COVID-19 outbreak on its results of operations, financial condition, or liquidity for fiscal year 2021. During 2020, there was a decline in sales taxes, intergovernmental revenues and charges for services, which were somewhat mitigated by the reduced personnel costs relating to a decline in seasonal employees.

Access to grants and contracts from federal, state, and local governments may decrease or may not be available depending on appropriations. The outbreak may have a continued material adverse impact on economic and market conditions, triggering a period of national, regional, or statewide economic slowdown. This situation has not depressed State or Federal funding during fiscal year 2020, but these funding sources may depress in the future.

On March 27, 2020, President Trump signed into law the "Coronavirus Aid, Relief, and Economic Security ("CARES") Act." The CARES Act, among other things, includes provisions appropriating funds from programs of the United States Department of the Treasury and Department of Education to be used to make payments for specified uses to states and certain local governments.

The City continues to examine the impact that the CARES Act may have on its operations. The City received $4,952,352, from the CARES Act stimulus funding.

NOTE 17: Subsequent Events

The Terry Ranch Water Project was approved by Council in March 2021. The project will develop approximately 1.2 million acre-feet of non-tributary groundwater from an underground aquifer located in northwest Weld County. The project was approved with the adoption of a resolution authorizing the closing on a Master Purchase, Sale and Raw Water Credit Administration Agreement between the City and Wingfoot Water Resources. With the approval of the project, the City has withdrawn its request to expand the Milton Seaman Reservoir.

During March 2021, the American Rescue Plan Act was signed into law. This $1.9 trillion federal relief or stimulus package includes $350.0 billion allocated to state, local, and tribal governments. The City received $10,495,798 in June, 2021 from the first round of funding. City leadership is considering the best use of the funds to support the local economy. The second round of funding must be provided no later than twelve months after the first round. Costs can be incurred by December 31, 2024 but must be expended by December 31, 2026.

REQUIRED SUPPLEMENTARY INFORMATION

City of Greeley, Colorado
New Hire Fire Plan
Schedule of Employer Contributions*

Year Ended December 31	Statutorily required contribution	Contributions made	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
2015	$ 559,557	$ 559,557	$ -	$ 6,994,480	8.0%
2016	588,129	588,129	-	7,351,604	8.0%
2017	613,026	613,026	-	8,302,557	7.4%
2018	646,977	646,977	-	7,945,859	8.1%
2019	721,124	721,124	-	9,014,054	8.0%
2020	859,611	859,611	-	10,746,728	8.0%

** This schedule is presented on a fiscal year-end, and is to be built prospectively until it contains ten years of data.*

City of Greeley, Colorado
New Hire Fire Plan
Schedule of the City's Proportionate Share of Net Pension Liability (Asset)*

Year Ended December 31	Cumulative proportion of the net pension liability (asset)	Cumulative proportionate share of the net pension liability (asset)	Covered payroll	Proportionate share of the net pension liability as a percentage of covered payroll	Plan fiduciary net position as a percentage of the total pension liability
2014	1.51%	$ (1,709,781)	$ 6,812,964	N/A	106.8%
2015	1.50%	(26,444)	6,994,480	N/A	100.1%
2016	1.44%	519,052	7,351,604	7.1%	98.2%
2017	1.31%	(1,884,702)	8,302,557	N/A	106.3%
2018	1.25%	1,584,748	7,945,859	19.9%	95.2%
2019	1.22%	(691,695)	9,014,054	N/A	101.9%

** This schedule is presented as of the measurement date of the net pension liability (asset), and is to be built prospectively until it contains ten years of data.*

See Independent Auditor's Report and Notes to Required Supplementary Information.

eley, Colorado
Old Hire Police Plan
Schedule of Employer Contributions*

Year Ended December 31	Actuarially determined contribution	Actual contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of covered payroll
2014	$ 57,595	$ -	$ 57,595	N/A	N/A
2015	68,269	125,864	(57,595)	N/A	N/A
2016	68,269	68,269	-	N/A	N/A
2017	44,789	99,957	(55,168)	N/A	N/A
2018	44,789	40,683	4,106	N/A	N/A
2019	40,683	40,683	-	N/A	N/A
2020	40,683	-	40,683	N/A	N/A

** This schedule is presented on a fiscal year-end, and is to be built prospectively until it contains ten years of data.*

See Independent Auditor's Report and Notes to Required Supplementary Information.

Item No. 7.

City o ado
Old Hire Police Plan
Schedule of Changes in Net Pension Liability and Related Ratios Multiyear*

Measurement period ending December 31	2019	2018	2017	2016	2015	2014
Total Pension Liability						
Service cost	$ -	$ -	$ -	$ -	$ -	$ -
Interest on the total pension liability	68,098	72,018	73,532	77,880	89,897	94,366
Benefit changes		-	-	-	-	-
Difference between expected and actual experience of total pension liability	21,299	-	39,910	-	(197,756)	-
Assumption changes	193,801	-	-	-	88,531	-
Benefit payments	(116,977)	(131,330)	(135,852)	(135,852)	(145,760)	(161,860)
Net Change in Total Pension Liability	166,221	(59,312)	(22,410)	(57,972)	(165,088)	(67,494)
Total Pension Liability - Beginning	965,408	1,024,720	1,047,130	1,105,102	1,270,190	1,337,684
Total Pension Liability - Ending (a)	$ 1,131,629	$ 965,408	$ 1,024,720	$ 1,047,130	$ 1,105,102	$ 1,270,190
Plan Fiduciary Net Position						
Employer contributions	$ 40,683	$ 40,683	$ 99,957	$ 68,269	$ 125,864	$ -
Employee contributions	-	-	-	-	-	-
Pension plan net investment income	73,575	1,539	93,431	34,316	14,096	51,943
Benefit payments	(116,977)	(131,330)	(135,852)	(135,852)	(145,760)	(161,860)
Pension plan administrative expense	(2,242)	(4,262)	(1,816)	(2,919)	(1,399)	(4,308)
Net Change in Plan Fiduciary Net Position	(4,961)	(93,370)	55,720	(36,186)	(7,199)	(114,225)
Plan Fiduciary Net Position - Beginning	649,961	743,331	687,611	723,797	730,996	845,221
Plan Fiduciary Net Position - Ending (b)	$ 645,000	$ 649,961	$ 743,331	$ 687,611	$ 723,797	$ 730,996
Net Pension Liability - Ending (a) - (b)	$ 486,629	$ 315,447	$ 281,389	$ 359,519	$ 381,305	$ 539,194
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	57.00%	67.33%	72.54%	65.67%	65.50%	57.55%
Covered payroll	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A

** This schedule is presented as of the measurement date of the net pension liability, and is to be built prospectively until it contains ten years of data.*

See Independent Auditor's Report and Notes to Required Supplementary Information.

ey, Colorado
Old Hire Fire Plan
Schedule of Employer Contributions*

Year Ended December 31	Acturality determined contribution	Actual Contribution	Contribution deficiency (excess)	Covered payroll	Contributions as a percentage of convered payroll
2014	$ 314,980	$ -	$ 314,980	N/ A	N/ A
2015	6,099	193,552	(187,453)	N/ A	N/ A
2016	6,099	6,099	-	N/ A	N/ A
2017	126,660	-	126,660	N/ A	N/ A
2018	126,660	234,631	(107,971)	N/ A	N/ A
2019	234,631	234,631	-	N/ A	N/ A
2020	234,631	234,631	-	N/ A	N/ A

**This schedule is presented on a fiscal year-end, and is to be built prospectively until it contains ten years of data.*

See Independent Auditor's Report and Notes to Required Supplementary Information.

City of Greeley, Colorado
Old Hire Fire Plan
Schedule of Changes in Net Pension Liability and Related Ratios Multiyear*

Measurement period ending December 31	2019	2018	2017	2016	2015	2014
Total Pension Liability						
Service cost	$ -	$ -	$ -	$ -	$ -	$ -
Interest on the total pension liability	668,249	579,495	712,445	740,156	713,638	741,635
Benefit changes	-	-	-	-	-	-
Difference between expected and actual experience of total pension liability	936,478	-	515,340	-	(7,935)	-
Assumption changes	612,254	(2,605,321)	2,485,993	-	750,857	-
Benefit payments	(1,130,254)	(1,150,696)	(1,122,974)	(1,096,768)	(1,108,971)	(1,120,681)
Net Change in Total Pension Liability	1,086,727	(3,176,522)	2,590,804	(356,612)	347,589	(379,046)
Total Pension Liability - Beginning	9,464,891	12,641,413	10,050,609	10,407,221	10,059,632	10,438,678
Total Pension Liability - Ending (a)	$ 10,551,618	$ 9,464,891	$ 12,641,413	$ 10,050,609	$ 10,407,221	$ 10,059,632
Plan Fiduciary Net Position						
Employer contributions	$ 234,631	$ 234,631	$ -	$ 6,099	$ 193,552	$ -
Employee contributions	-	-	-	-	-	-
Pension plan net investment income	889,634	14,272	1,143,151	444,789	180,816	663,036
Benefit payments	(1,130,254)	(1,150,696)	(1,122,974)	(1,096,768)	(1,108,971)	(1,120,681)
Pension plan administrative expense	(7,031)	(9,466)	(5,950)	(15,763)	(13,819)	(18,635)
Net Change in Plan Fiduciary Net Position	(13,020)	(911,259)	14,227	(661,643)	(748,422)	(476,280)
Plan Fiduciary Net Position - Beginning	7,465,866	8,377,125	8,362,898	9,024,541	9,772,963	10,249,243
Plan Fiduciary Net Position - Ending (b)	$ 7,452,846	$ 7,465,866	$ 8,377,125	$ 8,362,898	$ 9,024,541	$ 9,772,963
Net Pension Liability - Ending (a) - (b)	$ 3,098,772	$ 1,999,025	$ 4,264,288	$ 1,687,711	$ 1,382,680	$ 286,669
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	70.63%	78.88%	66.27%	83.21%	86.71%	97.15%
Covered payroll	N/A	N/A	N/A	N/A	N/A	N/A
Net Pension Liability as a Percentage of Covered Payroll	N/A	N/A	N/A	N/A	N/A	N/A

** This schedule is presented as of the measurement date of the net pension liability, and is to be built prospectively until it contains ten years of data.*

See Independent Auditor's Report and Notes to Required Supplementary Information.

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

Changes in benefit terms: There were no changes in benefit terms between the December 31, 2018 measurement date and the December 31, 2019 measurement date.

Changes in assumptions: There were changes in assumptions between the December 31, 2018 measurement date and the December 31, 2019 measurement date for the Fire New-Hire Plan, Fire Old-Hire Plan and Police Old-Hire Plan.

Special Revenue Funds
Special revenue funds are used to account for specific revenues that are restricted or committed to expenditure for specific purposes.

Conventions and Visitors Fund – to account for the collection of the City's 3% lodging tax which is utilized to support convention and visitor activities; created per Greeley Municipal Code 4.08.050.

Community Development Fund – to account for federal grant revenues which are utilized to administer rehabilitation loan and grant programs, special projects for the benefit of the elderly and handicapped and various other projects in accordance with Housing and Urban Development regulations.

Streets and Roads Fund – to account for the collection of highway user taxes, road and bridge taxes and registration and ownership fees which are utilized to operate and maintain the streets, roads, traffic lights and signs within the City; created per City of Greeley Charter Section 5-5.

Conservation Trust Fund – to account for revenues received from the Colorado State Lottery which is utilized for the acquisition, development and maintenance of new and existing conservation sites in accordance within C.R.S. 29-21-101.

Designated Revenue Fund – to account for the collection of court imposed surcharges and other committed or assigned revenues.

Conference Center Development Fund – to account for property tax increment, sales tax, lodger's tax, public improvement fees, payments in lieu of taxes, and rent revenues generated by the Conference Center.

Downtown Development Authority ("DDA") Tax Increment Fund – to account for the tax increment revenue generated from property taxes within the authority.

NEAHR Grants Fund – to account for the federal pass-through funding of purchases as the Northeast All Hazard Region Homeland Security Grant Fiscal Agent. Annual grants are utilized to fund public safety response planning, equipment, and training (intergovernmental agreement with the State of Colorado).

Equitable Sharing Fund – to account for equitably shared federal funds as the fiduciary for the Weld County Drug Task Force. Funds are utilized by member agencies for discretionary purposes in compliance with the Department of Justice Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies, July 2018.

Museum Fund – to account for all donations and interest earnings on donations bequeathed to the City for the museums.

Senior Citizens Fund – to account for contributions from individuals, corporations and organizations for capital improvements to the Senior Activity Center.

Senior Center Clubs Fund – to account for all dues, interest earnings and expenses related to senior clubs; created per Greeley Municipal Code 4.42.040.

Community Memorials Fund – to account for all donations and interest earnings on donations bequeathed to the City for a specific purpose.

Debt Service Funds

Debt service funds are established to account for the accumulation of resources for, and payment of, general long-term debt principal and interest.

General Debt Service Fund - to account for the accumulation of resources for, and the periodic payments of principal and interest on notes and contracts, bond issues and capital leases.

Capital Projects Funds

Capital projects funds are used to account for the acquisition and construction of major capital facilities other than those financed by proprietary funds and trust funds.

Public Art Fund – to account for the cost associated with the City's public art program. Revenues are derived from a transfer from the General fund and transfers from construction projects in other funds.

Food Tax Fund – to account for the costs of specific capital improvements and repairs and maintenance projects. Revenues are derived from taxes collected due to the repeal of the City sales tax exemption on sales of food for domestic consumption; sales tax on food extended to December 31, 2021.

Softball Improvement Fund – to account for the costs of improving the facilities used for the Greeley adult softball programs; created per Greeley Municipal Code 4.48.010 in 1982. Revenues are derived from non-City softball tournament fees.

Fire Equipment Acquisition & Replacement Fund – to account for the costs of replacing and acquiring fire equipment, trucks and vehicles.

Fire Protection Development Fund – to account for the costs of developing fire protection improvements on new development; created per Greeley Municipal Code 4.64. Revenues are derived from the collection of fees from developers.

Police Development Fund – to account for the costs of developing police protection improvements on new development; created per Greeley Municipal Code 4.64. Revenues are derived from the collection of fees from developers.

Island Grove Development Fund – to account for the costs of capital improvements at Island Grove Park. Revenues are derived from a park development fee charged on all concession sales at the park and facility use fees.

Road Development Fund – to account for the costs of constructing new roads and improving existing roads; created per City of Greeley Municipal Code 4.64. Revenues are derived from the collection of fees from developers.

Park Development Fund – to account for the costs of developing and improving City parks; created per Greeley Municipal Code 4.64. Revenues are derived from the collection of fees from developers.

Trails Development Fund – to account for the costs of establishing linear parks, open spaces, and trail systems; created per Greeley Municipal Code 4.64. Revenues are derived from the collection of fees from developers.

Quality of Life Fund – to account for the costs of construction, improvements, or renovation of recreation, parks, and cultural amenities. Revenues are derived from .3% sales and use tax and a transfer of park development fees, created per Ordinance 50, 2002.

FASTER Fund – to account for the costs of roadway safety improvements, bridge repair, and transit support and expansion. Revenues are derived through vehicle registration fees and fines established or increased by the Colorado Funding Advancements for Surface Transportation and Economic Recovery Act (FASTER).

Street Infrastructure Improvements Fund – to account for the costs of improvements and repairs for street related infrastructure improvements. Revenues are derived from .65% sales and use tax and a transfer of street development fees; created per Ordinance 1, 2016.

2016 City Center – to account for the costs of constructing and equipping a fire station and a municipal building. Revenues are derived from the Certificates of Participation Series 2016, General Fund operating transfers, and a state grant.

Permanent Funds

Permanent funds are used to report resources that are legally restricted to the extent that only earnings, not principal, may be used for purposes that support the City's programs.

Cemetery Endowment Fund – to account for all funds granted, bequeathed, or devised to the City in trust for the preservation of lots in the Linn Grove Cemetery; created per Greeley Municipal Code 4.40.010.

Petriken Memorial Fund – to account for interest earnings on funds bequeathed to the City for the maintenance of the grave sites as specified by the J.G.B. Petriken will.

Memorials Fund – to account for interest earnings on funds bequeathed to the City as specified by the donor.

CITY OF GREELEY, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING BALANCE SHEET

December 31, 2020	Total Nonmajor Special Revenue Funds	Total Nonmajor Debt Service Funds	Total Nonmajor Capital Projects Funds	Total Nonmajor Permanent Funds	Total Nonmajor Governmental Funds
ASSETS					
Cash and cash equivalents	$ 1,642,606	$ -	$ 85,192	$ -	$ 1,727,798
Investments	11,528,882	-	34,803,218	1,874,610	48,206,710
Accounts receivable, net	2,478,663	-	3,883,148	-	6,361,811
Taxes receivable	984,019	-	1,269,788	-	2,253,807
Accrued interest	39,312	-	118,674	5,197	163,183
Due from other funds	252,657	351,238	1,641,554	104,000	2,349,449
Due from other governments	10,055	-	-	-	10,055
Prepaid items	19,500	-	-	-	19,500
Advances to other funds	891,209	-	-	540,907	1,432,116
Notes receivable	2,165,926	-	-	-	2,165,926
Restricted capital assets:					
Cash and cash equivalents	-	15	-	-	15
Investments	-	1,533,564	-	-	1,533,564
Accrued interest	-	5,228	-	-	5,228
Total assets	$ 20,012,829	$ 1,890,045	$ 41,801,574	$ 2,524,714	$ 66,229,161
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCE					
Liabilities:					
Accounts payable	$ 262,780	$ 109	$ 1,813,147	$ 141	$ 2,076,177
Contracts payable - retainage	-	-	1,001,256	-	1,001,256
Due to other funds	328,940	-	12,682	-	341,622
Advances from other funds	7,956,278	-	391,983	-	8,348,261
Other liabilities	13,219	-	525,026	-	538,245
Accrued liabilities	274,654	-	7,770	-	282,424
Total liabilities	8,835,871	109	3,751,864	141	12,587,985
Deferred inflows of resources:					
Unavailable revenue - property taxes	984,019	-	-	-	984,019
Unavailable revenue - economic development loans	4,074,169	-	-	-	4,074,169
Total deferred inflows of resources	5,058,188	-	-	-	5,058,188
Fund balances:					
Nonspendable	19,500	-	-	2,145,481	2,164,981
Restricted	3,512,501	1,889,936	416,934	379,092	6,198,463
Committed	8,872,595	-	35,882,814	-	44,755,409
Assigned	1,635,472	-	1,749,962	-	3,385,434
Unassigned	(7,921,299)	-	-	-	(7,921,299)
Total fund balances	6,118,770	1,889,936	38,049,710	2,524,573	48,582,989
Total liabilities, deferred inflows of resources and fund balances	$ 20,012,829	$ 1,890,045	$ 41,801,574	$ 2,524,714	$ 66,229,161

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR GOVERNMENTAL FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2020	Total Nonmajor Special Revenue Funds	Total Nonmajor Debt Service Funds	Total Nonmajor Capital Projects Funds	Total Nonmajor Permanent Funds	Total Nonmajor Governmental Funds
REVENUES					
Taxes	$ 1,191,975	$ -	$ 12,242,172	$ -	$ 13,434,147
Licenses & permits	10,287	-	-	-	10,287
Intergovernmental	6,780,914	-	5,671,354	-	12,452,268
Charges for services	1,811,250	-	4,580,445	-	6,391,695
Fines & forfeits	3,340	-	-	-	3,340
Miscellaneous	1,435,726	66,148	1,099,745	100,814	2,702,433
Total revenues	11,233,492	66,148	23,593,716	100,814	34,994,170
EXPENDITURES					
Current:					
General government	981,697	-	-	-	981,697
Public safety	1,000	-	-	-	1,000
Public works	9,863,619	-	-	-	9,863,619
Culture, parks & recreation	26,475	-	131,579	200	158,254
Nondepartmental	1,342,791	1,846	7,324,054	1,521	8,670,212
Intergovernmental	-	-	-	-	-
Debt service	206,895	6,520,773	11,521	-	6,739,189
Capital outlay	69,100	-	30,880,539	-	30,949,639
Total expenditures	12,491,577	6,522,619	38,347,693	1,721	57,363,610
Excess (deficiency) of revenues over expenditures	(1,258,085)	(6,456,471)	(14,753,977)	99,093	(22,369,440)
OTHER FINANCING SOURCES (USES)					
Transfers in	7,087,929	6,550,034	25,105,903	-	38,743,866
Transfers out	(4,173,796)	-	(12,462,765)	(22,394)	(16,658,955)
Total other financing sources (uses)	2,914,133	6,550,034	12,643,138	(22,394)	22,084,911
Net change in fund balances	1,656,048	93,563	(2,110,839)	76,699	(284,529)
Fund balances - January 1	4,462,722	1,796,373	40,160,549	2,447,874	48,867,517
Fund balances - December 31	$ 6,118,770	$ 1,889,936	$ 38,049,710	$ 2,524,573	$ 48,582,988

See accompanying independent auditor's report.

CITY OF GREELEY
NONMAJOR SPECIAL REVENUE FUNDS
COMBINING BALANCE SHEET

December 31, 2020	Conventions and Visitors Fund	Community Development Fund	Streets and Roads Fund	Conservation Trust Fund	Designated Revenue Fund
ASSETS					
Cash and cash equivalents	$ -	$ 13,219	$ 336,488	$ -	$ 14,348
Investments	786,958	889,307	-	657,789	8,124,692
Accounts receivables, net	22,400	1,908,243	227,484	-	20,850
Taxes receivable	-	-	-	-	-
Accrued interest	2,683	3,032	-	2,243	27,705
Due from other funds	-	-	-	-	243,646
Due from other governments	-	10,055	-	-	-
Prepaid items	-	-	19,500	-	-
Advances to other funds	-	-	-	-	891,209
Notes receivable	-	2,165,926	-	-	-
Total assets	$ 812,041	$ 4,989,782	$ 583,472	$ 660,032	$ 9,322,450
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES					
Liabilities:					
Accounts payable	$ 73	$ 6,090	$ 216,967	$ 70	$ 13,364
Due to other funds	3,565	-	48,255	-	-
Advances from other funds	-	-	26,170	-	-
Other liabilities	-	13,219	-	-	-
Accrued liabilities	-	10,084	261,924	-	2,646
Total liabilities	3,638	29,393	553,316	70	16,010
Deferred inflows of resources					
Unavailable revenue - property taxes	-	-	-	-	-
Unavailable revenue - economic development loans	-	4,074,169	-	-	-
Total deferred inflows of resources	-	4,074,169	-	-	-
Fund balances:					
Nonspendable:					
Prepaid items	-	-	19,500	-	-
Restricted:					
Urban development	-	886,220	-	-	-
Conservation trust	-	-	-	659,962	-
Equitable sharing	-	-	-		-
Committed:					
Convention & visitor	808,403	-	-	-	-
Encumbrances	-	-	10,656	-	-
Victim's assistance program	-	-	-	-	759
Traffic calming	-	-	-	-	1,994
Police/Lincoln park annex maintenance	-	-	-	-	8,001,859
Senior center clubs	-	-	-	-	-
Assigned:					-
UCCC improvements	-	-	-	-	378,115
Adventure golf improvements	-	-	-	-	5,073
Public eduacational government cable franchise	-	-	-	-	289,070
Museum programs	-	-	-	-	-
Senior center improvements	-	-	-	-	-
Community memorials	-	-	-	-	-
Youth enrichment	-	-	-	-	30,813
Youth assistance	-	-	-	-	199,873
Youth hockey league	-	-	-	-	25,152
Cash in lieu of landscape	-	-	-	-	222,508
Poudre river trail	-	-	-	-	118,600
Greeley general improvement district	-	-	-	-	32,624
Unassigned	-	-	-	-	-
Total fund balances (deficits)	808,403	886,220	30,156	659,962	9,306,440
Total liabilities, deferred inflows of resources and fund balances	$ 812,041	$ 4,989,782	$ 583,472	$ 660,032	$ 9,322,450

See accompanying independent auditor's report.

Item No. 7.

Conference Center Development Fund	DDA Tax Increment Fund	NEAHR Grants Fund	Equitable Sharing Fund	Museum Fund	Senior Citizens Fund	Senior Center Clubs Fund	Community Memorials Fund	Total
$ -	$ 1,278,551	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,642,606
-	-	-	686,233	186,225	34,749	49,891	113,038	11,528,882
2,609	-	296,522	-	-	-	-	555	2,478,663
-	984,019	-	-	-	-	-	-	984,019
-	-	-	2,340	635	118	170	386	39,312
9,011	-	-	-	-	-	-		252,657
-	-	-	-	-	-	-	-	10,055
-	-	-	-	-	-	-	-	19,500
-	-	-	-	-	-	-	-	891,209
-	-	-	-	-	-	-	-	2,165,926
$ 11,620	$ 2,262,570	$ 296,522	$ 688,573	$ 186,860	$ 34,867	$ 50,061	$ 113,979	$ 20,012,829
$ 5	$ 741	$ 22,208	$ 63	$ 2,048	$ 3	$ 1,137	$ 11	$ 262,780
11,614	-	265,506	-	-	-	-	-	328,940
7,930,108	-	-	-	-	-	-	-	7,956,278
-	-	-	-	-	-	-	-	13,219
-	-	-	-	-	-	-	-	274,654
7,941,727	741	287,714	63	2,048	3	1,137	11	8,835,871
-	984,019	-	-	-	-	-	-	984,019
-	-	-	-	-	-	-	-	4,074,169
-	984,019	-	-	-	-	-	-	5,058,188
-	-	-	-	-	-	-	-	19,500
-	1,277,810	-	-	-	-	-	-	2,164,030
-	-	-	-	-	-	-	-	659,962
-	-	-	688,510	-	-	-	-	688,510
-	-	-	-	-	-	-	-	808,403
-	-	-	-	-	-	-	-	10,656
-	-	-	-	-	-	-	-	759
-	-	-	-	-	-	-	-	1,994
-	-	-	-	-	-	-	-	8,001,859
-	-	-	-	-	-	48,924	-	48,924
-	-	-	-	-	-	-	-	378,115
-	-	-	-	-	-	-	-	5,073
-	-	-	-	-	-	-	-	289,070
-	-	-	-	184,812	-	-	-	184,812
-	-	-	-	-	34,864	-	-	34,864
-	-	-	-	-	-	-	113,968	113,968
-	-	-	-	-	-	-	-	30,813
-	-	-	-	-	-	-	-	199,873
-	-	-	-	-	-	-	-	25,152
-	-	-	-	-	-	-	-	222,508
-	-	-	-	-	-	-	-	118,600
-	-	-	-	-	-	-	-	32,624
(7,930,107)	-	8,808	-	-	-	-	-	(7,921,299)
(7,930,107)	1,277,810	8,808	688,510	184,812	34,864	48,924	113,968	6,118,770
$ 11,620	$ 2,262,570	$ 296,522	$ 688,573	$ 186,860	$ 34,867	$ 50,061	$ 113,979	$ 20,012,829

CITY OF GREELEY, COLORADO
NONMAJOR SPECIAL REVENUE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2020	Conventions and Visitors Fund	Community Development Fund	Streets and Roads Fund	Conservation Trust Fund	Designated Revenue Fund
REVENUES					
Taxes	$ 359,430	$ -	$ -	$ -	$ -
Licenses & permits	-	-	10,287	-	-
Intergovernmental	-	594,116	4,560,377	1,105,270	69,376
Charges for services	-	-	1,616,481	-	97,843
Fines & forfeits	-	-	-	-	3,340
Miscellaneous	23,964	445,353	603,710	20,252	293,133
Total revenues	383,394	1,039,469	6,790,855	1,125,522	463,692
EXPENDITURES					
General government	-	846,650	-	-	135,047
Public safety	-	-	-	-	-
Public works	-	-	9,848,575	-	15,044
Culture, parks & recreation	-	-	-	-	7,602
Nondepartmental	150,652	-	46,225	547	5,173
Debt service	-	-	-	-	-
Capital outlay	-	-	55,915	-	13,185
Total expenditures	150,652	846,650	9,950,715	547	176,051
Excess (deficiency) of revenues over expenditures	232,742	192,819	(3,159,860)	1,124,975	287,641
OTHER FINANCING SOURCES (USES)					
Transfers in	-	34,543	3,025,328	-	3,648,188
Transfers out	(405,594)	-	-	(1,204,337)	(2,264,530)
Total other financing sources (uses)	(405,594)	34,543	3,025,328	(1,204,337)	1,383,658
Net change in fund balances	(172,852)	227,362	(134,532)	(79,362)	1,671,299
Fund balances (deficits) - January 1	981,255	658,858	164,688	739,324	7,635,141
Fund balances (deficits) - December 31	$ 808,403	$ 886,220	$ 30,156	$ 659,962	$ 9,306,440

See accompanying independent auditor's report.

Conference Center Development Fund	DDA Tax Increment Fund	NEAHR Grants Fund	Equitable Sharing Fund	Museum Fund	Senior Citizens Fund	Senior Center Clubs Fund	Community Memorials Fund	Total
$ -	$ 832,545	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,191,975
-	-	-	-	-	-	-	-	10,287
-	-	430,185	21,590	-	-	-	-	6,780,914
50,009	-	44,880	-	268	-	1,769	-	1,811,250
-	-	-	-	-	-	-	-	3,340
55	-	-	20,800	13,657	1,220	8,826	4,756	1,435,726
50,064	832,545	475,065	42,390	13,925	1,220	10,595	4,756	11,233,492
-	-	-	-	-	-	-	-	981,697
-	-	-	-	-	-	-	1,000	1,000
-	-	-	-	-	-	-	-	9,863,619
-	-	-	-	11,488	-	6,245	1,140	26,475
208,117	464,975	466,257	541	157	26	37	84	1,342,791
206,895	-	-	-	-	-	-	-	206,895
-	-	-	-	-	-	-	-	69,100
415,012	464,975	466,257	541	11,645	26	6,282	2,224	12,491,577
(364,948)	367,570	8,808	41,849	2,280	1,194	4,313	2,532	(1,258,085)
379,870	-	-	-	-	-	-	-	7,087,929
-	(208,080)	-	(63,838)	(27,417)	-	-	-	(4,173,796)
379,870	(208,080)	-	(63,838)	(27,417)	-	-	-	2,914,133
14,922	159,490	8,808	(21,989)	(25,137)	1,194	4,313	2,532	1,656,048
(7,945,029)	1,118,320	-	710,499	209,949	33,670	44,611	111,436	4,462,723
$ (7,930,107)	$ 1,277,810	$ 8,808	$ 688,510	$ 184,812	$ 34,864	$ 48,924	$ 113,968	$ 6,118,771

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUND
CONFERENCE CENTER DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Public improvement fees	$ 150,000	$ 150,000	$ 50,009	$ (99,991)
Miscellaneous revenue:				
Interest and investment earnings	3,000	3,000	55	(2,945)
Total revenues	153,000	153,000	50,064	(102,936)
EXPENDITURES:				
Debt Service:				
Principal retirement	332,500	332,500	-	332,500
Interest	395,000	395,000	206,895	188,105
Total debt service	727,500	727,500	206,895	520,605
Nondepartmental:				
Miscellaneous	500	500	208,117	(207,617)
Total expenditures	728,000	728,000	415,012	312,988
Deficiency of revenues under expenditures	(575,000)	(575,000)	(364,948)	210,052
OTHER FINANCING SOURCES:				
Transfers in:				
Convention and visitors fund	150,000	150,000	69,572	(80,428)
Sales and use tax fund	250,000	250,000	102,218	(147,782)
Downtown development authority TIF fund	175,000	175,000	208,080	33,080
Total other financing sources	575,000	575,000	379,870	(195,130)
Net change in fund balance	-	-	14,922	14,922
Fund balance (deficit) - January 1	-	(7,945,029)	(7,945,029)	-
Fund balance (deficit) - December 31	$ -	$ (7,945,029)	$ (7,930,107)	$ 14,922

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
CONVENTIONS AND VISITORS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Taxes:				
Lodgers room taxes	$ 807,758	$ 457,758	$ 359,261	$ (98,497)
Penalties and interest on taxes	-	-	169	169
Total taxes	807,758	457,758	359,430	(98,328)
Miscellaneous revenue:				
Interest and investment earnings	5,000	5,000	23,964	18,964
Total revenues	812,758	462,758	383,394	(79,364)
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	272,365	272,365	150,652	121,713
Total expenditures	272,365	272,365	150,652	121,713
Excess of revenues over expenditures	540,393	190,393	232,742	42,349
OTHER FINANCING USES:				
Transfers out:				
General fund	(418,200)	(418,200)	(336,022)	82,178
Conference center development fund	(150,000)	(150,000)	(69,572)	80,428
Total other financing uses	(568,200)	(568,200)	(405,594)	162,606
Net change in fund balance	(27,807)	(377,807)	(172,852)	204,955
Fund balance - January 1	615,697	981,255	981,255	-
Fund balance - December 31	$ 587,890	$ 603,448	$ 808,403	$ 204,955

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
COMMUNITY DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
Federal grants	$ 850,000	$ 1,361,249	$ 594,116	$ (767,133)
Miscellaneous revenue:				
Program income	-	-	331,141	331,141
Interest and investment earnings	-	-	24,212	24,212
Contributions donations	-	90,000	90,000	-
Total miscellaneous revenue	-	90,000	445,353	355,353
Total revenues	850,000	1,451,249	1,039,469	(411,780)
EXPENDITURES:				
General government:				
Administration	202,215	257,777	206,383	51,394
Housing rehabilitation	106,635	244,074	25,480	218,594
Catholic charities	-	210,000	15,000	195,000
Clean up weekend	-	15,000	15,000	-
Acquisition of property	-	-	2,259	(2,259)
NE Greeley neighborhood improvements	-	520,000	253,806	266,194
Parkway tree placement	-	20,500	18,800	1,700
NoCo health alliance	-	15,000	21,322	(6,322)
Transitional house	-	10,000	10,000	-
United way	-	195,660	25,000	170,660
HAPP housing loans	-	-	20,814	(20,814)
HOME grant	-	202,429	144,577	57,852
CDBG miscellaneous projects	494,125	304,568	-	304,568
CDBG cv cares act	-	127,840	70,709	57,131
Senior resource services	-	10,000	17,500	(7,500)
Total expenditures	802,975	2,132,848	846,650	1,286,198
Excess (deficiency) of revenues over expenditures	47,025	(681,599)	192,819	874,418
OTHER FINANCING SOURCES				
Transfers in:				
General fund	66,150	66,150	34,543	(31,607)
Total other financing sources	66,150	66,150	34,543	(31,607)
Net change in fund balance	113,175	(615,449)	227,362	842,811
Fund balance - January 1	1,055,228	658,858	658,858	-
Fund balance - December 31	$ 1,168,403	$ 43,409	$ 886,220	$ 842,811

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
STREETS AND ROADS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Licenses & permits:				
Licenses	$ 8,000	$ 8,000	$ 4,086	$ (3,914)
Permits	7,590	7,590	6,201	(1,389)
Total licenses and permits	15,590	15,590	10,287	(5,303)
Intergovernmental revenue:				
State assistance	-	169,535	191,101	21,566
Intergovernmental agreements	875	875	875	-
Highway user taxes	2,250,000	2,250,000	2,090,504	(159,496)
County road and bridge taxes	930,000	930,000	1,144,134	214,134
County shared	1,114,000	1,114,000	1,133,763	19,763
Total intergovernmental revenue	4,294,875	4,464,410	4,560,377	95,967
Charges for services:				
Outside jobbing projects	25,000	25,000	19,173	(5,827)
State highway maintenance agreement	295,838	295,838	340,634	44,796
Expense reimbursement	988,850	992,857	1,256,674	263,817
Total charges for services	1,309,688	1,313,695	1,616,481	302,786
Miscellaneous revenue:				
Sale or disposal of asset	109,985	109,985	426,900	316,915
Compensation for loss	2,000	2,000	3,611	1,611
Rents royalties	3,534	3,534	1,178	(2,356)
Refunds of expenditures	15,000	180,000	172,020	(7,980)
Other miscellaneous revenue	500	500	1	(499)
Total miscellaneous revenue	131,019	296,019	603,710	307,691
Total revenues	5,751,172	6,089,714	6,790,855	701,141
EXPENDITURES:				
Public works:				
General management	1,430,223	1,435,190	1,448,073	(12,883)
Engineering	1,183,748	1,213,298	956,206	257,092
Street maintenance	3,950,554	4,206,467	3,667,700	538,767
Transportation services	4,113,973	4,263,701	3,776,596	487,105
Total public works	10,678,498	11,118,656	9,848,575	1,270,081
Nondepartmental:				
Miscellaneous	25,000	25,000	46,225	(21,225)
Capital outlay	-	27,000	55,915	(28,915)
Total expenditures	10,703,498	11,170,656	9,950,715	1,219,941
Deficiency of revenues under expenditures	(4,952,326)	(5,080,942)	(3,159,860)	1,921,082
OTHER FINANCING SOURCES (USES)				
Transfers in:				
General fund	4,703,927	4,906,093	3,025,328	(1,880,765)
Total transfers in	4,703,927	4,906,093	3,025,328	(1,880,765)
Total other financing sources (uses)	4,703,927	4,906,093	3,025,328	(1,880,765)
Net change in fund balance	(248,399)	(174,849)	(134,532)	40,317
Fund balance - January 1	164,688	164,688	164,688	-
Fund balance - December 31	$ (83,711)	$ (10,161)	$ 30,156	$ 40,317

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
CONSERVATION TRUST FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
Lottery funds	$ 1,000,000	$ 1,000,000	$ 1,105,270	$ 105,270
Miscellaneous revenue:				
Interest and investment earnings	1,000	1,000	20,252	19,252
Total revenues	1,001,000	1,001,000	1,125,522	124,522
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	95,900	6,750	547	6,203
Total expenditures	95,900	6,750	547	6,203
Excess of revenues over expenditures	905,100	994,250	1,124,975	130,725
OTHER FINANCING USES:				
Transfers out:				
General fund	(962,719)	(1,051,869)	(1,044,687)	7,182
Food Tax fund	-	(161,000)	(144,650)	16,350
Fleet Replacement Fund	-	(15,000)	(15,000)	-
Total other financing uses	(962,719)	(1,227,869)	(1,204,337)	23,532
Net change in fund balance	(57,619)	(233,619)	(79,362)	154,257
Fund balance - January 1	526,491	739,324	739,324	-
Fund balance - December 31	$ 468,872	$ 505,705	$ 659,962	$ 154,257

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
DESIGNATED REVENUE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
State assistance	-	4,375	4,376	1
Intergovernmental agreement	$ 47,000	$ 47,000	$ 65,000	$ 18,000
Total intergovernmental revenue	47,000	51,375	69,376	18,001
Charges for services:				
Franchise fees	75,000	75,000	84,203	9,203
Culture, parks & recreation fees	42,821	42,821	7,714	(35,107)
Other charges	-	-	5,926	5,926
Total charges for services	117,821	117,821	97,843	(19,978)
Fines & forfeits:				
Court fines	9,000	9,000	3,340	(5,660)
Miscellaneous revenue:				
Interest and investment earnings	43,000	43,000	246,001	203,001
Rents royalties	-	-	2,917	2,917
Contributions donations	21,500	57,290	44,215	(13,075)
Total miscellaneous revenue	64,500	100,290	293,133	192,843
Total revenues	238,321	278,486	463,692	185,205
EXPENDITURES:				
General government:				
Drug and alcohol	30,000	30,000	30,000	-
Cable franchise PEG funds	-	15,740	24,148	(8,408)
Poudre river trail	152,325	156,700	80,899	75,801
Total general government	182,325	202,440	135,047	67,393
Culture, parks & recreation:				
Youth enrichment	41,000	72,065	7,602	64,463
Public works:				
Facilities maintenance	-	17,000	15,044	1,956
Nondepartmental:				
Miscellaneous	3,000	3,000	5,173	(2,173)
Capital outlay	-	27,671	13,185	14,486
Total expenditures	226,325	322,176	176,051	146,125
Excess (deficiency) of revenues over expenditures	11,996	(43,690)	287,641	331,330
OTHER FINANCING SOURCES (USES):				
Transfers in:				
General fund	80,000	1,880,000	1,880,000	-
Sales and use tax fund	2,058,119	2,058,119	1,768,188	(289,931)
Total transfers in	2,138,119	3,938,119	3,648,188	(289,931)
Transfers out:				
General fund	(2,245,090)	(2,245,090)	(1,666,249)	578,841
General debt service fund	(858,250)	(428,513)	(428,513)	-
Food tax fund	(125,000)	(125,000)	(169,768)	(44,768)
Total transfers out	(3,228,340)	(2,798,603)	(2,264,530)	534,073
Total other financing sources (uses)	(1,090,221)	1,139,516	1,383,658	244,142
Net change in fund balance	(1,078,225)	1,095,826	1,671,299	575,472
Fund balance - January 1	5,330,992	7,635,141	7,635,141	-
Fund balance - December 31	$ 4,252,767	$ 8,730,967	$ 9,306,440	$ 575,472

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
DOWNTOWN DEVELOPMENT AUTHORITY TAX INCREMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Taxes:				
Property taxes	$ 725,000	$ 725,000	$ 832,545	$ 107,545
Total revenues	725,000	725,000	832,545	107,545
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	325,000	325,000	464,975	(139,975)
Total expenditures	325,000	325,000	464,975	(139,975)
Excess of revenues over expenditures	400,000	400,000	367,570	(32,430)
OTHER FINANCING USES:				
Transfers out:				
Conference center development fund	(175,000)	(175,000)	(208,080)	(33,080)
Total other financing uses	(175,000)	(175,000)	(208,080)	(33,080)
Net change in fund balance	225,000	225,000	159,490	(65,510)
Fund balance - January 1	645,278	1,118,320	1,118,320	-
Fund balance - December 31	$ 870,278	$ 1,343,320	$ 1,277,810	$ (65,510)

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
NEAHR GRANTS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
Federal grants	$ -	$ 1,193,259	$ 430,185	$ (763,074)
Charges for services:				
Expense reimbursement	-	-	44,880	44,880
Total revenues	-	1,193,259	475,065	(718,194)
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	-	1,193,259	466,257	727,002
Total expenditures	-	1,193,259	466,257	727,002
Net change in fund balance	-	-	8,808	8,808
Fund balance (deficit) - January 1	(27,181)	-	-	-
Fund balance (deficit) - December 31	$ (27,181)	$ -	$ 8,808	$ 8,808

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
SPECIAL REVENUE FUNDS
EQUITABLE SHARING FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
State assistance	$ -	$ -	$ -	$ -
Federal grants	-	-	21,590	21,590
Total intergovernmental revenue	-	-	21,590	21,590
Miscellaneous revenue:				
Interest and investment earnings	-	-	20,800	20,800
Total revenues	-	-	42,390	42,390
EXPENDITURES:				
Public safety:				
Police support services	-	-	-	-
Nondepartmental:				
Miscellaneous	-	-	541	(541)
Total expenditures	-	-	541	(541)
Excess of revenues over expenditures	-	-	41,849	41,849
OTHER FINANCING USES:				
Transfers out:				
General fund	-	(82,000)	(63,838)	18,162
Total other financing uses	-	(82,000)	(63,838)	18,162
Net change in fund balance	-	(82,000)	(21,989)	60,011
Fund balance - January 1	-	710,499	710,499	-
Fund balance - December 31	$ -	$ 628,499	$ 688,510	$ 60,011

See accompanying independent auditor's report.

CITY OF GREELEY
SPECIAL REVENUE FUNDS
MUSEUM FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

	Budgeted Amounts			Variance with Final Budget Positive
For the Year Ended December 31, 2020	Original	Final	Actual Amounts	(Negative)
REVENUES:				
Charges for services:				
Other charges	$ -	$ -	$ 268	$ 268
Miscellaneous revenue:				
Interest and investment earnings	1,000	1,000	5,802	4,802
Contributions/donations	-	-	7,855	7,855
Sale or disposal of asset	-	-	-	-
Total miscellaneous revenue	1,000	1,000	13,657	12,657
Total revenues	1,000	1,000	13,925	12,925
EXPENDITURES:				
Culture, parks & recreation:				
Culture	-	35,200	11,488	23,712
Nondepartmental:				
Miscellaneous	250	250	157	93
Total expenditures	250	35,450	11,645	23,805
Excess of revenues over expenditures	750	(34,450)	2,280	36,730
OTHER FINANCING USES:				
Transfers out:				
General fund	-	(31,500)	(27,417)	4,083
Total other financing uses	-	(31,500)	(27,417)	4,083
Net change in fund balance	750	(65,950)	(25,137)	40,813
Fund balance - January 1	189,425	209,949	209,949	-
Fund balance - December 31	$ 190,175	$ 143,999	$ 184,812	$ 40,813

See accompanying independent auditor's report.

CITY OF GREELEY
SPECIAL REVENUE FUNDS
SENIOR CITIZENS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Miscellaneous revenue:				
Interest and investment earnings	$ 300	$ 300	$ 1,021	$ 721
Contributions/donations	-	-	199	199
Total revenues	300	300	1,220	920
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	50	50	26	24
Total expenditures	50	50	26	24
Net change in fund balance	250	250	1,194	944
Fund balance - January 1	33,501	33,670	33,670	-
Fund balance - December 31	$ 33,751	$ 33,920	$ 34,864	$ 944

See accompanying independent auditor's report.

CITY OF GREELEY
SPECIAL REVENUE FUNDS
SENIOR CENTER CLUBS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Culture, parks & recreation fees	$ 4,395	$ 4,395	$ 1,769	$ (2,626)
Miscellaneous revenue:				
Interest and investment earnings	250	250	1,473	1,223
Contributions/donations	10,750	10,750	7,353	(3,397)
Total miscellaneous revenue	11,000	11,000	8,826	(2,174)
Total revenues	15,395	15,395	10,595	(4,800)
EXPENDITURES:				
Culture, parks & recreation:				
Recreation	21,640	21,640	6,245	15,395
Nondepartmental:				
Miscellaneous	35	35	37	(2)
Total expenditures	21,675	21,675	6,282	15,393
Net change in fund balance	(6,280)	(6,280)	4,313	10,593
Fund balance - January 1	34,526	44,611	44,611	-
Fund balance - December 31	$ 28,246	$ 38,331	$ 48,924	$ 10,593

See accompanying independent auditor's report.

CITY OF GREELEY
SPECIAL REVENUE FUNDS
COMMUNITY MEMORIALS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

	Budgeted Amounts			Variance with Final Budget Positive
For the Year Ended December 31, 2020	Original	Final	Actual Amounts	(Negative)
REVENUES:				
Miscellaneous revenue:				
Contributions/donations	$ -	$ -	$ 1,400	$ 1,400
Interest and investment earnings	400	400	3,356	2,956
Total miscellaneous revenue	400	400	4,756	4,356
Total revenues	400	400	4,756	4,356
EXPENDITURES:				
Culture, parks & recreation:				
Parks	-	-	1,140	(1,140)
Public Safety:				
Longworth	1,000	1,000	1,000	-
Nondepartmental:				
Miscellaneous	95	6,071	84	5,987
Total expenditures	1,095	7,071	2,224	4,847
Net change in fund balance	(695)	(6,671)	2,532	9,203
Fund balance - January 1	108,066	111,436	111,436	-
Fund balance - December 31	$ 107,371	$ 104,765	$ 113,968	$ 9,203

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR DEBT SERVICE FUNDS
COMBINING BALANCE SHEET

December 31, 2020		General Debt Service Fund		Total
ASSETS				
Restricted assets:				
Cash and cash equivalents	$	15	$	15
Investments		1,533,564		1,533,564
Accrued interest		5,228		5,228
Due from other funds		351,238		351,238
Total assets	$	1,890,045	$	1,890,045
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$	109	$	109
Total liabilities		109		109
Fund balances:				
Restricted:				
Restricted for debt		1,889,936		1,889,936
Total fund balances		1,889,936		1,889,936
Total liabilities and fund balances	$	1,890,045	$	1,890,045

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR DEBT SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE

For the Year Ended December 31, 2020	General Debt Service Fund	Total
REVENUES		
Miscellaneous revenue	$ 66,148	$ 66,148
Total revenues	66,148	66,148
EXPENDITURES		
Nondepartmental	1,846	1,846
Debt service	6,520,773	6,520,773
Total expenditures	6,522,619	6,522,619
Deficiency of revenues over expenditures	(6,456,471)	(6,456,471)
OTHER FINANCING SOURCES		
Transfers in	6,550,034	6,550,034
Total other financing sources	6,550,034	6,550,034
Net change in fund balances	93,563	93,563
Fund balance - January 1	1,796,373	1,796,373
Fund balance - December 31	$ 1,889,936	$ 1,889,936

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
DEBT SERVICE FUNDS
GENERAL DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Miscellaneous revenue:				
Interest and investment earnings	$ 10,000	$ 10,000	$ 66,148	$ 56,148
Total revenues	10,000	10,000	66,148	56,148
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	2,500	2,500	1,846	654
Debt service:				
Principal retirement	4,822,499	4,515,075	4,357,473	157,602
Interest and fiscal charges	2,263,337	2,158,600	2,163,300	(4,700)
Total debt service	7,085,836	6,673,675	6,520,773	152,902
Total expenditures	7,088,336	6,676,175	6,522,619	153,556
Deficiency of revenues over expenditures	(7,078,336)	(6,666,175)	(6,456,471)	209,704
OTHER FINANCING SOURCES:				
Transfers in:				
General fund	1,683,483	1,683,483	1,683,483	-
Public Improvement Fund	-	17,576	17,578	2
Designated Revenue Fund	858,250	428,513	428,513	-
Sales and use tax fund	4,205,600	4,205,600	4,214,850	9,250
Fire equipment acquisition and replacement fund	345,636	345,636	205,610	(140,026)
Total other financing sources	7,092,969	6,680,808	6,550,034	(130,774)
Net change in fund balance	14,633	14,633	93,563	78,930
Fund balance - January 1	2,057,921	1,796,373	1,796,373	-
Fund balance - December 31	$ 2,072,554	$ 1,811,006	$ 1,889,936	$ 78,930

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR CAPITAL PROJECTS FUNDS
COMBINING BALANCE SHEET

Year Ended December 31, 2020	Public Art Fund	Food Tax Fund	Softball Improvement Fund	Fire Equipment Acquisition & Replacement Fund	Fire Protection Development Fund
ASSETS					
Cash and cash equivalents	$ -	$ -	$ -	$ -	$ -
Investments	1,117,707	3,116,321	82,706	2,160,583	1,141,891
Accounts receivables, net	-	6,282	-	-	-
Taxes receivable	-	-	-	-	-
Accrued interest	3,811	10,626	282	7,367	3,894
Due from other funds	-	1,108,349	-	-	-
Total assets	$ 1,121,518	$ 4,241,578	$ 82,988	$ 2,167,950	$ 1,145,785
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable	$ 8,665	$ 954,574	$ 8	$ 26,005	$ 3,167
Contracts payable - retainage	-	168,567	-	-	-
Due to other funds	-	-	-	-	-
Advances from other funds	-	-	-	391,983	-
Other liabilities	-	-	-	-	341,949
Accrued liabilities	2,748	-	-	-	-
Total liabilities	11,413	1,123,141	8	417,988	345,116
Fund balances:					
Restricted:					
FASTER funds	-	-	-	-	-
Committed:					
Art in public places	1,110,105	-	-	-	-
Sales tax on food	-	3,118,437	-	-	-
Softball improvements	-	-	82,980	-	-
Fire protection development fees	-	-	-	-	800,669
Police development fees	-	-	-	-	-
Island grove development fees	-	-	-	-	-
Transportation development fees	-	-	-	-	-
Park development fees	-	-	-	-	-
Trails development fees	-	-	-	-	-
Quality of life projects	-	-	-	-	-
Street infrastructure improvement projects	-	-	-	-	-
Municipal buildings projects	-	-	-	-	-
Assigned:					
Fire equipment acquisition and replacement	-	-	-	1,749,962	-
Total fund balances	1,110,105	3,118,437	82,980	1,749,962	800,669
Total liabilities and fund balances	$ 1,121,518	$ 4,241,578	$ 82,988	$ 2,167,950	$ 1,145,785

See accompanying independent auditor's report.

Police Development Fund	Island Grove Development Fund	Road Development Fund	Park Development Fund	Trails Development Fund	Quality of Life Fund	FASTER Fund	Street Infrastructure Improvement Fund	2016 City Center Fund	Total
$ -	$ -	$ -	$ -	$ -	$ 26,903	$ -	$ 58,289	$ -	$ 85,192
507,747	234,101	10,003,563	757,790	1,441,823	9,730,362	381,149	1,894,100	2,233,375	34,803,218
-	-	3,827,700	-	-	5,662	43,504	-	-	3,883,148
-	-		-	-	-	-	1,269,788	-	1,269,788
1,731	798	34,111	2,584	4,917	33,180	1,299	6,459	7,615	118,674
-	-	-	-	-	533,205	-	-	-	1,641,554
$ 509,478	$ 234,899	$ 13,865,374	$ 760,374	$ 1,446,740	$ 10,329,312	$ 425,952	$ 3,228,636	$ 2,240,990	$ 41,801,574
$ 5,430	$ 22	$ 131,834	$ 71	$ 135	$ 118,664	$ 3,716	$ 546,941	$ 13,915	$ 1,813,147
-	-	387,293	-	-	-	5,078	440,318	-	1,001,256
-	-	-	12,682	-	-	-	-	-	12,682
-	-	-	-	-	-	-	-	-	391,983
-	-	172,722	10,355	-	-	-	-	-	525,026
320	-	-	-	-	1,344	224	-	3,134	7,770
5,750	22	691,849	23,108	135	120,008	9,018	987,259	17,049	3,751,864
-	-	-	-	-	-	416,934	-	-	416,934
-	-	-	-	-	-	-	-	-	1,110,105
-	-	-	-	-	-	-	-	-	3,118,437
-	-	-	-	-	-	-	-	-	82,980
-	-	-	-	-	-	-	-	-	800,669
503,728	-	-	-	-	-	-	-	-	503,728
-	234,877	-	-	-	-	-	-	-	234,877
-	-	13,173,525	-	-	-	-	-	-	13,173,525
-	-	-	737,266	-	-	-	-	-	737,266
-	-	-	-	1,446,605	-	-	-	-	1,446,605
-	-	-	-	-	10,209,304	-	-	-	10,209,304
-	-	-	-	-	-	-	2,241,377	-	2,241,377
-	-	-	-	-	-	-	-	2,223,941	2,223,941
-	-	-	-	-	-	-	-	-	1,749,962
503,728	234,877	13,173,525	737,266	1,446,605	10,209,304	416,934	2,241,377	2,223,941	38,049,710
$ 509,478	$ 234,899	$ 13,865,374	$ 760,374	$ 1,446,740	$ 10,329,312	$ 425,952	$ 3,228,636	$ 2,240,990	$ 41,801,574

CITY OF GREELEY, COLORADO
NONMAJOR CAPITAL PROJECTS FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2020	Public Art Fund	Food Tax Fund	Softball Improvement Fund	Fire Equipment Acquisition & Replacement Fund	Fire Protection Development Fund	Police Development Fund
REVENUES						
Taxes	$ -	$ -	$ -	$ -	$ -	$ -
Intergovernmental	834	1,716	-	876,309	-	-
Charges for services	-	334,194	1,300	-	291,037	68,879
Miscellaneous	33,875	83,048	2,418	55,824	50,414	14,649
Total revenues	34,709	418,958	3,718	932,133	341,451	83,528
EXPENDITURES						
Culture, parks & recreation	131,579	-	-	-	-	-
Nondepartmental	887	973,370	60	159,168	1,790	123,097
Debt service	-	-	-	11,521	-	-
Capital outlay	246,748	6,944,149	-	1,319,441	-	-
Total expenditures	379,214	7,917,519	60	1,490,130	1,790	123,097
Excess (deficiency) of revenues over expenditures	(344,505)	(7,498,561)	3,658	(557,997)	339,661	(39,569)
OTHER FINANCING SOURCES (USES)						
Transfers in	286,259	8,720,989	-	500,000	-	-
Transfers out	-	(2,700,000)	-	(205,610)	(1,600,000)	(5,891)
Total other financing sources (uses)	286,259	6,020,989	-	294,390	(1,600,000)	(5,891)
Net change in fund balances	(58,246)	(1,477,572)	3,658	(263,607)	(1,260,339)	(45,460)
Fund balance - January 1	1,168,351	4,596,009	79,322	2,013,569	2,061,008	549,188
Fund balance - December 31	$ 1,110,105	$ 3,118,437	$ 82,980	$ 1,749,962	$ 800,669	$ 503,728

See accompanying independent auditor's report.

Island Grove Development Fund	Road Development Fund	Park Development Fund	Trails Development Fund	Quality of Life Fund	FASTER Fund	Street Infrastructure Improvement Fund	2016 City Center Fund	Total
$ -	$ -	$ -	$ -	$ -	$ -	$ 12,242,172	$ -	$ 12,242,172
-	3,827,700	-	-	358,531	597,377	8,887	-	5,671,354
9,179	1,998,424	1,694,110	183,322	-	-	-	-	4,580,445
23,835	342,599	23,074	41,605	287,983	11,679	73,501	55,241	1,099,745
33,014	6,168,723	1,717,184	224,927	646,514	609,056	12,324,560	55,241	23,593,716
-	-	-	-	-	-	-	-	131,579
163	1,408,516	478	20,438	74,713	147,711	3,935,353	478,310	7,324,054
-	-	-	-	-	-	-	-	11,521
-	7,821,805	-	-	2,882,417	875,179	8,001,642	2,789,158	30,880,539
163	9,230,321	478	20,438	2,957,130	1,022,890	11,936,995	3,267,468	38,347,693
32,851	(3,061,598)	1,716,706	204,489	(2,310,616)	(413,834)	387,565	(3,212,227)	(14,753,977)
1,399	6,652,338	-	-	5,248,374	165,000	2,700,000	831,544	25,105,903
-	(50,900)	(1,167,652)	(800)	(2,731,912)	-	(4,000,000)	-	(12,462,765)
1,399	6,601,438	(1,167,652)	(800)	2,516,462	165,000	(1,300,000)	831,544	12,643,138
34,250	3,539,840	549,054	203,689	205,846	(248,834)	(912,435)	(2,380,683)	(2,110,839)
200,627	9,633,685	188,212	1,242,916	10,003,458	665,768	3,153,812	4,604,624	40,160,549
$ 234,877	$ 13,173,525	$ 737,266	$ 1,446,605	$ 10,209,304	$ 416,934	$ 2,241,377	$ 2,223,941	$ 38,049,710

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
PUBLIC IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
State assistance	$ -	$ 4,833,496	$ 2,293,347	$ (2,540,149)
Miscellaneous revenue:				
Interest and investment earnings	22,341	22,341	253,191	230,850
Miscellaneous	-	365,000	98,062	(266,938)
Total miscellaneous revenue	22,341	387,341	351,253	(36,088)
Total revenues	22,341	5,220,837	2,644,600	(2,576,237)
EXPENDITURES:				
Nondepartmental:				
Other	10,000	5,241,203	3,550,333	1,690,870
Capital outlay:				
Land/land improvements	-	15,925,150	6,564,436	9,360,714
Buildings/building improvements	-	12,587,338	11,793,262	794,076
Equipment	-	-	71,843	(71,843)
Total capital outlay	-	28,512,488	18,429,541	10,082,947
Total expenditures	10,000	33,753,691	21,979,874	11,773,817
Excess (deficiency) of revenues over expenditures	12,341	(28,532,854)	(19,335,274)	9,197,580
OTHER FINANCING SOURCES (USES):				
Transfers in:				
General fund	-	2,576,110	2,176,110	(400,000)
Fire protection development fund	-	1,600,000	1,600,000	-
Total transfers in	-	4,176,110	3,776,110	(400,000)
Transfers out:				
Public art fund	-	(17,576)	(17,578)	(2)
Total other financing sources (uses)	-	4,158,534	3,758,532	(400,002)
Net change in fund balance	12,341	(24,374,320)	(15,576,742)	8,797,580
Fund balance (deficit) - January 1	9,498	24,994,963	24,994,963	-
Fund balance (deficit) - December 31	$ 21,839	$ 620,643	$ 9,418,221	$ 8,797,580

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
PUBLIC ART FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Commissions	$ 1,000	$ 1,000	$ -	$ (1,000)
Intergovernmental revenue:				
State assistance	-	834	834	-
Miscellaneous revenue:				
Interest and investment earnings	6,500	6,500	33,875	27,375
Total revenues	7,500	8,334	34,709	26,375
EXPENDITURES:				
Culture, parks & recreation:				
Public art	458,174	249,282	131,579	117,703
Nondepartmental:				
Other	1,100	1,100	887	213
Capital outlay:				
Art acquisition	83,738	785,201	246,748	538,453
Total expenditures	543,012	1,035,583	379,214	656,369
Deficiency of revenues under expenditures	(535,512)	(1,027,249)	(344,505)	682,744
OTHER FINANCING SOURCES:				
Transfers in:				
General fund	100,573	100,573	62,806	(37,767)
Police development fund	5,891	5,891	5,891	-
Road development fund	50,900	50,900	50,900	-
Trails development fund	800	800	800	-
Quality of life fund	4,800	21,550	15,050	(6,500)
Water fund	30,300	30,300	30,300	-
Sewer fund	44,100	44,100	44,100	-
Liability fund	-	76,412	76,412	-
Total other financing sources	237,364	330,526	286,259	(44,267)
Net change in fund balance	(298,148)	(696,723)	(58,246)	638,477
Fund balance - January 1	724,181	1,168,351	1,168,351	-
Fund balance - December 31	$ 426,033	$ 471,628	$ 1,110,105	$ 638,477

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUND
FOOD TAX FUND
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Expense reimbursement	$ 20,000	$ 220,000	$ 334,194	$ 114,194
Intergovernmental revenue:				
Intergovernmental agreements	305,000	305,000	-	(305,000)
State assistance	431,000	432,716	1,716	(431,000)
Total Intergovernmental revenue:	736,000	737,716	1,716	(736,000)
Miscellaneous revenue:				
Interest and investment earnings	3,399	3,399	83,048	79,649
Total revenues	759,399	961,115	418,958	(542,157)
EXPENDITURES:				
Nondepartmental:				
Rebates	150,831	152,547	106,642	45,905
Other	311,785	308,904	866,728	(557,824)
Total nondepartmental	462,616	461,451	973,370	(511,919)
Capital outlay:				
Land improvements	935,065	3,779,018	2,756,512	1,022,506
Buildings/building improvements	2,910,725	3,647,295	2,335,777	1,311,518
Machinery and equipment	2,888,174	3,083,282	1,851,860	1,231,422
Total capital outlay	6,733,964	10,509,595	6,944,149	3,565,446
Total expenditures	7,196,580	10,971,046	7,917,519	3,053,527
Deficiency of revenues under expenditures	(6,437,181)	(10,009,931)	(7,498,561)	2,511,370
OTHER FINANCING SOURCES (USES):				
Transfers in:				
Sales and use tax fund	8,432,175	8,432,175	8,406,571	(25,604)
Conservation trust fund	-	161,000	144,650	(16,350)
Designated revenue fund	125,000	125,000	169,768	44,768
Total transfers in	8,557,175	8,718,175	8,720,989	2,814
Transfers out:				
Street infrastructure improvements fund	(2,700,000)	(2,700,000)	(2,700,000)	-
Total Transfers out	(2,700,000)	(2,700,000)	(2,700,000)	-
Total other financing sources (uses)	5,857,175	6,018,175	6,020,989	2,814
Net change in fund balance	(580,006)	(3,991,756)	(1,477,572)	2,514,184
Fund balance - January 1	1,126,955	4,596,009	4,596,009	-
Fund balance - December 31	$ 546,949	$ 604,253	$ 3,118,437	$ 2,514,184

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
SOFTBALL IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Culture, parks & recreation fees	$ 11,950	$ 3,775	$ 1,300	$ (2,475)
Miscellaneous revenue:				
Interest and investment earnings	850	850	2,418	1,568
Total revenues	12,800	4,625	3,718	(907)
EXPENDITURES:				
Nondepartmental:				
Other	150	150	60	90
Total expenditures	150	150	60	90
Net change in fund balance	12,650	4,475	3,658	(817)
Fund balance - January 1	76,336	79,322	79,322	-
Fund balance - December 31	$ 88,986	$ 83,797	$ 82,980	$ (817)

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
FIRE EQUIPMENT ACQUISITION & REPLACEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
Western hills appropriation	$ 743,619	$ 876,309	$ 876,309	$ -
Miscellaneous revenue:				
Interest and investment earnings	1,506	1,506	55,824	54,318
Total revenues	745,125	877,815	932,133	54,318
EXPENDITURES:				
Nondepartmental:				
Other	78,073	78,073	159,168	(81,095)
Capital outlay:				
Equipment	1,194,313	2,012,295	1,319,441	692,854
Debt service:				
Principal	252,497	252,497	-	252,497
Interest	11,521	11,521	11,521	-
Total debt service	264,018	264,018	11,521	252,497
Total expenditures	1,536,404	2,354,386	1,490,130	864,256
Deficiency of revenues under expenditures	(791,279)	(1,476,571)	(557,997)	918,574
OTHER FINANCING SOURCES (USES):				
Transfers in:				
General fund	500,000	500,000	500,000	-
Total transfers in	500,000	500,000	500,000	-
Transfers out:				
General debt service fund	(345,636)	(345,636)	(205,610)	140,026
Total other financing sources (uses)	154,364	154,364	294,390	140,026
Net change in fund balance	(636,915)	(1,322,207)	(263,607)	1,058,600
Fund balance (deficit) - January 1	125,574	2,013,569	2,013,569	-
Fund balance (deficit) - December 31	$ (511,341)	$ 691,362	$ 1,749,962	$ 1,058,600

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
FIRE PROTECTION DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Fire protection fees	$ 635,777	$ 635,777	$ 291,037	$ (344,740)
Miscellaneous revenue:				
Interest and investment earnings	16,000	16,000	50,414	34,414
Total revenues	651,777	651,777	341,451	(310,326)
EXPENDITURES:				
Nondepartmental:				
Other	2,400	2,400	1,790	610
Total expenditures	2,400	2,400	1,790	610
Excess of revenues over expenditures:	649,377	649,377	339,661	(309,716)
OTHER FINANCING USES:				
Transfers out:				
Public improvement fund	-	(1,600,000)	(1,600,000)	-
Total other financing uses	-	(1,600,000)	(1,600,000)	-
Net change in fund balance	649,377	(950,623)	(1,260,339)	(309,716)
Fund balance - January 1	2,020,365	2,061,008	2,061,008	-
Fund balance - December 31	$ 2,669,742	$ 1,110,385	$ 800,669	$ (309,716)

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
POLICE DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Police protection fees	$ 153,303	$ 153,303	$ 68,879	$ (84,424)
Miscellaneous revenue:				
Interest and investment earnings	5,400	5,400	14,649	9,249
Total revenues	158,703	158,703	83,528	(75,175)
EXPENDITURES:				
Nondepartmental:				
Other	994,909	1,494,909	123,097	1,371,812
Total expenditures	994,909	1,494,909	123,097	1,371,812
Deficiency of revenues under expenditures	(836,206)	(1,336,206)	(39,569)	1,296,637
OTHER FINANCING SOURCES (USES):				
Transfers in:				
General fund	1,000,000	1,000,000	-	(1,000,000)
Total transfers in	1,000,000	1,000,000	-	(1,000,000)
Transfers out:				
Public art fund	(5,891)	(5,891)	(5,891)	-
Total other financing sources (uses)	994,109	994,109	(5,891)	(1,000,000)
Net change in fund balance	157,903	(342,097)	(45,460)	296,637
Fund balance - January 1	547,521	549,188	549,188	-
Fund balance - December 31	$ 705,424	$ 207,091	$ 503,728	$ 296,637

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
ISLAND GROVE DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Concessions	$ 22,000	$ 22,000	$ 1,231	$ (20,769)
Facility use fee	106,121	106,121	7,948	(98,173)
Total charges for services	128,121	128,121	9,179	(118,942)
Miscellaneous revenue:				
Interest and investment earnings	1,000	1,000	6,828	5,828
Other	-	-	3,550	3,550
Rents from facilities	21,224	21,224	13,457	(7,767)
Total miscellaneous revenue	22,224	22,224	23,835	1,611
Total revenues	150,345	150,345	33,014	(117,331)
EXPENDITURES:				
Nondepartmental:				
Other	335,150	335,150	163	334,987
Debt service:				
Principal	36,357	36,357	-	36,357
Interest	1,818	1,818	-	1,818
Total debt service	38,175	38,175	-	38,175
Total expenditures	373,325	373,325	163	373,162
Excess of revenues over expenditures	(222,980)	(222,980)	32,851	255,831
OTHER FINANCING SOURCES:				
Transfers in:				
Sales and use tax fund	8,000	8,000	1,399	(6,601)
Total other financing sources	8,000	8,000	1,399	(6,601)
Net change in fund balance	(214,980)	(214,980)	34,250	249,230
Fund balance - January 1	218,677	200,627	200,627	-
Fund balance - December 31	$ 3,697	$ (14,353)	$ 234,877	$ 249,230

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
ROAD DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Transportation fees	$ 5,198,298	$ 5,198,298	$ 1,998,424	$ (3,199,874)
Intergovernmental revenue:				
Intergovernmental agreements	-	-	3,827,700	3,827,700
State assistance	-	325,000	-	(325,000)
Total intergovernmental revenue	-	325,000	3,827,700	3,502,700
Miscellaneous revenue:				
Contributions/donations	-	-	977	977
Expense reimbursement	-	-	53,769	53,769
Interest and investment earnings	9,473	9,473	287,853	278,380
Total miscellaneous revenue	9,473	9,473	342,599	333,126
Total revenues	5,207,771	5,532,771	6,168,723	635,952
EXPENDITURES:				
Nondepartmental:				
Other	6,825	6,825	1,408,516	(1,401,691)
Capital outlay:				
Land/land improvements	11,349,100	21,444,268	7,821,805	13,622,463
Total expenditures	11,355,925	21,451,093	9,230,321	12,220,772
Deficiency of revenues under expenditures	(6,148,154)	(15,918,322)	(3,061,598)	12,856,724
OTHER FINANCING SOURCES (USES):				
Transfers in :				
General fund	-	775,000	775,000	-
Street infrastructure improvement fund	3,600,000	4,000,000	4,000,000	-
Quality of life fund	2,400,000	2,400,000	1,877,338	(522,662)
Total transfers in	6,000,000	7,175,000	6,652,338	(522,662)
Transfers out :				
Public art fund	(50,900)	(50,900)	(50,900)	-
Total transfers out	(50,900)	(50,900)	(50,900)	-
Total other financing sources (uses)	5,949,100	7,124,100	6,601,438	(522,662)
Net change in fund balance	(199,054)	(8,794,222)	3,539,840	12,334,062
Fund balance - January 1	3,697,707	9,633,685	9,633,685	-
Fund balance - December 31	$ 3,498,653	$ 839,463	$ 13,173,525	$ 12,334,062

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
PARK DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Park fees	$ 2,480,830	$ 2,480,830	$ 1,694,110	$ (786,720)
Miscellaneous revenue:				
Interest and investment earnings	750	750	23,074	22,324
Total revenues	2,481,580	2,481,580	1,717,184	(764,396)
EXPENDITURES:				
Nondepartmental:				
Other	75	75	478	(403)
Total expenditures	75	75	478	(403)
Excess of revenues over expenditures	2,481,505	2,481,505	1,716,706	(764,799)
OTHER FINANCING USES:				
Transfers out:				
Quality of life fund	(2,481,505)	(2,481,505)	(1,167,652)	1,313,853
Total other financing uses	(2,481,505)	(2,481,505)	(1,167,652)	1,313,853
Net change in fund balance	-	-	549,054	549,054
Fund balance - January 1	-	188,212	188,212	-
Fund balance - December 31	$ -	$ 188,212	$ 737,266	$ 549,054

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
TRAILS DEVELOPMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Charges for services:				
Trail fees	$ 213,764	$ 213,764	$ 183,322	$ (30,442)
Intergovernmental revenue:				
State grants	-	350,000	-	(350,000)
Miscellaneous revenue:				
Interest and investment earnings	1,000	1,000	41,605	40,605
Total revenues	214,764	214,764	224,927	10,163
EXPENDITURES:				
Nondepartmental:				
Other	80,150	745,373	20,438	724,935
Total expenditures	80,150	745,373	20,438	724,935
Excess of revenues over expenditures	134,614	(530,609)	204,489	735,098
OTHER FINANCING USES:				
Transfers out:				
Public art fund	(800)	(800)	(800)	-
Quality of life fund	-	(247,210)	-	247,210
Total other financing uses	(800)	(248,010)	(800)	247,210
Net change in fund balance	133,814	(778,619)	203,689	982,308
Fund balance - January 1	125,771	1,242,916	1,242,916	-
Fund balance - December 31	$ 259,585	$ 464,297	$ 1,446,605	$ 982,308

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
QUALITY OF LIFE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
State assistance	$ -	$ 714,126	$ 358,531	$ (355,595)
Miscellaneous revenue:				
Expense reimbursement	-	-	320	320
Interest and investment earnings	34,154	34,154	287,663	253,509
Total revenues	34,154	748,280	646,514	(101,766)
EXPENDITURES:				
Nondepartmental:				
Other	39,782	49,693	74,713	(25,020)
Capital outlay:				
Land/land improvements	1,725,200	10,530,094	2,882,417	7,647,677
Total expenditures	1,764,982	10,579,787	2,957,130	7,622,657
Deficiency of revenues under expenditures	(1,730,828)	(9,831,507)	(2,310,616)	7,520,891
OTHER FINANCING SOURCES (USES):				
Transfers in:				
Sales and use tax fund	4,627,126	4,627,126	4,080,722	(546,404)
Trails development fund	-	247,210	-	(247,210)
Parks development fund	2,481,505	2,481,505	1,167,652	(1,313,853)
Total transfers in	7,108,631	7,355,841	5,248,374	(2,107,467)
Transfers out:				
General fund	(839,524)	(839,524)	(839,524)	-
Road development fund	(2,400,000)	(2,400,000)	(1,877,338)	522,662
Public art fund	(4,800)	(21,550)	(15,050)	6,500
Total transfers out	(3,244,324)	(3,261,074)	(2,731,912)	529,162
Total other financing sources (uses)	3,864,307	4,094,767	2,516,462	(1,578,305)
Net change in fund balance	2,133,479	(5,736,740)	205,846	5,942,586
Fund balance - January 1	939,896	10,003,458	10,003,458	-
Fund balance - December 31	$ 3,073,375	$ 4,266,718	$ 10,209,304	$ 5,942,586

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
FASTER FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
FASTER-HUTF	$ 618,000	$ 618,000	$ 597,377	$ (20,623)
Miscellaneous revenue:				
Interest and investment earnings	1,500	1,500	11,679	10,179
Total revenues	619,500	619,500	609,056	(10,444)
EXPENDITURES:				
Nondepartmental:				
Other	110,700	256,713	147,711	109,002
Capital outlay:				
Land improvements	795,000	1,057,119	875,179	181,940
Total capital outlay	795,000	1,057,119	875,179	181,940
Total expenditures	905,700	1,313,832	1,022,890	290,942
Deficiency of revenues under expenditures	(286,200)	(694,332)	(413,834)	280,498
OTHER FINANCING SOURCES:				
Transfers in:				
General fund	165,000	165,000	165,000	-
Total other financing sources	165,000	165,000	165,000	-
Net change in fund balance	(121,200)	(529,332)	(248,834)	280,498
Fund balance - January 1	122,202	665,768	665,768	-
Fund balance - December 31	$ 1,002	$ 136,436	$ 416,934	$ 280,498

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
STREET INFRASTRUCTURE IMPROVEMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Taxes:				
General sales taxes	$ 11,620,971	$ 11,620,971	$ 10,572,908	$ (1,048,063)
Sales tax on building permits	377,005	377,005	423,986	46,981
General use taxes	581,605	581,605	427,138	(154,467)
Auto use taxes	952,251	952,251	818,140	(134,111)
Total taxes	13,531,832	13,531,832	12,242,172	(1,289,660)
Intergovernmental revenue:				
State assistance	-	8,887	8,887	-
Miscellaneous revenue:				
Interest and investment earnings	10,500	10,500	73,501	63,001
Total miscellaneous revenue	10,500	10,500	73,501	63,001
Total revenues	13,542,332	13,551,219	12,324,560	(1,226,659)
EXPENDITURES:				
Nondepartmental:				
Other	3,108,600	3,539,017	3,935,353	(396,336)
Capital outlay:				
Land improvements	9,533,732	10,648,646	8,001,642	2,647,004
Total expenditures	12,642,332	14,187,663	11,936,995	2,250,668
Excess (deficiency) of revenues over expenditures	900,000	(636,444)	387,565	1,024,009
OTHER FINANCING SOURCES (USES):				
Transfers in :				
Food tax fund	2,700,000	2,700,000	2,700,000	-
Transfers out:				
Road development fund	(3,600,000)	(4,000,000)	(4,000,000)	-
Total transfers out	(3,600,000)	(4,000,000)	(4,000,000)	-
Total other financing sources (uses)	(900,000)	(1,300,000)	(1,300,000)	-
Net change in fund balance	-	(1,936,444)	(912,435)	1,024,009
Fund balance - January 1	-	3,153,812	3,153,812	-
Fund balance - December 31	$ -	$ 1,217,368	$ 2,241,377	$ 1,024,009

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
CAPITAL PROJECTS FUNDS
2016 CITY CENTER FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Miscellaneous revenue:				
Expense reimbursement	$ -	$ 4,612	$ 6,201	$ 1,589
Interest and investment earnings	10,000	10,000	49,040	39,040
Total revenues	10,000	14,612	55,241	40,629
EXPENDITURES:				
Nondepartmental:				
Other	1,000	1,000	478,310	(477,310)
Capital outlay:				
Land/land improvements	800,000	5,126,540	2,789,158	2,337,382
Total expenditures	801,000	5,127,540	3,267,468	1,860,072
Deficiency of revenues over expenditures	(791,000)	(5,112,928)	(3,212,227)	1,900,701
OTHER FINANCING SOURCES (USES):				
Transfers in:				
General fund	800,000	831,544	831,544	-
Total transfers in	800,000	831,544	831,544	-
Transfers out:				
Net change in fund balance	9,000	(4,281,384)	(2,380,683)	1,900,701
Fund balance - January 1	724,239	4,604,624	4,604,624	-
Fund balance - December 31	$ 733,239	$ 323,240	$ 2,223,941	$ 1,900,701

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR PERMANENT FUNDS
COMBINING BALANCE SHEET

December 31, 2020	Cemetery Endowment Fund	Petriken Memorial Fund	Memorials Fund	Totals
ASSETS				
Investments	$ 1,495,615	$ 2,254	$ 376,741	$ 1,874,610
Accrued interest	5,100	8	89	5,197
Due from other funds	104,000	-	-	104,000
Advances to other funds	540,907	-	-	540,907
Total assets	$ 2,145,622	$ 2,262	$ 376,830	$ 2,524,714
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	$ 141	$ -	$ -	$ 141
Total liabilities	141	-	-	141
Fund balances:				
Nonspendable:				
Permanent fund principal	2,145,481	-	-	2,145,481
Restricted:				
Petriken memorial fund	-	2,262	-	2,262
Memorials fund	-	-	376,830	376,830
Total fund balances	2,145,481	2,262	376,830	2,524,573
Total liabilities and fund balances	$ 2,145,622	$ 2,262	$ 376,830	$ 2,524,714

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR PERMANENT FUNDS
COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES

For the Year Ended December 31, 2020	Cemetery Endowment Fund	Petriken Memorial Fund	Memorials Fund	Totals
REVENUES:				
Miscellaneous revenue	$ 72,686	$ 67	$ 28,061	$ 100,814
Total revenues	72,686	67	28,061	100,814
EXPENDITURES:				
Culture, parks & recreation	-	-	200	200
Nondepartmental	1,075	2	444	1,521
Total expenditures	1,075	2	644	1,721
Excess of revenues over expenditures	71,611	65	27,417	99,093
OTHER FINANCING USES:				
Transfers out	(22,394)	-	-	(22,394)
Total other financing uses	(22,394)	-	-	(22,394)
Net change in fund balances	49,217	65	27,417	76,699
Fund balance - January 1	2,096,264	2,197	349,413	2,447,874
Fund balance - December 31	$ 2,145,481	$ 2,262	$ 376,830	$ 2,524,573

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
PERMANENT FUNDS
CEMETERY ENDOWMENT FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Miscellaneous revenue:				
Internal loan repayments	$ 260,869	$ 260,869	$ 29,087	$ (231,782)
Interest and investment earnings	10,000	10,000	43,599	33,599
Total revenues	270,869	270,869	72,686	(198,183)
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	1,000	1,000	1,075	(75)
Total expenditures	1,000	1,000	1,075	(75)
Excess of revenues over expenditures	269,869	269,869	71,611	(198,258)
OTHER FINANCING USES:				
Transfers out:				
Cemetery fund	(39,604)	(39,604)	(22,394)	17,210
Total other financing uses	(39,604)	(39,604)	(22,394)	17,210
Net change in fund balance	230,265	230,265	49,217	(181,048)
Fund balance - January 1	-	2,096,264	2,096,264	-
Fund balance - December 31	$ 230,265	$ 2,326,529	$ 2,145,481	$ (181,048)

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
PERMANENT FUNDS
PETRIKEN MEMORIAL FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Miscellaneous revenue:				
Interest and investment earnings	$ 25	$ 25	$ 67	$ 42
Total revenues	25	25	67	42
EXPENDITURES:				
Nondepartmental:				
Miscellaneous	10	10	2	8
Total expenditures	10	10	2	8
Net change in fund balance	15	15	65	50
Fund balance - January 1	-	2,197	2,197	-
Fund balance - December 31	$ 15	$ 2,212	$ 2,262	$ 50

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
PERMANENT FUNDS
MEMORIALS FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL

For the Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Miscellaneous revenue:				
Contributions/donations	$ -	$ -	$ 7,000	$ 7,000
Interest and investment earnings	15,000	15,000	21,061	6,061
Total revenues	15,000	15,000	28,061	13,061
EXPENDITURES:				
Culture, parks & recreation:				
Culture	-	200	200	-
Nondepartmental:				
Miscellaneous	75	75	444	(369)
Total expenditures	75	275	644	(369)
Net change in fund balance	14,925	14,725	27,417	12,692
Fund balance - January 1	-	349,413	349,413	-
Fund balance - December 31	$ 14,925	$ 364,138	$ 376,830	$ 12,692

See accompanying independent auditor's report.

"Dreaming Big Dreams" by Betony Coons, 2018

NONMAJOR ENTERPRISE FUNDS

Enterprise funds are used to report an activity for which a fee is charged to external users for goods or services.

Cemetery Fund – accounts for user charges and expenses for operating, financing, and maintaining the Linn Grove Cemetery; created per Greeley Municipal Code 4.40.020.

Municipal Golf Course Fund– accounts for user charges and the expenses for operating, financing and maintaining the municipal golf courses; created per Greeley Municipal Code 13.40.080.

Downtown Parking Fund – accounts for user charges and expenses for operating and maintaining the downtown parking areas.

Stormwater Fund – accounts for user charges, fees collected from developers and expenses for developing and maintaining storm water facilities for the drainage and control of flood and water surfaces within the City. Development fees Greeley Municipal Code 4.64.

CITY OF GREELEY, COLORADO
NONMAJOR PROPRIETARY FUNDS
COMBINING STATEMENT OF NET POSITION

December 31, 2020	Cemetery Fund	Municipal Golf Course	Downtown Parking Fund	Stormwater Fund	Total
ASSETS					
Current assets:					
Cash and cash equivalents	$ 200	$ -	$ -	111,357	$ 111,557
Investments	549,295	917,721	367,635	5,807,823	7,642,474
Accounts receivables, net	74,257	648	30,960	586,284	692,149
Accrued interest	1,873	3,129	1,254	19,804	26,060
Unbilled services	-	-	-	310,137	310,137
Due from other funds	-	-	-	23,972	23,972
Total current assets	625,625	921,498	399,849	6,859,377	8,806,349
Noncurrent assets:					
Restricted assets					
Investments	-	-	-	-	-
Capital assets:					
Land	3,300	527,438	1,329,781	2,337,630	4,198,149
Land improvements	570,931	2,835,774	932,630	56,781	4,396,116
Buildings/building improvements	296,805	1,326,444	-	-	1,623,249
Machinery and equipment	121,330	1,424,279	-	2,221,493	3,767,102
Infrastructure	-	-	-	68,482,520	68,482,520
Construction in progress	21,000	10,692	-	410,182	441,874
	1,013,366	6,124,627	2,262,411	73,508,606	82,909,010
Less: accumulated depreciation	(746,403)	(4,018,768)	(892,384)	(32,791,835)	(38,449,390)
Total capital assets	266,963	2,105,859	1,370,027	40,716,771	44,459,620
Total noncurrent assets	266,963	2,105,859	1,370,027	40,716,771	44,459,620
Total assets	892,588	3,027,357	1,769,876	47,576,148	53,265,969
LIABILITIES					
Current liabilities:					
Accounts payable	2,449	46,940	659	136,385	186,433
Compensated absences	20,342	54,436	9,851	81,209	165,838
Accrued liabilities	10,648	29,466	3,730	51,535	95,379
Accrued interest payable	-	-	-	98,119	98,119
Due to other funds	-	104,000	-	3,917	107,917
Current portion of capital lease obligations	-	-	-	-	-
Current portion of long-term obligations	-	-	-	310,000	310,000
Unearned revenue	388,941	15,059	18,390	1,196	423,586
Advances from other funds	-	400,000	-	-	400,000
Total current liabilities	422,380	649,901	32,630	682,361	1,787,272
Noncurrent liabilities:					
Accrued compensated absences	5,132	18,663	-	20,703	44,498
Bonds payable (net of deferred amount from unamoritized premium)	-	-	-	6,312,993	6,312,993
Total noncurrent liabilities	5,132	18,663	-	6,333,696	6,357,491
Total liabilities	427,512	668,564	32,630	7,016,057	8,144,763
NET POSITION					
Net investment in capital assets	266,963	2,105,859	1,370,027	33,962,473	37,705,322
Unrestricted	198,113	252,934	367,219	6,597,618	7,415,884
Total net position	$ 465,076	$ 2,358,793	$ 1,737,246	$ 40,560,091	$ 45,121,206

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR PROPRIETARY FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION

For the Year Ended December 31, 2020	Cemetery Fund	Municipal Golf Course Fund	Downtown Parking Fund	Stormwater Fund	Total
OPERATING REVENUES:					
Charges for services	$ 289,305	$ 2,001,255	$ 155,621	$ 6,849,518	$ 9,295,699
Intergovernmental	10,946	17,279	10,986	18,326	57,537
Licenses & permits	-	-	-	4,725	4,725
Fines & forfeits	-	-	62,624	-	62,624
Miscellaneous	-	47,723	-	-	47,723
Total operating revenues	300,251	2,066,257	229,231	6,872,569	9,468,308
OPERATING EXPENSES:					
Personnel services	435,586	935,734	134,962	1,891,444	3,397,726
Supplies	27,123	341,497	2,870	62,852	434,342
Purchased services	82,197	376,750	35,336	450,020	944,303
Utilities	11,585	87,451	2,275	11,132	112,443
Repairs and maintenance	41,029	120,678	2,945	136,127	300,779
Rentals	-	2,932	14,774	725	18,431
Depreciation	20,404	84,426	6,708	1,177,403	1,288,941
Total operating expenses	617,924	1,949,468	199,870	3,729,703	6,496,965
Operating income (loss)	(317,673)	116,789	29,361	3,142,866	2,971,343
NONOPERATING REVENUES (EXPENSES):					
Interest and investment earnings	16,796	21,705	11,445	158,055	208,001
Oil/gas royalties	95,074	-	-	-	95,074
Miscellaneous	(4,334)	(40,754)	(4,512)	(19,218)	(68,818)
Interest expense	-	(24,041)	-	(218,639)	(242,680)
Gain/(loss) on sale of capital assets	-	-	-	(69,570)	(69,570)
Total nonoperating revenues (expenses)	107,536	(43,090)	6,933	(149,372)	(77,993)
Income (loss) before capital contributions and transfers	(210,137)	73,699	36,294	2,993,494	2,893,350
Capital contributions - development fees	-	-	-	173,162	173,162
Transfers in	22,394	-	-	-	22,394
Transfers out	-	-	-	(507,553)	(507,553)
Change in net position	(187,743)	73,699	36,294	2,659,103	2,581,353
Total net position - January 1	652,819	2,285,094	1,700,952	37,900,988	42,539,853
Total net position - December 31	$ 465,076	$ 2,358,793	$ 1,737,246	$ 40,560,091	$ 45,121,206

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
NONMAJOR PROPRIETARY FUNDS
COMBINING STATEMENT OF CASH FLOWS

Year Ended December 31, 2020	Cemetery Fund	Municipal Golf Course Fund	Downtown Parking Fund	Stormwater Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:					
Receipts from customers and users	$ 349,963	$ 2,067,442	$ 196,330	$ 6,749,929	$ 9,363,664
Payments to suppliers	(140,081)	(841,942)	(46,852)	(508,164)	(1,537,040)
Payments to employees	(440,086)	(942,740)	(131,429)	(1,903,270)	(3,417,526)
Payments for interfund services used	(29,966)	(66,252)	(11,348)	(216,157)	(323,724)
Other receipts	95,824	639	59	25,701	122,223
Net cash provided by operating activities	(164,347)	217,147	6,759	4,148,038	4,207,597
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:					
Cash advances from other funds	22,394	(23,786)	-	-	(1,393)
Repayment of cash advances to other funds	-	24,000	-	(484,684)	(460,684)
Net cash provided (used) by noncapital financing activities	22,394	214	-	(484,684)	(462,076)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:					
Capital contributions	-	-	-	173,162	173,162
Purchases and construction of capital assets	(21,000)	(10,692)	-	(2,028,659)	(2,060,350)
Principal paid on capital debt	-	(17,553)	-	(305,000)	(322,553)
Interest paid on capital debt	-	(24,065)	-	(244,000)	(268,065)
Proceeds from sale of capital assets		-	-	(113,019)	(113,019)
Net cash used by capital and related financing activities	(21,000)	(52,310)	-	(2,517,516)	(2,590,826)
CASH FLOWS FROM INVESTING ACTIVITIES:					
Withdrawals from investment pool	274,000	775,000	110,000	1,841,000	3,000,000
Deposits into investment pool	(120,016)	(909,458)	(118,975)	(2,997,726)	(4,146,174)
Interest and investment earnings received	11,686	10,800	7,348	87,204	117,039
Bank and investment charges paid	(2,717)	(41,393)	(5,132)	(44,410)	(93,652)
Net cash provided (used) by investing activities	162,953	(165,051)	(6,759)	(1,113,931)	(1,122,788)
Net decrease in cash and cash equivalents	-	-	-	31,908	31,908
Cash and cash equivalents - January 1	200	-	-	79,449	79,649
Cash and cash equivalents - December 31	$ 200	$ -	$ -	$ 111,357	$ 111,557
Reconciliation of operating income (loss) to net cash provided by operating activities:					
Operating income (loss)	$ (317,673)	$ 116,789	$ 29,361	$ 3,142,866	$ 2,971,343
Adjustments to reconcile operating income to net cash provided by operating activities:					
Depreciation	20,404	84,426	6,708	1,177,403	1,288,941
Miscellaneous nonoperating revenue (expense)	93,443	639	59	25,701	119,841
Change in assets and liabilities:					
Decrease in accounts receivables, net	17,286	72	(30,852)	(164,137)	(177,631)
Decrease in due from other funds	-	-	-	-	-
Decrease in prepaid items	-	-	-	-	-
Increase (decrease) in accounts payable	(5,732)	21,113	(1,529)	(21,968)	(8,116)
Increase (decrease) in payroll liability	(8,020)	(8,187)	(1,119)	(24,772)	(42,098)
Increase (decrease) in compensated absences	3,520	1,181	4,651	12,946	22,299
Increase (decrease) in unearned revenue	32,426	1,113	(521)	-	33,018
Total adjustments	153,327	100,357	(22,602)	1,005,172	1,236,254
Net cash provided by operating activities	$ (164,346)	$ 217,146	$ 6,759	$ 4,148,038	$ 4,207,596
Noncash investing, capital, and financing activities:					
Increase in fair value of investments	5,110	10,904	4,097	48,706	68,817

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
ENTERPRISE FUNDS
CEMETERY FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (Non-GAAP Budget Basis)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 345,270	$ 345,270	$ 289,305	$ (55,965)
Intergovernmental	-	9,361	10,946	1,585
Total operating revenues	345,270	354,631	300,251	(54,380)
OPERATING EXPENSES:				
Personnel services	463,973	470,610	435,586	35,024
Supplies	33,723	44,778	27,123	17,655
Purchased services	90,045	103,987	82,197	21,790
Utilities	32,133	32,133	11,585	20,548
Repairs and maintenance	28,993	90,662	41,029	49,633
Total operating expenses	648,867	742,170	597,520	144,650
Operating loss	(303,597)	(387,539)	(297,269)	90,270
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	900	900	16,796	15,896
Oil/gas royalties	120,000	120,000	95,074	(24,926)
Miscellaneous	(3,000)	(3,000)	(4,334)	(1,334)
Capital outlay	-	(50,000)	(21,000)	29,000
Total nonoperating revenues (expenses)	117,900	67,900	86,536	18,636
Net loss before transfers	(185,697)	(319,639)	(210,733)	108,906
TRANSFERS IN:				
General fund	130,000	130,000	-	(130,000)
Cemetery endowment fund	39,604	39,604	22,394	(17,210)
Total transfers in	169,604	169,604	22,394	(147,210)
Net loss on a budgetary basis	$ (16,093)	$ (150,035)	(188,339)	$ (38,304)
Reconciliation to a GAAP Basis:				
Capital Outlay			21,000	
Depreciation			(20,404)	
Net loss			(187,743)	
Net position - January 1			652,819	
Net position - December 31			$ 465,076	

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
ENTERPRISE FUNDS
MUNICIPAL GOLF COURSE FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 1,901,733	$ 1,901,733	$ 2,001,255	$ 99,522
Expense reimbursement	11,800	11,800	47,723	35,923
Intergovernmental revenue	-	17,279	17,279	-
Total operating revenues	1,913,533	1,930,812	2,066,257	135,445
OPERATING EXPENSES:				
Personnel services	1,029,468	1,046,553	935,734	110,819
Supplies	137,850	367,578	341,497	26,081
Purchased services	390,190	395,390	376,750	18,640
Utilities	127,232	127,232	87,451	39,781
Repairs and maintenance	131,325	145,451	120,678	24,773
Rentals	7,800	3,668	2,932	736
Total operating expenses	1,823,865	2,085,872	1,865,042	220,830
Operating income	89,668	(155,060)	201,215	356,275
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	1,600	1,600	21,705	20,105
Miscellaneous	(28,940)	(28,940)	(40,754)	(11,814)
Interest expense	(24,065)	(24,065)	(24,041)	24
Gain on sale of capital assets	-	-	-	-
Total nonoperating revenues (expenses)	(146,408)	(146,408)	(43,090)	103,318
Net income (loss) before transfers	(56,740)	(301,468)	158,125	459,593
TRANSFERS IN:				
General fund	(3,000)	(3,000)	-	3,000
Total transfers out	(3,000)	(3,000)	-	3,000
Net income (loss) on a budgetary basis	$ (59,740)	$ (304,468)	158,125	$ 462,593
Reconciliation to a GAAP Basis:				
Depreciation			(84,426)	
Net income			73,699	
Net position - January 1			2,285,094	
Net position - December 31			$ 2,358,793	

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
ENTERPRISE FUNDS
DOWNTOWN PARKING FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 68,000	$ 68,000	$ 155,621	$ 87,621
Fines & forfeits	175,000	175,000	62,624	(112,376)
Intergovernmental revenue	-	10,986	10,986	-
Total operating revenues	243,000	253,986	229,231	(24,755)
OPERATING EXPENSES:				
Personnel services	185,811	196,797	134,962	61,835
Supplies	3,722	5,722	2,870	2,852
Purchased services	16,332	100,832	35,336	65,496
Utilities	1,837	3,837	2,275	1,562
Repairs and maintenance	1,749	1,749	2,945	(1,196)
Rentals	9,730	15,730	14,774	956
Total operating expenses	219,181	324,667	193,162	131,505
Operating income	23,819	(70,681)	36,069	106,750
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	1,100	1,100	11,445	10,345
Miscellaneous	(2,000)	-	(4,512)	(4,512)
Total nonoperating revenues (expenses)	(900)	1,100	6,933	5,833
Net income on a budgetary basis	$ 22,919	$ (69,581)	43,002	$ 112,583
Reconciliation to a GAAP Basis:				
Depreciation			(6,708)	
Net income			36,294	
Net position - January 1			1,700,952	
Net position - December 31			$ 1,737,246	

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
ENTERPRISE FUNDS
STORMWATER FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 6,980,682	$ 6,980,682	$ 6,849,518	$ (131,164)
Intergovernmental	300	16,006	18,326	2,320
Licenses & permits	-	-	4,725	4,725
Expense reimbursement	-	-	-	-
Total operating revenues	6,980,982	6,996,688	6,872,569	(124,119)
OPERATING EXPENSES:				
Personnel services	2,002,085	2,017,791	1,891,444	126,347
Supplies	88,788	97,788	62,852	34,936
Purchased services	905,493	1,697,643	450,020	1,247,623
Utilities	12,170	12,170	11,132	1,038
Repairs and maintenance	340,259	340,259	136,127	204,132
Rentals	1,600	1,600	725	875
Total operating expenses	3,386,495	4,203,351	2,552,300	1,651,051
Operating income	3,594,487	2,793,337	4,320,269	1,526,932
NONOPERATING REVENUES (EXPENSES):				
Development fees	234,942	234,942	173,162	(61,780)
Interest and investment earnings	58,167	58,167	158,055	99,888
Capital outlay	(2,760,067)	(3,729,377)	(2,028,659)	1,700,718
Interest expense	(243,650)	(243,650)	(218,639)	25,011
Principal retirement	(305,000)	(305,000)	(305,000)	-
Miscellaneous	(4,422)	(4,422)	(19,218)	(14,796)
Loss on sale of capital assets	-	-	(69,570)	(69,570)
Total nonoperating revenues (expenses)	(3,020,030)	(3,989,340)	(2,309,869)	1,679,471
Loss before capital contributions and transfers	574,457	(1,196,003)	2,010,400	3,206,403
TRANSFERS OUT:				
General fund	(557,987)	(557,987)	(505,153)	52,834
Information Technology Fund	-	(2,400)	(2,400)	-
Public art fund	-	-	-	-
Total transfers out	(557,987)	(560,387)	(507,553)	52,834
Net income on a budgetary basis	$ 16,470	$ (1,756,390)	1,502,847	$ 3,259,237
Reconciliation to a GAAP Basis:				
Capital outlay			2,028,659	
Depreciation			(1,177,403)	
Principal retirement			305,000	
Net income			2,659,103	
Net position - January 1			37,900,988	
Net position - December 31			$ 40,560,091	

See accompanying independent auditor's report.

Sewer Fund

This fund accounts for user charges and expenses for operating, financing, and maintaining the City's sanitary sewer system; created per Greeley Municipal Code 14.04.140.

Water Fund

This fund accounts for user charges and the expenses for operating, financing, and maintaining the City's water system; created per Greeley Municipal Code 14.04.130.

CITY OF GREELEY, COLORADO
ENTERPRISE FUNDS
SEWER FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 11,155,533	$ 11,155,533	$ 10,921,426	$ (234,107)
Intergovernmental	$ -	$ 127,840	$ 132,273	$ 4,433
Permits	32,000	32,000	16,311	(15,689)
Expense reimbursement	-	-	14,671	14,671
Total operating revenues	11,187,533	11,315,373	11,084,681	(230,692)
OPERATING EXPENSES:				
Personnel services	3,868,668	3,979,870	3,675,753	304,117
Supplies	888,233	926,174	580,755	345,419
Purchased services	1,499,142	2,446,598	895,343	1,551,255
Insurance and bonds	207,300	207,300	207,300	-
Utilities	709,485	725,485	616,048	109,437
Repairs and maintenance	595,263	615,366	487,219	128,147
Rentals	41,200	41,200	21,854	19,346
Other expenses	6,500	46,668	41,143	5,525
Total operating expenses	7,815,791	8,988,661	6,525,415	2,463,246
Operating income (loss)	3,371,742	2,326,712	4,559,266	2,232,554
NONOPERATING REVENUES (EXPENSES):				
Plant investment fees/development fees	4,240,825	4,240,825	979,155	(3,261,670)
Interest and investment earnings	109,167	109,167	532,153	422,986
Rents	5,000	5,000	10,000	5,000
Oil/gas royalties	150,000	150,000	148,446	(1,554)
Damages recovered	-	-	-	-
Miscellaneous	(96,528)	(96,528)	(143,718)	(47,190)
Capital outlay	(26,391,690)	(35,578,532)	(6,277,483)	29,301,049
Principal retirement	(735,000)	(735,000)	(735,000)	-
Interest expense	(1,145,516)	(1,145,516)	(547,531)	597,985
Loss on sale of capital assets	-	-	(73,750)	(73,750)
Total nonoperating revenues (expenses)	(23,863,742)	(33,050,584)	(6,107,728)	26,942,856
Loss before transfers and capital contributions	(20,492,000)	(30,723,872)	(1,548,462)	29,175,410

See accompanying independent auditor's report.

Continued on next page

For The Year Ended December 31, 2020	Budgeted Amounts Original	Final	Actual Amounts	Variance with Final Budget Positive (Negative)
Capital contributions from developers	-	-	691,920	691,920
TRANSFERS OUT:				
General fund	(554,268)	(554,268)	(885,198)	(330,930)
Water fund	(82,153)	(82,153)	(82,153)	-
Public art fund	(44,100)	(44,100)	(44,100)	-
Liability fund	-	(60,000)	(60,000)	-
Total transfers out	(680,521)	(740,521)	(1,071,451)	(330,930)
Net loss on a budgetary basis	$ (21,172,521)	$ (31,464,393)	(1,927,993)	$ 29,536,400
Reconciliation to a GAAP Basis:				
Principal retirement			735,000	
Depreciation			(4,075,917)	
Capital outlay			6,277,483	
Change in net position			1,008,573	
Net position - January 1			101,572,963	
Net position - December 31			$ 102,581,536	

CITY OF GREELEY, COLORADO
ENTERPRISE FUNDS
WATER FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 47,927,879	$ 47,927,879	$ 48,016,922	$ 89,043
Intergovernmental	-	4,891,861	3,787,102	(1,104,759)
Permits	-	-	15,087	15,087
Expense reimbursement	-	-	683,783	683,783
Total operating revenues	47,927,879	52,819,740	52,502,894	(316,846)
OPERATING EXPENSES:				
Personnel services	8,813,137	8,995,510	8,003,369	992,141
Supplies	4,154,160	5,209,708	3,810,396	1,399,312
Purchased services	10,645,439	13,600,958	25,214,654	(11,613,696)
Assessments	2,920,000	2,920,000	2,441,619	478,381
Insurance and bonds	207,301	207,301	207,301	-
Utilities	1,577,640	1,577,640	1,148,050	429,590
Repairs and maintenance	1,370,168	1,345,934	1,174,177	171,757
Rentals	149,320	152,320	158,216	(5,896)
Other expenses	56,800,500	57,514,954	1,623,406	55,891,548
Total operating expenses	86,637,665	91,524,325	43,781,188	47,743,137
Operating income (loss)	(38,709,786)	(38,704,585)	8,721,706	47,426,291
NONOPERATING REVENUES (EXPENSES):				
Plant investment fees/development fees	6,618,712	6,618,712	1,904,767	(4,713,945)
Interest and investment earnings	215,536	215,536	1,654,460	1,438,924
Rents	150,000	150,000	266,385	116,385
Oil/gas royalties	-	-	122,710	122,710
Damages recovered	-	-	6,701	6,701
Miscellaneous	(171,258)	(171,258)	(198,829)	(27,571)
Interest expense	(3,938,481)	(3,938,481)	(3,013,547)	924,934
Gain (loss) on sale of capital assets	-	1,203,000	(146,728)	(1,349,728)
Principal repayment	-	-	-	-
Principal retirement	(6,915,000)	(6,915,000)	(6,915,000)	-
Capital outlay	(25,732,800)	(59,741,558)	(14,058,871)	45,682,687
Total nonoperating revenues (expenses)	(29,773,291)	(62,579,049)	(20,377,952)	42,201,097
Loss before transfers and capital contributions	(68,483,077)	(101,283,634)	(11,656,246)	89,627,388

See accompanying independent auditor's report.

Continued on next page

For The Year Ended December 31, 2020	Original	Final Budget	Actual Amounts	Variance with Final Budget Positive (Negative)
Capital contributions from developers	-	-	743,530	743,530
TRANSFERS IN:				
General fund	-	50,000	50,000	-
Sewer fund	82,153	82,153	82,153	-
Total transfers In	82,153	132,153	132,153	-
TRANSFERS OUT:				
General fund	(2,219,807)	(2,219,807)	(2,219,733)	74
Public art fund	(30,300)	(30,300)	(30,300)	-
Liability Fund	-	(60,000)	(60,000)	-
Total transfers out	(2,250,107)	(2,310,107)	(2,310,033)	74
Net loss on a budgetary basis	$ (70,651,031)	$ (103,461,588)	$ (13,090,596)	$ 90,370,992
Reconciliation to a GAAP Basis:				
Principal repayment			-	
Principal retirement			6,915,000	
Depreciation			(9,419,831)	
Capital outlay			14,058,871	
Change in net position			(1,536,556)	
Net position - January 1			399,377,151	
Net position - December 31			$ 397,840,595	

"For the Love of Flowers" by Rhonda Kimura, 2018

INTERNAL SERVICE FUNDS

Internal Service Funds are established to account for goods and services provided by one department of the City to other departments of the City, or to other agencies, on a cost-reimbursement basis.

Equipment Maintenance Fund – accounts for user charges and expenses for maintaining the City's equipment and vehicles; created per Greeley Municipal Code 4.28.010.

Information Technology Fund – accounts for user charges and expenses for providing data processing and telecommunication services to other City departments.

Health Fund – accounts for the cost of providing a defined-benefit health and dental insurance plan that covers substantially all regular full-time and regular part-time employees of the City.

Workers Compensation Fund – accounts for user charges and expenses for insuring the City for workers' compensation.

Communications Fund – accounts for user charges and expenses for providing mailing, copying, and printer services to City departments.

Liability Fund – accounts for user charges and expenses for providing a self-insurance program for liability claims against the City; created per Greeley Municipal Code 4.18.030.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF NET POSITION

Year Ended December 31, 2020	Equipment Maintenance Fund	Information Technology Fund	Health Fund	Workers Compensation Fund	Communications Fund	Liability Fund	Total
ASSETS							
Current assets:							
Cash and cash equivalents	$ 897	$ -	$ 691,791	$ -	$ -	$ 46,069	$ 738,757
Investments	3,884,488	4,216,444	5,923,606	5,679,463	649,890	2,109,284	22,463,175
Accounts receivable, net	18,851	46	99,931	-	-	-	118,828
Accrued interest	13,246	14,378	20,199	19,366	2,216	7,192	76,597
Advances to other funds	-	-	1,039,845	1,164,632	-	-	2,204,477
Prepaid items	-	697,100	-	41,479	2,119	-	740,698
Total current assets	3,917,482	4,927,968	7,775,372	6,904,940	654,225	2,162,545	26,342,532
Noncurrent assets:							
Capital assets:							
Land	16,986	-	-	-	-	-	16,986
Buildings/building improvements	83,958	-	36,926	-	-	-	120,884
Machinery and equipment	16,568,022	6,952,370	-	-	317,165	27,843	23,865,400
Construction in progress	-	130,942	-	-	-	-	130,942
	16,668,966	7,083,312	36,926	-	317,165	27,843	24,134,212
Less: accumulated depreciation	(9,489,677)	(3,611,296)	(36,926)	-	(315,695)	(27,843)	(13,481,437)
Total capital assets	7,179,289	3,472,016	-	-	1,470	-	10,652,775
Total assets	11,096,771	8,399,984	7,775,372	6,904,940	655,695	2,162,545	36,995,307
LIABILITIES							
Current liabilities:							
Accounts payable	147,862	82,974	40,782	26,606	3,501	250,197	551,922
Claims incurred but not reported	-	-	688,786	-	-	250,245	939,031
Compensated absences	25,270	134,129	1,740	4,125	-	3,862	169,126
Accrued liabilities	24,324	110,838	5,638	3,762	-	3,762	148,324
Capital lease	132,399	-	-	-	-	-	132,399
Total current liabilities	329,855	327,941	736,946	34,493	3,501	508,066	1,940,802
Noncurrent liabilities:							
Accrued compensated absences	-	39,431	3,995	5,761	-	5,818	55,005
Capital lease	238,713	-	-	-	-	-	238,713
Total noncurrent liabilities	238,713	39,431	3,995	5,761	-	5,818	293,718
Total liabilities	568,568	367,372	740,941	40,254	3,501	513,884	2,234,520
NET POSITION							
Net investment in capital assets	6,808,177	3,472,016	-	-	1,470	-	10,281,663
Unrestricted	3,720,026	4,560,596	7,034,431	6,864,686	650,724	1,648,661	24,479,124
Total net position	$ 10,528,203	$ 8,032,612	$ 7,034,431	$ 6,864,686	$ 652,194	$ 1,648,661	$ 34,760,787

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION

For the Year Ended December 31, 2020	Equipment Maintenance Fund	Information Technology Fund	Health Fund	Workers Compensation Fund	Communications Fund	Liability Fund	Total
OPERATING REVENUES:							
Charges For Services	$ 5,421,831	$ 4,867,224	$ 14,781,264	$ 1,309,422	$ 132,688	$ 1,696,048	$ 28,208,477
Intergovernmental	32,814	102,745	1,618	20,834	-	-	158,011
Miscellaneous	-	95	6,519	42,122	-	108,687	157,423
Total operating revenues	5,454,645	4,970,064	14,789,401	1,372,378	132,688	1,804,735	28,523,911
OPERATING EXPENSES:							
Personnel services	781,154	1,979,440	132,768	132,229	86,714	111,254	3,223,559
Supplies	835,930	2,664,991	129,570	-	5,492	32,945	3,668,928
Purchased services	78,523	767,920	1,759,477	51,183	-	-	2,657,103
Insurance and bonds	-	-	-	344,277	-	780,363	1,124,640
Utilities	-	253,989	-	-	-	-	253,989
Repairs and maintenance	880,742	21,045	-	-	-	-	901,787
Rentals	-	-	-	-	6,917	-	6,917
Depreciation	1,979,440	203,505	3,693	-	31,233	-	2,217,871
Claims	-	-	10,992,416	526,717	-	612,138	12,131,271
Total operating expenses	4,555,789	5,890,890	13,017,924	1,054,406	130,356	1,536,700	26,186,065
Operating income (loss)	898,856	(920,826)	1,771,477	317,972	2,332	268,035	2,337,846
NONOPERATING REVENUES (EXPENSES):							
Interest and investment earnings	106,187	134,560	198,802	194,424	18,543	52,641	705,157
Miscellaneous	16,826	(4,806)	(11,900)	(4,228)	(455)	(208,329)	(212,892)
Interest expense	(8,883)	-	-	-	-	-	(8,883)
Gain on sale of capital assets	157,057	-	-	-	-	-	157,057
Total nonoperating revenues (expenses)	271,187	129,754	186,902	190,196	18,088	(155,688)	640,439
Income (loss) before transfers	1,170,043	(791,072)	1,958,379	508,168	20,420	112,347	2,978,285
Transfers in	15,000	1,355,216	-	-	-	489,788	1,860,004
Transfers out	-	-	-	-	-	(76,412)	(76,412)
Total transfers in	15,000	1,355,216	-	-	-	413,376	1,783,592
Change in net position	1,185,043	564,144	1,958,379	508,168	20,420	525,723	4,761,877
Total net position - January 1	9,343,160	7,468,468	5,076,052	6,356,518	631,774	1,122,938	29,998,910
Total net position - December 31	$ 10,528,203	$ 8,032,612	$ 7,034,431	$ 6,864,686	$ 652,194	$ 1,648,661	$ 34,760,787

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
COMBINING STATEMENT OF CASH FLOWS

Year Ended December 31, 2020	Equipment Maintenance Fund	Information Technology Fund	Health Fund	Workers Compensation Fund	Communications Fund	Liability Fund	Total
CASH FLOWS FROM OPERATING ACTIVITIES:							
Receipts from customers and users	$ 63,281	$ 149	$ 14,781,263	$ -	$ -	$ 252,496	$ 15,097,189
Receipts from interfund services provided	5,420,413	4,867,143	(559,504)	1,309,422	132,688	1,695,948	12,866,111
Payments to suppliers	(1,707,567)	(4,429,575)	(13,946,775)	(1,038,175)	(93,177)	(1,199,422)	(22,414,690)
Payments to employees	(797,973)	(1,985,633)	(132,708)	(125,784)	-	(119,081)	(3,161,179)
Payments for interfund services used	(55,080)	(2,440)	-	-	(24,840)	-	(82,360)
Other receipts/disbursements	-	102,745	8,137	62,955	-	100	173,938
Net cash provided by operating activities	2,923,074	(1,447,611)	150,414	208,418	14,672	630,042	2,479,009
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES:							
Transfers from other funds	-	250,000	-	-	-	500,000	750,000
Cash advances to other funds	-	-	-	17,892	-	(256,659)	(238,767)
Incerease (decrease) in pooled cash reported as a due from other funds	15,000	1,105,216	-	-	-	-	1,120,216
Net cash provided (used) by noncapital financing activities	15,000	1,355,216	-	17,892	-	243,341	1,631,449
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:							
Repayment of cash advances from other funds	-	-	44,111	-	-	-	44,111
Receipt of cash advances to other funds	-	-	-	114,439	-	-	114,439
Purchases and construction of capital assets	(2,173,501)	(2,092,858)	-	-	-	-	(4,266,359)
Principal paid on capital debt	(129,866)	-	-	-	-	-	(129,866)
Interest paid on capital debt	(8,883)	-	-	-	-	-	(8,883)
Sale of capital assets	150,753	-	-	-	-	-	150,753
Net cash provided (used) by capital and related financing activities	(2,161,497)	(2,092,858)	44,111	114,439	-	-	(4,095,805)
CASH FLOWS FROM INVESTING ACTIVITIES:							
Withdrawals from investment pool	1,400,000	4,510,000	1,350,000	150,000	40,000	930,000	8,380,000
Deposits into investment pool	(2,231,897)	(2,420,752)	(2,132,996)	(615,679)	(65,459)	(1,818,559)	(9,285,342)
Interest and investment earnings received	58,447	100,811	128,934	129,158	11,242	24,080	452,672
Bank and investment charges paid	(3,127)	(4,806)	(11,900)	(4,228)	(455)	(1,215)	(25,730)
Net cash provided (used) by investing activities	(776,577)	2,185,253	(665,962)	(340,749)	(14,672)	(865,693)	(478,400)
Net increase (decrease) in cash and cash equivalents	-	-	(471,437)	-	-	7,690	(463,747)
Cash and cash equivalents - January 1	897	-	1,163,227	-	-	38,379	1,202,503
Cash and cash equivalents - December 31	$ 897	$ -	$ 691,791	$ -	$ -	$ 46,069	$ 738,756
Reconciliation of operating income (loss) to net cash provided by operating activities:							
Operating income	$ 898,856	$ (920,826)	$ 1,771,477	$ 317,972	$ 2,332	$ 268,035	$ 2,337,846
Adjustments to reconcile operating income to net cash provided (used) by operating activities:							
Depreciation	1,979,440	203,505	3,693	-	31,233	-	2,217,871
Miscellaneous nonoperating revenue (expense)	26,257	-	-	-	-	(37,079)	(10,822)
Change in capital assets and liabilities:							
(Increase) decrease in receivables, net	75,462	(46)	(99,930)	-	-	2,496	(22,018)
(Increase) decrease in prepaid items	-	(307,767)	-	(41,479)	(160)	591	(348,815)
Increase (decrease) in accounts payable	(40,122)	(413,408)	(48,642)	(75)	(18,739)	(5,239)	(526,225)
Increase in other payable	-	(2,876)	(916,740)	(74,445)	6	409,064	(584,990)
Increase in unearned revenue	-	-	(559,504)	-	-	-	(559,504)
Increase (decrease) in accrued liabilites	(8,634)	(39,101)	526	(683)	-	(597)	(48,489)
Increase (decrease) in compensated absences payable	(8,185)	32,908	(466)	7,128	-	(7,230)	24,154
Total adjustments	2,024,218	(526,785)	(1,621,063)	(109,554)	12,340	362,007	141,162
Net cash provided (used) by operating activities	$ 2,923,074	$ (1,447,611)	$ 150,414	$ 208,418	$ 14,672	$ 630,042	$ 2,479,008
Noncash investing, capital, and financing activities:							
Increase in fair value of investments	$ 47,740	$ 23,952	$ 69,867	$ 65,266	$ 7,300	$ 28,561	$ 242,687

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
EQUIPMENT MAINTENANCE FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Intergovernmental	$ -	$ 30,785	$ 32,814	$ 2,029
Charges for services	6,423,777	6,423,777	5,421,831	(1,001,946)
Total operating revenues	6,423,777	6,454,562	5,454,645	(999,917)
OPERATING EXPENSES:				
Personnel services	821,213	850,697	781,154	69,543
Supplies	1,780,564	1,825,988	835,930	990,058
Purchased services	101,093	138,193	78,523	59,670
Utilities	-	-	-	-
Repairs and maintenance	1,062,063	1,027,630	880,742	146,888
Rentals	-	-	-	-
Total operating expenses	3,764,933	3,842,508	2,576,349	1,266,159
Operating income	2,658,844	2,612,054	2,878,296	266,242
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	13,000	13,000	106,187	93,187
Expense reimbursement	-	-	-	-
Miscellaneous	(1,500)	(1,500)	16,826	18,326
Interest expense	(8,884)	(8,884)	(8,883)	1
Gain on sale of capital assets	75,000	75,000	157,057	82,057
Principal repayment	(129,866)	(129,866)	(129,866)	-
Capital outlay	(2,667,504)	(2,809,500)	(2,173,501)	635,999
Total nonoperating revenues (expenses)	(2,719,754)	(2,861,750)	(2,032,180)	829,570
Loss before transfers	(60,910)	(249,696)	846,116	1,095,812
TRANSFERS IN:				
Conservation Trust	-	15,000	15,000	-
Total transfers in	-	15,000	15,000	-
Net income (loss) on a budgetary basis	$ (60,910)	$ (234,696)	$ 861,116	$ 1,095,812
Reconciliation to a GAAP basis:				
Principal repayment			129,866	
Capital outlay			2,173,501	
Depreciation			(1,979,440)	
Net income			1,185,043	
Net position - January 1			9,343,160	
Net position - December 31			$ 10,528,203	

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
INFORMATION TECHNOLOGY FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 5,096,339	$ 5,096,339	$ 4,867,224	$ (229,115)
Miscellaneous - expense reimbursement	-	-	95	95
Intergovernmental	-	106,730	102,745	(3,985)
Total operating revenues	5,096,339	5,203,069	4,970,064	(233,005)
OPERATING EXPENSES:				
Personnel services	1,971,404	1,982,638	1,979,440	3,198
Supplies	2,327,219	2,908,938	2,664,991	243,947
Purchased services	903,742	4,384,020	767,920	3,616,100
Utilities	199,023	257,023	253,989	3,034
Repairs and maintenance	110,675	110,675	21,045	89,630
Total operating expenses	5,512,063	9,643,294	5,687,385	3,955,909
Operating income (loss)	(415,724)	(4,440,225)	(717,321)	3,722,904
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	7,000	7,000	134,560	127,560
Miscellaneous	(1,500)	(1,500)	(4,806)	(3,306)
Capital outlay	(189,643)	(577,211)	(2,092,858)	(1,515,647)
Total nonoperating revenues (expenses)	(184,143)	(571,711)	(1,963,104)	(1,391,393)
Loss before transfers	(599,867)	(5,011,936)	(2,680,425)	2,331,511
TRANSFERS IN:				
General fund	860,786	1,352,816	1,352,816	-
StormWater Fund	860,786	2,400	2,400	-
Total transfers in	1,721,572	1,355,216	1,355,216	-
Net income (loss) on a budgetary basis	$ 260,919	$ (3,659,120)	(1,325,209)	$ 2,333,911
Reconciliation to a GAAP basis:				
Capital outlay			2,092,858	
Depreciation			(203,505)	
Net income			564,144	
Net position - January 1			7,468,468	
Net position - December 31			$ 8,032,612	

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
HEALTH FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 15,415,940	$ 15,415,940	$ 14,781,264	$ (634,676)
Intergovernmental	-	1,618	1,618	-
Miscellaneous - expense reimbursement	-	-	6,519	6,519
Total operating revenues	15,415,940	15,417,558	14,789,401	(628,157)
OPERATING EXPENSES:				
Personnel services	190,519	191,026	132,768	58,258
Supplies	217,250	218,361	129,570	88,791
Purchased services	2,236,750	2,236,750	1,759,477	477,273
Claims	13,107,907	13,107,907	10,992,416	2,115,491
Total operating expenses	15,752,426	15,754,044	13,014,231	2,739,813
Operating loss	(336,486)	(336,486)	1,775,170	2,111,656
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	58,000	58,000	198,802	140,802
Miscellaneous	(5,000)	(5,000)	(11,900)	(6,900)
Principal repayment	87,500	87,500	-	(87,500)
Total nonoperating revenues (expenses)	140,500	140,500	186,902	46,402
Net loss on a budgetary basis	$ (195,986)	$ (195,986)	1,962,072	$ 2,158,058
Reconciliation to a GAAP basis:				
Principal repayment			-	
Depreciation			(3,693)	
Net Income			1,958,379	
Net position - January 1			5,076,052	
Net position - December 31			$ 7,034,431	

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
WORKERS COMPENSATION FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 1,389,466	$ 1,389,466	$ 1,309,422	$ (80,044)
Intergovernmental	-	1,127	20,834	19,707
Miscellaneous - expense reimbursement	-	-	42,122	42,122
Total operating revenues	1,389,466	1,390,593	1,372,378	(18,215)
OPERATING EXPENSES:				
Personnel services	91,791	92,918	132,229	(39,311)
Purchased services	19,550	19,550	51,183	(31,633)
Insurance and bonds	587,000	587,000	344,277	242,723
Claims	1,007,300	1,007,300	526,717	480,583
Total operating expenses	1,705,641	1,706,768	1,054,406	652,362
Operating income (loss)	(316,175)	(316,175)	317,972	634,147
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	52,601	52,601	194,424	141,823
Principal repayment	199,090	199,090	114,439	(84,651)
Miscellaneous	(2,112)	(2,112)	(4,228)	(2,116)
Total nonoperating revenues (expenses)	249,579	249,579	304,635	55,056
Net income (loss) on a budgetary basis	$ (66,596)	$ (66,596)	622,607	$ 689,203
Reconciliation to a GAAP basis:				
Principal repayment			(114,439)	
Net income			508,168	
Net position - January 1			6,356,518	
Net position - December 31			$ 6,864,686	

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
COMMUNICATIONS FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 301,100	$ 301,100	$ 132,688	$ (168,412)
Total operating revenues	301,100	301,100	132,688	(168,412)
OPERATING EXPENSES:				
Supplies	11,300	11,300	5,492	5,808
Purchased services	190,800	190,800	86,714	104,086
Repairs and maintenance	-	-	-	-
Rentals	2,000	2,000	6,917	(4,917)
Total operating expenses	204,100	204,100	99,123	104,977
Operating income	97,000	97,000	33,565	(63,435)
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	1,000	1,000	18,543	17,543
Miscellaneous	(100)	(100)	(455)	(355)
Total nonoperating revenues (expenses)	900	900	18,088	17,188
Net income on a budgetary basis	$ 97,900	$ 97,900	51,653	$ (46,247)
Reconciliation to a GAAP basis:				
Depreciation			(31,233)	
Net loss			20,420	
Net position - January 1			631,774	
Net position - December 31			$ 652,194	

See accompanying independent auditor's report.

CITY OF GREELEY, COLORADO
INTERNAL SERVICE FUNDS
LIABILITY FUND
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET POSITION - BUDGET AND ACTUAL (NON-GAAP BUDGET BASIS)

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
OPERATING REVENUES:				
Charges for services	$ 1,695,948	$ 1,695,948	$ 1,696,048	$ 100
Miscellaneous - damages recovered	20,000	106,624	108,687	2,063
Total operating revenues	1,715,948	1,802,572	1,804,735	2,163
OPERATING EXPENSES:				
Personnel services	84,632	84,632	111,254	(26,622)
Purchased services	125,000	125,000	32,945	92,055
Insurance and bonds	700,000	700,000	780,363	(80,363)
Claims	650,000	650,000	612,138	37,862
Total operating expenses	1,559,632	1,559,632	1,536,700	22,932
Operating income	156,316	242,940	268,035	25,095
NONOPERATING REVENUES (EXPENSES):				
Interest and investment earnings	6,000	6,000	52,641	46,641
Miscellaneous	(81,200)	(81,200)	(208,329)	(127,129)
Total nonoperating revenues (expenses)	(75,200)	(75,200)	(155,688)	(80,488)
Income before transfers	81,116	167,740	112,347	(55,393)
TRANSFERS IN:				
General fund	-	369,788	369,788	-
Sewer fund	-	60,000	60,000	-
Water fund	-	60,000	60,000	-
Total transfers in	-	489,788	489,788	-
TRANSFERS OUT:				
Public Art Fund	-	(76,412)	(76,412)	-
Net income (loss)	$ 81,116	$ 581,116	525,723	$ (55,393)
Net position - January 1			1,122,938	
Net position - December 31			$ 1,648,661	

See accompanying independent auditor's report.

Greeley Urban Renewal Authority (GURA) reports the following governmental funds:

Special Revenue Fund – is the primary operating fund. It accounts for all financial resources of the entity, except those required to be accounted for in another fund.

Special Revenue Fund NSP – to account for Neighborhood Stabilization Program grant funds for the purpose of purchasing foreclosed homes for rehabilitation and resale to eligible homeowners.

Downtown Development Authority (DDA) reports the following governmental funds:

Operating Fund – accounts for all financial resources of the entity, except those required to be accounted for in another fund.

Debt Service Fund – accounts for servicing of DDA's debt involved in carrying out the downtown development activities.

GREELEY URBAN RENEWAL AUTHORITY
CITY OF GREELEY COMPONENT UNIT
COMBINING BALANCE SHEET

Year Ended December 31, 2020	Special Revenue Fund	NSP Special Revenue Fund	Total Governmental Funds
ASSETS			
Cash and cash equivalents	$ 684,819	$ 127,441	$ 812,260
Investments	3,267,860	-	3,267,860
Notes receivable	91,728	-	91,728
Taxes receivable	11,903,737	-	11,903,737
Due from other governments	-	144,139	144,139
Total assets	$ 15,948,144	$ 271,580	$ 16,219,724
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES			
Liabilities:			
Accrued liabilities	$ 108	$ -	$ 108
Total liabilities	108	-	108
Deferred inflows of resources			
Unavailable revenue - property taxes	11,903,737	-	11,903,737
Unavailable revenue - economic development loans	91,728	-	91,728
Total deferred inflows of resources	11,995,465	-	11,995,465
Fund balances:			
Restricted	-	271,580	271,580
Committed	3,267,860	-	3,267,860
Unassigned	684,711	-	684,711
Total fund balances	3,952,571	271,580	4,224,151
Total liabilities, deferred inflows of resources and fund balances	$ 15,948,144	$ 271,580	
Amounts reported for governmental activities in the Statement of Net Position are different because:			
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds			623,970
In governmental funds, revenue is not recognized until it is available to liquidate current year liabilities and is shown as unavailable:			
Unavailable revenue			91,728
Net position of government activities			$ 4,939,849

See accompanying independent auditor's report.

GREELEY URBAN RENEWAL AUTHORITY
CITY OF GREELEY COMPONENT UNIT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

For The Year Ended December 31, 2020	Special Revenue Fund	NSP Special Revenue Fund	Total Governmental Funds
REVENUES:			
Taxes	$ 9,995,233	$ -	$ 9,995,233
Miscellaneous revenue	79,751	104	79,855
Total revenues	10,074,984	104	10,075,088
EXPENDITURES:			
Tax increment	9,239,092		9,239,092
Economic development	95,703		95,703
Total expenditures	9,334,795	-	9,334,795
Net change in fund balances	740,189	104	740,293
Fund balance - January 1	3,212,382	271,476	
Fund balance - December 31	$ 3,952,571	$ 271,580	

Amounts reported for governmental activities in the Statement of Activities are different because:	
Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the governmental funds	(20,788)
Payments for economic development loans are reported as expenditures in governmental funds. However, in the statement of net position, issuing a note increases assets and does not affect the statement of activities.	
Issuance of weatherization note	59,488
Change in net position of governmental activities	$ 778,993

See accompanying independent auditor's report.

GREELEY URBAN RENEWAL AUTHORITY
CITY OF GREELEY COMPONENT UNIT
SPECIAL REVENUE FUNDS
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Taxes:				
Property	$ -	$ 9,652,109	$ 9,995,233	$ 343,124
Miscellaneous revenue:				
Program income	-	25,000	20,788	(4,212)
Interest and investment earnings	-	58,000	33,206	(24,794)
Other	-	150,000	25,757	(124,243)
Total miscellaneous revenue	-	233,000	79,751	(153,249)
Total revenues	-	9,885,109	10,074,984	189,875
EXPENDITURES:				
Tax increment	-	9,109,174	9,239,092	(129,918)
Economic development	-	400,000	95,703	304,297
Total expenditures	-	9,509,174	9,334,795	174,379
Excess of revenues over expenditures	-	375,935	740,189	364,254
Fund balance - January 1		3,212,382	3,212,382	-
Fund balance - December 31	$ -	$ 3,588,317	$ 3,952,571	$ 364,254

See accompanying independent auditor's report.

GREELEY URBAN RENEWAL AUTHORITY
CITY OF GREELEY COMPONENT UNIT
SPECIAL REVENUE FUND - NSP
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Original	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Miscellaneous:				
Program income	$ -	$ 1,000	$ -	$ (1,000)
Interest and investment earnings	-	250	104	(146)
Total miscellaneous revenue	-	1,250	104	(1,146)
Total revenues	-	1,250	104	(1,146)
EXPENDITURES:				
Administration	-	128,100	-	128,100
Total expenditures	-	128,100	-	128,100
Excess (deficiency) of revenues over expenditures	-	(126,850)	104	126,954
Fund balance - January 1		271,476	271,476	-
Fund balance - December 31	$ -	$ 144,626	$ 271,580	$ 126,954

See accompanying independent auditor's report.

DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF GREELEY COMPONENT UNIT
COMBINING BALANCE SHEET

December 31, 2020		Operating Fund		Debt Service Fund		Total Governmental Funds
ASSETS						
Cash and cash equivalents	$	193,679		-	$	193,679
Taxes receivable		156,882		-		156,882
Total assets	$	350,561	$	-	$	350,561
LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES						
Liabilities:						
Accrued liabilities	$	3,079		-	$	3,079
Total liabilities		3,079		-		3,079
Deferred inflows of resources						
Unavailable revenue - property taxes		156,882		-		156,882
Total deferred inflows of resources		156,882		-		156,882
Fund balances:						
Unassigned		190,600		-		190,600
Total fund balances		190,600		-		190,600
Total liabilities, deferred inflows of resources and fund balances	$	350,561	$	-	$	350,561

See accompanying independent auditor's report.

DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF GREELEY COMPONENT UNIT
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE

For The Year Ended December 31, 2020	Operating Fund	Debt Service Fund	Total Governmental Funds
REVENUES:			
Taxes	$ 211,889		$ 211,889
Intergovernmental revenue	39,000	358,032	397,032
Charges for services	-	-	-
Miscellaneous revenue	59,092		59,092
Total revenues	309,981	358,032	668,013
EXPENDITURES:			
Nondepartmental	246,013		246,013
Debt service		358,032	358,032
Total expenditures	246,013	358,032	604,045
Net change in fund balances	63,968	-	63,968
Fund balance - January 1	126,632	-	
Fund balance - December 31	$ 190,600	$ -	

Amounts reported for governmental activities in the Statement of Activities are different because:	
The issuance of long-term debt provides current financial resources to governmental funds. While the repayment of the principal of long-term debt consumes the current financial resources of governmental funds	
Issuance of debt	(358,032)
Repayment of debt principal	358,032
Change in net position of governmental activities	$ 63,968

See accompanying independent auditor's report.

DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF GREELEY COMPONENT UNIT
OPERATING FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budget Amounts Orginal	Budget Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Taxes:				
Property taxes	$ -	$ 210,000	$ 211,889	$ 1,889
Intergovernmental revenue:				
Intergovernmental agreements	-	48,750	39,000	(9,750)
Charges for services:				
Culture, parks, recreation fees	-	-	-	-
Miscellaneous revenue:				
Interest and investment earnings	-	100	32	(68)
Contributions donations	-	116,000	25,550	(90,450)
Rents/royalties	-	2,400	8,290	5,890
Other miscellaneous revenue	-	150	25,220	25,070
Total miscellaneous revenue	-	118,650	59,092	(59,558)
Total revenues	-	377,400	309,981	(67,419)
EXPENDITURES:				
Nondepartmental	-	398,350	246,013	152,337
Total expenditures	-	398,350	246,013	152,337
Net change in fund balance	-	(20,950)	63,968	84,918
Fund balance - January 1	-	126,632	126,632	-
Fund balance - December 31	$ -	$ 105,682	$ 190,600	$ 84,918

See accompanying independent auditor's report.

DOWNTOWN DEVELOPMENT AUTHORITY
CITY OF GREELEY COMPONENT UNIT
DDA - DEBT SERVICE FUND
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE-BUDGET AND ACTUAL

For The Year Ended December 31, 2020	Budgeted Amounts Orginal	Budgeted Amounts Final	Actual Amounts	Variance with Final Budget Positive (Negative)
REVENUES:				
Intergovernmental revenue:				
Intergovernmental agreement	$ -	$ -	$ 358,032	$ 358,032
Total revenues	-	-	358,032	358,032
EXPENDITURES:				
Principal	-	-	357,802	(357,802)
Interest	-	-	230	(230)
Total expenditures	-	-	358,032	(358,032)
Net change in fund balance	-	-	-	-
Fund balance - January 1	-	-	-	-
Fund balance - December 31	$ -	$ -	$ -	$ -

See accompanying independent auditor's report.

"HDMI 1" by Zach Keiss, 2018

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

Financial Trends

These schedules contain trend information to help the reader understand how the city's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the city's most significant local revenue sources, sales and use tax and property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the city's current levels of outstanding debt and the city's ability to issue additional debt in the future.

Demographic and Economic Information

These schedules contain service and infrastructure data to help the reader understand how the information in the city's financial report relates to the services the city provides and the activities it performs.

Sources

Unless otherwise noted, the information in these schedules is derived from the comprehensive annual financial reports for the relevant year. The city implemented GASB 34 in 2003; schedules presenting government-wide information include information beginning in that year.

Item No. 7.

City of Greeley
Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)
(unaudited)

	2011	2012	2013
Expenses			
Governmental activities:			
General government	$ 8,879,923	$ 9,769,645	$ 9,701,731
Public safety	37,297,515	40,388,682	42,940,438
Public works	42,643,457	38,053,821	39,052,999
Culture, parks and recreation	15,027,674	18,455,588	20,624,247
Community development	4,463,452	4,784,602	5,669,523
Net pension expense	-	-	-
Interest on long-term debt	2,416,172	2,040,789	1,810,551
Total governmental activities expenses	110,728,193	113,493,127	119,799,489
Business-type activities:			
Sewer	7,324,885	7,213,814	7,883,003
Water	23,893,470	29,445,061	28,480,675
Cemetery	427,986	411,560	465,581
Municipal golf courses	1,715,262	1,986,783	1,646,976
Downtown parking	191,378	181,951	186,456
Stormwater	2,337,181	2,797,243	2,873,202
Public safety combined services	6,072,399	6,895,776	9,843,044
Total business-type activities expenses	41,962,561	48,932,188	51,378,937
Total primary government expenses	$ 152,690,754	$ 162,425,315	$ 171,178,426
Program Revenues			
Governmental activities:			
Charges for services:			
General government	$ 10,135,901	$ 10,518,084	$ 11,135,154
Public safety	4,928,257	7,093,188	8,273,800
Public works	7,156,112	5,820,207	7,806,190
Culture, parks and recreation	7,657,775	6,429,561	8,142,304
Community development	572,308	351,383	975,491
Operating grants and contributions	11,294,704	10,779,021	11,100,495
Capital grants and contributions	2,674,848	4,481,715	7,339,947
Total governmental activities program revenues	44,419,905	45,473,159	54,773,381
Business-type activities:			
Sewer	9,558,071	9,589,933	10,407,766
Water	30,983,538	43,361,189	39,199,940
Cemetery	243,567	266,303	257,344
Municipal golf courses	1,462,344	1,629,813	1,445,700
Downtown parking	271,247	255,168	285,326
Stormwater	3,654,841	3,820,209	4,259,368
Public safety combined services	7,529,963	7,703,847	6,940,252
Operating grants and contributions	28,332	1,667,172	2,171,157
Capital grants and contributions	650,629	1,224,559	-
Total business-type activities program revenues	54,382,532	69,518,193	64,966,853
Total primary government program revenues	$ 98,802,437	$ 114,991,352	$ 119,740,234
Net (expense)/revenue			
Governmental activities	(66,308,288)	(68,019,968)	(65,026,108)
Business-type activities	12,419,971	20,586,005	13,587,916
Total primary government net (expense)/revenue	$ (53,888,317)	$ (47,433,963)	$ (51,438,192)
General Revenues and Other Changes in Net Position			
Governmental activities:			
Taxes			
Property taxes, levied for general purposes	$ 8,844,402	$ 8,745,974	$ 8,765,135
Sales and use taxes	46,942,789	50,108,054	54,348,683
Other taxes	639,099	673,155	766,711
Interest and investment earnings	495,865	357,081	135,761
Miscellaneous	2,925,267	3,988,461	3,848,850
Transfers	1,080,935	1,187,821	2,550,902
Total governmental activities	60,928,357	65,060,546	70,416,042
Business-type activities:			
Interest and investment earnings	578,354	575,965	(16,888)
Miscellaneous	505,963	421,016	1,497,280
Transfers	(1,080,935)	(1,187,821)	(2,550,902)
Total business-type activities	3,382	(190,840)	(1,070,510)
Total primary government	$ 60,931,739	$ 64,869,706	$ 69,345,532
Change in Net Position			
Governmental activities	$ (5,379,931)	$ (2,959,422)	$ 5,389,934
Business-type activities	12,423,353	20,395,165	12,517,406
Total primary government	$ 7,043,422	$ 17,435,743	$ 17,907,340

(1) In 2010, the parks department was combined with the public works department.
(2) In 2010, the public safety combined services fund was created to account for operating and maintaining a regional communication dispatch center, criminal records and warrants management services and public safety information system. Fund was dissolved in 2013
(3) In 2011, the Union Colony Fire/Rescue Authority was dissolved and rejoined with the City of Greeley.
(4) In 2012, the parks department was combined with the culture, parks and recreation department

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Item No. 7.

TABLE 1

Fiscal Year							
2014	2015	2016	2017	2018	2019	2020	
$ 15,453,531	$ 15,093,341	$ 24,013,967	$ 14,499,196	$ 17,621,080	$ 14,281,596	$ 17,400,593	
43,084,750	45,928,329	48,673,605	49,849,781	54,968,051	45,305,750	54,299,076	(2)&(3)
36,053,837	37,752,012	39,799,517	40,774,265	42,880,653	42,190,639	42,038,910	
21,019,337	22,725,498	23,485,009	29,769,354	25,329,855	23,580,015	20,285,056	(4)
3,599,840	3,736,818	4,018,430	4,273,355	5,687,699	5,458,548	8,462,338	
-	-	577,933	-	-	-	-	
1,535,938	1,312,749	1,618,179	1,914,455	2,033,585	1,714,657	1,866,472	
120,747,233	126,548,747	142,186,640	141,080,406	148,520,923	132,531,205	144,352,445	
8,818,215	8,438,876	8,938,862	9,010,371	10,363,267	12,792,398	11,245,686	
28,970,895	28,731,689	29,892,392	27,314,566	31,423,625	29,848,385	56,259,892	
475,315	452,680	470,546	501,934	586,389	638,074	606,880	
1,738,570	1,633,211	1,916,305	1,478,460	1,753,961	1,712,168	1,987,818	
189,557	196,381	206,742	201,272	213,807	239,880	194,039	
3,342,634	4,221,696	3,481,574	3,387,131	4,230,405	4,157,909	4,004,342	
-	-	-	-	-	-	-	(2)
43,535,186	43,674,533	44,906,421	41,893,734	48,571,454	49,388,814	74,298,657	
$ 164,282,419	$ 170,223,280	$ 187,093,061	$ 182,974,140	$ 197,092,377	$ 181,920,019	$ 218,651,102	
$ 12,467,459	$ 10,035,293	$ 9,559,124	$ 9,699,978	$ 10,061,561	$ 7,419,602	$ 6,977,075	
8,089,625	8,689,593	9,005,921	9,069,849	10,027,024	1,511,760	1,665,984	(2)&(3)
8,288,861	9,583,611	8,977,407	9,239,099	10,898,735	6,162,194	4,381,504	
9,354,534	9,990,238	9,155,712	8,681,086	9,887,995	6,188,132	2,789,491	(4)
1,091,997	2,967,426	3,135,389	2,348,723	5,099,688	3,172,200	2,106,316	
14,026,735	13,670,180	12,654,760	13,523,911	13,791,914	17,016,542	20,842,872	
13,283,623	16,646,192	11,529,745	12,781,805	28,645,236	10,129,448	10,449,199	
66,602,834	71,582,533	64,018,058	65,344,451	88,412,153	51,599,878	49,212,441	
12,413,300	13,111,052	11,512,176	10,694,450	13,097,077	12,546,992	11,916,892	
43,903,438	43,835,904	44,531,944	41,702,940	46,795,398	46,245,731	49,936,776	
307,759	337,259	316,332	333,526	282,649	326,949	289,305	
1,698,024	1,730,503	1,646,054	1,671,750	1,662,925	1,681,253	2,001,255	
279,761	193,258	220,493	282,846	255,232	339,156	218,245	
4,420,521	4,841,717	5,204,049	5,563,419	6,378,332	6,661,544	7,027,405	
-	-	-	-	-	-	-	(2)
1,680,676	146,197	1,328	446,797	347,695	142,392	3,976,912	
5,504,704	4,449,922	4,252,459	2,152,502	11,416,749	1,975,735	1,435,450	
70,208,183	68,645,812	67,684,835	62,848,230	80,236,057	69,919,752	76,802,240	
$ 136,811,017	$ 140,228,345	$ 131,702,893	$ 128,192,681	$ 168,648,210	$ 121,519,630	$ 126,014,681	
(54,144,399)	(54,966,214)	(78,168,582)	(75,735,955)	(60,108,770)	(80,931,327)	(95,140,004)	
26,672,997	24,971,279	22,778,414	20,954,496	31,664,603	20,530,938	2,503,583	
$ (27,471,402)	$ (29,994,935)	$ (55,390,168)	$ (54,781,459)	$ (28,444,167)	$ (60,400,389)	$ (92,636,421)	
$ 8,560,481	$ 8,628,279	$ 10,048,316	$ 10,068,477	$ 11,833,972	$ 12,557,758	$ 15,920,108	
61,816,027	63,476,191	73,842,886	82,274,011	88,723,397	95,532,231	87,367,271	
912,263	803,929	598,074	805,924	740,083	777,817	392,873	
512,527	390,558	667,368	659,445	1,664,069	3,398,342	3,318,891	
3,825,704	4,728,896	6,080,162	5,840,021	10,551,654	8,135,783	4,733,928	
2,136,434	1,937,374	3,794,172	2,945,438	3,153,192	3,170,870	3,734,490	
77,763,436	79,965,227	95,030,978	102,593,316	116,666,367	123,572,801	115,467,561	
535,914	463,214	797,691	587,811	1,416,458	3,367,870	2,394,614	
1,681,701	8,212,292	7,624,211	2,124,484	1,659,924	1,522,097	1,395,495	
(2,136,434)	(1,937,374)	(3,794,172)	(2,945,438)	(3,153,192)	(3,170,870)	(3,734,490)	
81,181	6,738,132	4,627,730	(233,143)	(76,810)	1,719,097	55,619	
$ 77,844,617	$ 86,703,359	$ 99,658,708	$ 102,360,173	$ 116,589,557	$ 125,291,898	$ 115,523,180	
$ 23,619,037	$ 24,999,013	$ 16,862,396	$ 26,857,361	$ 56,557,597	$ 42,641,474	$ 20,327,557	
26,754,178	31,709,411	27,406,144	20,721,353	31,587,793	22,250,035	2,559,202	
$ 50,373,215	$ 56,708,424	$ 44,268,540	$ 47,578,714	$ 88,145,390	$ 64,891,509	$ 22,886,759	

3.

City of Greeley
Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)
(unaudited)

	2011	2012	2013	2014
Governmental activities				
Net investment in capital assets	$ 261,036,892	$ 255,325,923	$ 252,861,965	$ 261,351,330
Restricted	5,773,305	5,566,157	6,996,999	6,809,916
Unrestricted	41,364,932	44,323,627	50,460,681	65,777,436
Total governmental activities net position	$ 308,175,129	$ 305,215,707	$ 310,319,645	$ 333,938,682
Business-type activities				
Net investment in capital assets	$ 320,432,239	$ 315,706,956	$ 318,853,524	$ 334,699,821
Unrestricted	33,846,082	58,966,530	67,283,597	78,191,478
Total business-type activities net position	$ 354,278,321	$ 374,673,486	$ 386,137,121	$ 412,891,299
Primary government				
Net investment in capital assets	$ 581,469,131	$ 571,032,879	$ 571,715,489	$ 596,051,151
Restricted	5,773,305	5,566,157	6,996,999	6,809,916
Unrestricted	75,211,014	103,290,157	117,744,278	143,968,914
Total primary government net position	$ 662,453,450	$ 679,889,193	$ 696,456,766	$ 746,829,981

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TABLE 2

	Fiscal Year										
	2015		2016		2017		2018		2019		2020
$	285,007,394	$	302,086,349	$	318,099,697	$	355,034,983	$	368,296,364	$	386,736,687
	7,076,540		9,122,167		12,886,142		13,373,294		13,866,600		13,003,130
	66,046,891		63,784,705		70,864,743		89,999,902		118,886,689		121,637,393
$	358,130,825	$	374,993,221	$	401,850,582	$	458,408,179	$	501,049,653	$	521,377,210
$	361,108,238	$	389,420,706	$	415,567,645	$	427,312,046	$	445,687,623	$	463,768,591
	83,492,472		82,586,148		77,160,562		97,003,954		100,878,412		85,356,646
$	444,600,710	$	472,006,854	$	492,728,207	$	524,316,000	$	546,566,035	$	549,125,237
$	646,115,632	$	691,507,055	$	733,667,342	$	782,347,029	$	813,983,987	$	850,505,278
	7,076,540		9,122,167		12,886,142		13,373,294		13,866,600		13,003,130
	149,539,363		146,370,853		148,025,305		187,003,856		219,765,101		206,994,039
$	802,731,535	$	847,000,075	$	894,578,789	$	982,724,179	$	1,047,615,688	$	1,070,502,447

City of Greeley
Fund Balances, Governmental Fund
Last Ten Fiscal Years
(modified accrual basis of accounting)
(unaudited)

	2011	2012	2013	2014
General fund				
Fund balance:				
Nonspendable	$ -	$ -	$ -	$ 25,000
Restricted	2,824,175	2,896,980	3,296,545	3,501,381
Committed	27,143	123,341	139,018	389,558
Assigned	321,068	529,299	385,187	61,735
Unassigned	16,760,352	20,448,072	21,296,701	21,706,623
Total general fund	$ 19,932,738	$ 23,997,692	$ 25,117,451	$ 25,684,297
All other governmental funds				
Fund balances:				
Nonspendable	$ 2,190,349	$ 2,190,349	$ 2,190,349	$ 2,190,349
Restricted	3,741,874	4,351,530	4,937,387	4,454,511
Committed	13,987,945	14,474,181	18,319,890	24,974,376
Assigned	1,155,293	1,530,590	2,608,923	3,702,661
Unassigned	(957,600)	(1,864,872)	(1,648,396)	(1,330,453)
Total all other governmental funds	$ 20,117,861	$ 20,681,778	$ 26,408,153	$ 33,991,444

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TABLE 3

Fiscal Year				
2015	2016	2017	2018	2019
$ 15,000	$ -	$ 5,541	$ 4,135	$ 585,492
3,831,407	3,321,379	3,860,718	4,621,292	5,125,647
816,881	863,866	849,766	2,603,640	4,459,843
58,835	521,736	431,900	164,729	141,161
17,983,992	20,745,545	27,649,762	30,867,082	33,237,459
$ 22,706,115	$ 25,452,526	$ 32,797,687	$ 38,260,878	$ 43,549,602
$ 2,060,366	$ 2,060,366	$ 2,066,747	$ 2,060,366	$ 2,114,710
3,506,030	6,761,567	6,959,661	4,807,799	6,040,751
26,989,318	56,335,445	39,780,637	35,189,606	57,427,067
5,893,383	5,297,548	4,253,890	15,050,469	16,243,425
(1,603,082)	(9,430,705)	(9,631,518)	(7,536,507)	(7,963,474)
$ 36,846,015	$ 61,024,221	$ 43,429,417	$ 49,571,733	$ 73,862,479

City of Greeley
Changes in Fund Balances, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)
(unaudited)

	2011	2012	2013
Revenues			
Taxes	$ 56,426,291	$ 59,527,183	$ 63,880,529
Licenses and permits	925,904	982,564	1,938,511
Intergovernmental	13,952,851	14,002,206	13,973,746
Charges for services	12,500,776	11,516,538	14,595,993
Fines & Forfeits	3,078,760	2,913,184	2,374,965
Special Assessments	105,573	48,879	50,090
Miscellaneous Revenue	3,121,492	4,227,331	3,841,564
Total revenues	90,111,647	93,217,885	100,655,398
Expenditures			
General government	5,103,703	5,596,519	8,801,190
Public safety	30,873,105	31,613,449	34,577,977
Public works	13,525,935	11,208,757	13,021,065
Culture, parks and recreation	9,473,137	12,748,116	14,221,598
Community development	3,574,689	4,219,244	2,436,249
Nondepartmental			
Grants to outside agencies	156,129	-	-
Other	10,027,683	10,956,020	9,355,587
Debt service			
Interest	2,455,583	2,150,288	1,903,776
Principal	4,166,382	5,577,409	4,297,367
Capital outlay	3,084,632	5,684,935	7,978,501
Total expenditures	82,440,978	89,754,737	96,593,310
Other financing sources (uses)			
Transfers in	64,231,940	59,065,841	71,900,107
Transfers out	(63,459,020)	(58,021,020)	(69,374,680)
Lease proceeds	-	-	258,620
Payment to refunding bond escrow agent	-	(20,348,440)	-
Issuance of debt	-	20,469,342	-
Premium on debt issuance		-	-
Total other financing sources (uses)	772,920	1,165,723	2,784,047
Special item	-	-	-
Net change in fund balances	$ 8,443,589	$ 4,628,871	$ 6,846,135
Debt services as a percentage of noncapital expenditures	8.34%	9.19%	7.00%

(1) In 2010, the parks department was combined with the public works department.
(2) In 2011, Union Colony Fire/Rescue Authority was dissolved and rejoined with the City of Greeley
(3) In 2012, the parks department was combinined with the culture, parks, and recreation department

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TABLE 4

Fiscal Year						
2014	2015	2016	2017	2018	2019	2020
$ 71,288,771	$ 72,908,399	$ 84,489,277	$ 93,148,412	$ 101,297,452	$ 108,867,806	$ 103,680,252
2,180,867	2,211,123	2,359,402	2,639,824	3,333,502	3,159,866	2,046,531
19,999,376	16,760,897	16,809,016	20,963,546	22,924,942	23,667,091	28,683,060
16,041,801	17,837,054	15,791,150	14,598,874	19,225,498	19,091,588	14,084,611
2,604,366	2,476,405	2,013,422	2,105,454	2,116,693	2,056,122	2,222,633
63,922	-	-	-	-	-	-
4,143,510	5,003,491	6,487,312	6,251,263	11,709,354	10,932,674	7,278,198
116,322,613	117,197,369	127,949,579	139,707,373	160,607,441	167,775,147	157,995,285
9,546,296	9,626,412	9,586,005	9,864,908	11,697,138	11,875,752	12,048,107
36,437,877	37,769,058	39,037,386	39,709,583	42,069,426	45,357,359	49,842,900
13,883,950	14,791,768	15,605,054	15,675,454	15,853,518	17,512,186	18,082,063
14,993,918	15,439,925	16,327,950	16,330,366	17,394,775	17,962,408	15,079,760
2,710,149	2,823,679	3,068,425	3,317,238	4,325,396	5,061,751	5,473,654
-	-	-	-	-	-	-
7,020,957	8,820,543	17,005,957	13,154,515	10,253,991	10,947,214	16,358,096
1,752,168	1,479,487	1,829,409	2,392,137	2,535,259	2,115,608	2,381,716
4,840,146	5,664,194	4,785,599	5,516,027	4,935,187	4,133,795	4,357,473
20,036,473	22,537,893	27,335,361	45,074,615	42,363,801	35,054,847	49,938,336
111,221,934	118,952,959	134,581,146	151,034,843	151,428,491	150,020,920	173,562,105
81,683,254	90,733,109	94,900,055	87,545,811	107,066,322	115,615,462	107,250,717
(81,030,413)	(89,101,132)	(91,653,343)	(87,143,784)	(104,639,765)	(116,236,452)	(105,299,819)
-	-	-	-	-	-	-
(14,328,392)	-	-	-	-	-	-
16,725,009	-	30,309,470	675,800	-	10,880,000	-
-	-	-	-	-	1,566,233	-
3,049,458	1,631,977	33,556,182	1,077,827	2,426,557	11,825,243	1,950,898
-	-	-	-	-	-	-
$ 8,150,137	$ (123,613)	$ 26,924,615	$ (10,249,643)	$ 11,605,507	$ 29,579,470	$ (13,615,922)
7.23%	7.41%	6.17%	7.46%	6.85%	5.44%	5.45%

City of Greeley **TABLE 5**
Tax Revenues by Source, Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)
(unaudited)

Year	Property & Occupational Taxes	Sales & Use Tax	Other	Total
2011	9,143,350	46,942,789	340,152	56,426,291
2012	9,025,459	50,108,054	393,670	59,527,183
2013	9,019,329	54,348,683	512,517	63,880,529
2014	8,854,659	61,816,027	618,085	71,288,771
2015	8,877,522	63,476,191	554,685	72,908,398
2016	10,164,764	73,842,886	481,627	84,489,277
2017	10,185,472	82,274,011	688,929	93,148,412
2018	11,897,580	88,723,397	676,475	101,297,452
2019	12,596,744	95,532,231	738,831	108,867,806
2020	15,373,352	87,947,470	359,430	103,680,252
Change				
2011-2020	68.14%	87.35%	5.67%	83.74%

Note: Due to increases in sales tax rate, comparability between years for sales and use tax is diminished.

"Autumn Morning" by Rick Destree, 2018

City of Greeley
Assessed and Actual Value of Taxable Property
Last Ten Fiscal Years
(unaudited)

Assessment Year	Vacant Property	Residential Property	Commercial Property	Industrial Property	Other
2011	17,571,900	316,212,810	312,905,190	27,372,550	106,802,170
2012	16,672,180	317,264,950	347,277,990	28,725,930	105,100,790
2013	13,668,100	312,994,780	303,650,940	82,274,810	96,292,403
2014	13,322,180	315,718,440	307,716,110	135,615,280	106,083,020
2015	15,863,900	394,602,540	322,688,150	132,997,210	110,574,080
2016	13,705,220	409,680,370	323,671,940	126,509,620	94,537,040
2017	16,886,970	483,381,730	373,087,270	130,099,070	100,511,570
2018	15,363,260	488,637,260	394,267,410	159,488,810	113,832,980
2019	17,524,610	612,163,770	468,248,790	161,051,150	245,445,770
2020	12,972,650	623,300,510	475,922,190	157,592,500	351,454,280

Source: Weld County Assessor's Office

Other includes agricultural property, natural resources, oil and gas property and state assessed property.

continued next page

TABLE 6

Less: Tax-Exempt Property	Total Taxable Assessed Value	Total Direct Tax Rate	Estimated Actual Value	Assessed Value as a Percentage of Actual Value
197,774,600	780,864,620	11.274	5,437,554,358	14.36%
208,677,450	815,041,840	11.274	5,568,290,680	14.64%
211,312,640	808,881,033	11.274	5,538,309,482	14.61%
211,966,540	878,455,030	11.274	5,783,555,886	15.19%
224,467,440	976,725,880	11.274	6,847,478,156	14.26%
228,711,940	968,104,190	11.274	7,008,188,506	13.81%
239,340,810	1,103,966,610	11.274	8,777,285,660	12.58%
285,572,390	1,171,589,720	11.274	9,044,947,018	12.95%
341,328,000	1,504,434,090	11.274	11,243,357,397	13.38%
356,094,150	1,621,242,130	11.274	11,536,487,332	14.05%

City of Greeley **TABLE 7**
Property Tax Levies and Collections
Last Ten Fiscal Years

Levy Year	Collections Year	Total Tax Levy	Current Tax Collections	Percent of Current Taxes Collected	Delinquent Tax Collections	Total Tax Collections	Ratio of Total Tax Collections to Total Tax Levy
2010	2011	8,868,091	8,827,055	99.54%	9,444	8,836,499	99.64%
2011	2012	8,733,676	8,682,372	99.41%	40,403	8,722,775	99.88%
2012	2013	8,761,411	8,745,269	99.82%	13,230	8,758,499	99.97%
2013	2014	8,575,677	8,564,202	99.87%	4,610	8,568,812	99.92%
2014	2015	8,732,870	8,694,776	99.56%	6,107	8,700,883	99.63%
2015	2016	9,866,497	9,824,502	99.57%	(4,012)	9,820,490	99.53%
2016	2017	9,827,041	9,826,198	99.99%	3,430	9,829,628	100.03%
2017	2018	11,341,187	11,326,168	99.87%	2,668	11,328,836	99.89%
2018	2019	11,762,566	11,661,945	99.14%	580	11,662,525	99.15%
2019	2020	15,562,805	14,506,329	93.21%	2,640	14,508,969	93.23%

Delinquent taxes not collected in the subsequent year are expensed.

City of Greeley **TABLE 8**
Sales and Use Tax by Category
(unaudited)

	2019	2020
Retail Trade	$ 46,863,691	$ 47,267,824
Accommodation and Food Services	11,488,072	9,612,630
Automotive Use Tax	5,594,081	5,165,641
Utilities	4,765,615	4,066,682
Publishing/Internet/Telecommunication	3,386,119	3,390,950
Wholesale Trade	5,716,761	5,608,878
Manufacturing	2,807,549	2,487,430
Real Estate and Rental and Leasing	2,638,787	2,270,222
Sales Tax on Buildings	5,517,041	2,682,774
Oil/Gas/Mining	1,990,759	855,045
Other Services (except Public Administration)	1,443,582	1,360,130
Construction	1,048,286	1,063,711
Miscellaneous	545,776	350,605
Finance and Insurance	400,547	178,591
Administrative and Support and Waste Management and Remediation Services	342,432	364,070
Professional, Scientific, and Technical Services	230,052	388,403
Arts, Entertainment, and Recreation	102,954	52,873
Health Care and Social Assistance	241,392	189,255
Agriculture, Forestry, Fishing and Hunting	226,536	266,874
Transportation and Warehousing	118,647	280,756
Educational Services	47,496	30,833
Public Administration	15,619	12,705
Management of Companies and Enterprises	439	590
Total	$ 95,532,233	$ 87,947,470
Sales tax rate	4.11%	4.11%

Note: These totals are for sales tax revenue not adjusted for receivables.

City of Greeley **TABLE 9**
Ten Principal Generators of Sales Tax Revenues
December 31, 2020

	2020			2011		
Type of Business	Amount Collected	Rank	Percentage of Total Collections (%) *	Amount Collected	Rank	Percentage of Total Collections (%) *
Grocery Store	$ 2,030,208	1	3.67%	$ 1,072,686	7	2.29%
Home Improvement	1,909,213	2	3.45%	952,535	8	2.03%
Utility Company	1,886,909	3	3.41%	1,742,583	2	3.71%
Home Improvement	1,825,714	4	3.30%			0.00%
Grocery Store	1,605,762	5	2.90%	921,150	10	1.96%
Retail	1,508,669	6	2.73%			0.00%
Grocery Store	1,356,202	7	2.45%			0.00%
Utility Company	1,214,602	8	2.20%	926,295	9	1.97%
Electronics Store	857,682	9	1.55%			-
Auto/Retail	791,408	10	1.43%			-
Re-sale Company	-	-	-	1,343,237	4	2.86%
Discount Store	-	-	-	1,091,556	6	2.33%
Discount Store	-	-	-	2,814,490	1	6.00%
Discount Store	-	-	-	1,730,686	3	3.69%
Manufacturing	-	-	-	1,244,103	5	2.65%
	$ 14,986,368		27.11%	$ 13,839,321		29.48%

This table does not include sales tax on building permits or auto use tax. The table is based on sales tax remittances to the City during the twelve-month period ended December 31. Because of the confidential nature of the gross sales of such entities, the identities of the vendors cannot be divulged under penalty of law.

* rounded percentages are based upon total sales tax collections of $46,942,789 in 2011, and $55,289,266 in 2020.

City of Greeley
Ratio of Net General Bonded Debt Outstanding
Last Ten Fiscal Years

TABLE 10

Fiscal	Total Bonded Debt (1)	Ratio of Net General	Net Bonded
2010	-	0.00%	-
2011	-	0.00%	-
2012	-	0.00%	-
2013	-	0.00%	-
2014	-	0.00%	-
2015	-	0.00%	-
2016	-	0.00%	-
2017	-	0.00%	-
2018	-	0.00%	-
2019	-	0.00%	-

Sources: Weld County Assessor's Office

City of Greeley
Ratios of Outstanding Debt by Type
Last Ten Fiscal Years

	Governmental Activities				Business-Type Activities	
Fiscal Year	Revenue Bonds	Certificates of Participation	Notes and Contracts	Capital Lease	General Obligation Bonds	Revenue Bonds
2011	49,865,000	1,410,000	-	1,126,197	-	68,240,000
2012	45,525,000	-	-	868,787	-	93,020,000
2013	43,394,346	-	-	776,040	-	90,459,503
2014	39,484,937	-	-	3,283,751	-	85,737,335
2015	31,560,000	-	-	1,107,649	-	91,145,000
2016	27,140,000	25,545,000	-	1,818,789	-	80,815,000
2017	22,565,000	25,545,000	-	1,903,780	-	84,291,994
2018	19,673,288	25,545,000	-	1,558,723	-	134,980,211
2019	14,390,000	37,471,233	-	1,242,545	-	125,367,436
2020	10,835,000	35,295,000	-	920,207	-	105,775,000

(1) See Table 15 for population data and personal income
Beginning in 2017, debt is shown as net of related premiums, discounts and adjustments

continued next page

TABLE 11

Business-Type Activities					
Certificates of Participation	Notes and Contracts	Capital Lease	Total Primary Government	Percentage of Personal Income (1)	Per Capita (1)
2,280,000	11,296,506	-	134,217,703	4.69%	1,406
1,855,000	8,734,541	-	150,003,328	4.93%	1,561
1,407,667	6,702,939	-	142,740,495	4.39%	1,467
950,112	4,685,847	-	134,141,982	3.53%	1,363
475,000	3,830,923	-	128,118,572	2.96%	1,268
-	2,948,945	226,662	138,494,396	2.66%	1,344
-	2,013,995	155,238	136,475,007	2.96%	1,305
-	1,062,784	87,116	182,907,122	3.69%	1,702
-	-	17,553	178,488,767	2.81%	1,619
-	52,000	-	152,877,207	2.51%	1,368

City of Greeley
Direct and Overlapping Long-Term Debt
as of December 31, 2020

TABLE 12

Governmental Unit	Debt Outstanding		Estimated Percentage Applicable to the City	Estimated Share of Debt Applicable to the City
Direct:				
City of Greeley	$ 47,050,207	(1)	100.00%	$ 47,050,207
Overlapping:				
Weld County School District RE-6	274,119,537		85.00%	233,001,606
Central Colorado Water Conservancy District (CCW)	52,429,030		1.00%	524,290
Central Colorado Water Subdistrict (CCS)	27,223,613		1.00%	272,236
Central Colorado Water Well (CCA)	22,405,671		1.00%	224,057
Weld County School District RE-4	117,110,000		100.00%	117,110,000
Tri-Pointe Commercial Metropolitan District	13,160,000		100.00%	13,160,000
Tri-Pointe Residential Metropolitan District	6,140,000		100.00%	6,140,000
Weld County School District RE-5J	35,344,926		5.00%	1,767,246
Little Thompson Water District	26,415,674		1.00%	264,157
North Weld County Water District	23,775,000		1.00%	237,750
Northern Colorado Water Conservancy District	5,906,968		100.00%	5,906,968
Thompson Rivers Parks and Recreation District	6,690,978		5.00%	334,549
Eaton School District RE-2	130,245,000		6.31%	8,218,460
Total Overlapping Debt	740,966,398			387,161,319
Total Direct and Overlapping Debt	$ 788,016,606			$ 434,211,527

Sources: Outstanding debt and applicable percentages provided by each governmental unit.
(1) Long-term debt of governmental activities

“Dreaming Big Dreams” by Betony Coons, 2018

City of Greeley
Legal Debt Margin Information
Last Ten Fiscal Years

	2011	2012	2013
Debt limit	$ 78,086,462	$ 81,504,184	$ 80,888,103
Total net debt applicable to limit	-	-	-
Legal debt margin	$ 78,086,462	$ 81,504,184	$ 80,888,103
Total net debt applicable to the limit as a percentage of debt limit	0.00%	0.00%	0.00%

Note: The total outstanding general obligation indebtedness of the City, other than for water, sewer or stormwater bonds, shall not at any time exceed 10% of the assessed valuation of the taxable property within the City.

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TABLE 13

Legal Debt Margin Calculation for Fiscal Year 2020

Assessed value	$ 1,621,242,130
Debt limit	162,124,213
Debt applicable to limit:	
General obligation bonds	-
Legal debt margin	$ 162,124,213

Fiscal Year

2014	2015	2016	2017	2018	2019	2020
$ 87,845,503	$ 97,672,588	$ 96,810,419	$ 110,396,661	$ 117,158,972	$ 150,443,409	$ 162,124,213
-	-	-	-	-	-	-
$ 87,845,503	$ 97,672,588	$ 96,810,419	$ 110,396,661	$ 117,158,972	$ 150,443,409	$ 162,124,213
0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

City of Greeley
Pledged-Revenue Coverage
Last Ten Fiscal Years

TABLE 14

Fiscal Year	Operating Revenue	Operating Expenses	Non-Operating Revenue (Expenses)	Net Available Revenue	Debt Service Requirement Principal	Interest	Total	Coverage
Water Revenue Bonds								
2011	30,305,410	13,340,912	426,836	17,391,334	1,955,000	2,983,941	4,938,941	3.52
2012	40,989,352	18,178,656	3,424,570	26,235,266	3,410,000	2,911,341	6,321,341	4.15
2013	38,238,419	17,159,558	980,073	22,058,934	4,690,000	3,578,121	8,268,121	2.67
2014	39,889,553	18,047,212	7,499,256	29,341,597	4,825,000	3,585,912	8,410,912	3.49
2015	36,052,172	18,255,226	16,751,230	34,548,176	5,075,000	3,108,264	8,183,264	4.22
2016	39,948,336	20,263,035	9,987,138	29,672,439	5,090,000	2,856,928	7,946,928	3.73
2017	39,634,117	16,559,242	4,550,496	27,625,371	5,010,000	2,852,931	7,862,931	3.51
2018	40,863,941	19,735,088	1,105,032	22,233,885	5,210,000	2,650,431	7,860,431	2.83
2019	42,086,422	17,505,505	1,997,805	26,578,722	7,450,000	3,770,420	11,220,420	2.37
2020	52,502,894	43,781,188	1,264,612	9,986,318	6,915,000	3,938,481	10,853,481	0.92
Sales & Use Tax Revenue Bonds								
2011	46,975,322	-	-	46,975,322	3,725,000	2,265,693	5,990,693	7.84
2012	50,108,375	-	-	50,108,375	3,870,000	2,127,443	5,997,443	8.35
2013	54,348,912	-	-	54,348,912	4,030,000	1,824,163	5,854,163	9.28
2014	61,816,423	-	-	61,816,423	4,185,000	1,661,575	5,846,575	10.57
2015	63,476,557	-	-	63,476,557	4,370,000	1,371,558	5,741,558	11.06
2016	64,351,257	-	-	64,351,257	4,420,000	1,301,513	5,721,513	11.25
2017	70,100,275	-	-	70,100,275	4,575,000	1,136,163	5,711,163	12.27
2018	76,013,320	-	-	76,013,320	4,750,000	964,413	5,714,413	13.30
2019	81,884,895	-	-	81,884,895	3,425,000	779,150	4,204,150	19.48
2020	75,707,286	-	-	75,707,286	3,555,000	650,600	4,205,600	18.00
Sewer Revenue Bonds								
2016	10,889,519	6,304,165	2,682,951	7,268,305	330,000	200,095	530,095	13.71
2017	9,468,679	5,739,521	1,823,350	5,552,508	365,000	166,144	531,144	10.45
2018	10,011,565	6,327,024	3,434,111	7,118,652	370,000	158,844	528,844	13.46
2019	10,394,878	7,936,302	844,338	3,302,914	835,000	533,456	1,368,456	2.41
2020	10,952,408	6,525,415	328,385	4,755,378	735,000	630,444	1,365,444	3.48
Storm Water Revenue Bonds								
2016	5,565,563	2,551,642	367,124	3,381,045	250,000	296,615	546,615	6.19
2017	5,397,985	1,939,908	249,751	3,707,828	265,000	279,750	544,750	6.81
2018	6,197,943	2,663,750	779,742	4,313,935	275,000	269,150	544,150	7.93
2019	6,392,624	2,231,253	67,059	4,228,430	290,000	258,150	548,150	7.71
2020	6,872,569	2,552,300	209,688	4,529,957	305,000	243,650	548,650	8.26

Note: Details regarding the City's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include depreciation. Non-operating revenue/expenses do not include increase/decrease in fair value, gain/loss on sale of assets or interest expenses.

City of Greeley **TABLE 15**
Demographic and Economic Statistics
Last Ten Fiscal Years

Fiscal Year	Population	Greeley Median Age	Denver/Boulder /Greeley Consumer Price Index	School District Six Enrollment	Greeley MSA Unemployment Rate	Greeley Personal Income (1)	Greeley MSA per Capita Personal Income
2011	95,453	30.2	220	19,762	9.7	$ 2,862,254	$ 29,986
2012	96,093	30.4	226	19,840	8.7	$ 3,042,016	$ 31,657
2013	97,320	30.4	223	19,821	7.6	$ 3,249,807	$ 33,393
2014	98,423	31.2	229	21,183	4.0	$ 3,805,427	$ 38,664
2015	101,048	29.8	232	21,440	3.5	$ 4,323,541	$ 42,787
2016	103,037	30.9	237	22,547	2.6	$ 5,201,617	$ 50,483
2017	104,557	31.4	257	22,820	2.8	$ 4,608,873	$ 44,080
2018	107,457	31.6	254	22,878	3.5	$ 4,961,505	$ 46,172
2019	110,263	31.8	270	22,467	4.2	$ 6,349,605	$ 57,586
2020	111,748	31.8	280	22,219	6.6	$ 6,102,782	$ 54,612

(1) Thousands of dollars

Source:

City of Greeley Planning
U.S. Department of Commerce - Bureau of Economic Analysis
U.S. Department of Labor - Bureau of Labor Statistics
State of Colorado Division of Local Government
Greeley/Evans School District 6
Upstate Colorado

City of Greeley
Demographic and Economic Statistics
Principal Employers
(Unaudited)

TABLE 16

	2020			2010		
Employer	Number of Employees	Rank	% of Total Employment	Number of Employees	Rank	% of Total Employment
JBS Swift & Company	4,341	1	8.39%	4,192	1	5.38%
Banner Health (NCMC)	3,710	2	7.17%	2,889	2	3.71%
Greeley/Evans School District Six	2,200	3	4.25%	2,189	3	2.81%
University of Northern Colorado	1,717	4	3.32%	-		0.00%
Weld County	1,615	5	3.12%	1,383	5	1.78%
City of Greeley	1,100	6	2.13%	1,130	7	1.45%
University of Colorado Health Systems (All Weld)	1,030	7	1.99%	-		0.00%
State Farm Insurance	948	8	1.83%	1,350	6	1.73%
Aims Community College	797	9	1.54%	874	9	1.12%
Colorado Premium Foods (K2D, LLC)	550	10	1.06%	-		0.00%
Noble Energy	-		0	-		0.00%
Leprino Foods	-		0	-		0.00%
US Government	-		0	1,400	4	1.80%
Wal-Mart Supercenter	-		0	1,015	8	1.30%
StarTek, Inc	-		0	702	10	0.90%
	18,008		34.79%	17,124		21.98%
Total Employed Greeley Labor Force	51,757			77,900		

Source: Upstate Colorado-Economic and Demographic Profile
Colorado Department Labor and Employment

Note: Information from 2010 CAFR listed. 2011 information was not available at the time of the 2011 CAFR.

City of Greeley
Operating Indicators by Function/Program

TABLE 17

Function/Program	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
General government											
Court cases	17,590	16,344	12,489	13,619	14,370	12,256	14,500	16,066	17,691	17,499	
Number of employees											
Regular (FTE)	848.80	860.80	863.30	839.55	864.25	872.25	882.75	897.25	922.72	970	
Seasonal/Temporary (FTE)	151.84	153.21	266.55	277.48	286.19	129.98	115.63	110.95	131.71	-	(2)
Public safety											
Calls for basic police service	65,364	66,026	68,208	69,127	72,909	78,760	78,502	78,232	78,152	74,246	
Traffic citations	19,128	16,867	10,343	14,297	16,660	14,309	17,865	18,111	19,921	19,518	
Smoke detectors installed	25	10	14	40	62	278	224	30	46	7	(5)
Community development											
Reviewed development submittals	269	355	370	444	471	536	452	488	493	438	
Building permits	35	55	155	361	449	244	257	54	170	66	
Registered neighborhoods/watch groups	608	105	100	104	116	121	122	146	124	390	
Historic properties designated	1	-	1	2	2	1	2	2	0	-	
Code enforcement violations	3,684	4,149	4,196	4,382	4,008	4,239	4,524	1,788	3,220	1,316	
Culture, Parks & Recreation											
Recreation center memberships	7,596	7,760	8,822	8,872	7,834	6,986	9,048	3,889	3,688	4,761	
Youth enrichment program registration	4,616	975	1,543	1,488	1,656	1,602	1,223	1,038	839	498	(4)
Public art collection pieces	322	385	399	424	442	467	554	556	557	512	
Number of individuals using museums	37,548	39,243	30,454	24,559	25,044	28,215	28,715	27,276	24,867	1,036	
Number events hosted at											
Union Colony Civic Center	257	226	285	289	314	234	288	311	181	20	
Park acres	933	933	933	933	1,183	1,499	1,517	1,517	1,613	2,124	(1)
Park shelter rentals	510	563	599	624	598	475	472	446	483	-	
New street trees planted	15	18	60	70	79	48	40	42	43	50	
Public works											
Miles of streets	360.42	359.00	363.08	365.00	370.28	370.34	367.43	379.2	370.17	370.94	
Number of traffic signals	116	119	116	116	116	116	116	117	118	120	
Graffiti cases handled	1,047	1,096	872	826	825	663	370	487	514	882	
Water/Sewer											
Miles of sewer line cleaned	345	392	321	321	373	296	292	226	179	114	
Number of water line valves exercised	713	847	358	883	800	800	450	487	500	500	(3)
Number of water taps added	42	68	196	409	489	301	136	425	249	120	(6)

(1) In 2015, acreage for both parks and open lands are documented.

(2) The decrease in the 2016 Seasonal FTEs is due the fact that the **Temporary/Other** category is no longer being reported. The **Temporary/Other** category includes volunteers and individuals that work for the City but are paid by other agencies. In 2020 due to COVID, seasonal staffing was drastically reduced or eliminated, these adjustments are not incorporated in the data from the 2020 budget book since the full-year 2020 actuals are not available for accurate comparison.
(3) Number of valves exercised decreased due to decrease in staff.
(4) In 2008, youth enrichment program was tracked as attendance rather than regristration.
(5) In 2018, the Fire Department switched to tracking number of installs rather than individual smoke detectors installed.
(6) In 2019, added tracking number of water taps added

City of Greeley
Full-time Equivalent City Government Employees by Function/Program
Last Ten Fiscal Years

	2011	2012	2013	2014
General government	81.75	69.75	74.00	74.00
Public safety	243.75	245.50	245.50	199.50
Public works	156.70	124.95	126.95	129.20
Culture, Parks & Recreation	-	124.25	124.25	131.00
Leisure services	88.25	-	-	-
Community development	33.50	26.25	26.25	33.50
Fire	106.00	106.00	106.00	107.00
Sewer	41.20	40.70	40.50	40.50
Water	79.55	82.55	79.00	80.00
Downtown parking	2.00	2.00	2.00	2.00
Stormwater	16.10	17.10	17.10	20.10
Information Technology	-	21.75	21.75	22.75
Total	848.80	860.80	863.30	839.55

Note: In 2012, Parks and Leisure Services were moved to Culture, Parks & Recreation. Urban Renewal was moved out of Community Development and combined with the City Manager's Office and Information Technology was moved out of Finance and established as a separate department.

continued on next page

TABLE 18

Fiscal Year					
2015	2016	2017	2018	2019	2020
80.25	84.50	87.25	84.50	99.00	104.00
199.50	202.50	205.50	205.50	211.50	219.50
140.40	142.40	143.40	143.40	143.40	147.40
133.50	134.50	133.75	133.75	135.00	140.25
-	-	-	-	-	-
33.50	32.50	32.50	32.50	47.00	49.00
108.00	108.00	108.00	108.00	117.00	133.00
39.00	39.20	39.20	39.20	38.60	38.60
82.75	82.55	82.55	84.55	83.15	86.15
3.25	2.00	2.00	2.00	2.00	2.00
20.10	20.10	20.10	20.10	20.10	20.10
24.00	24.00	25.00	24.00	26.00	30.00
864.25	872.25	879.25	877.5	922.75	970

City of Greeley
Capital Asset Statistics by Function/Program

TABLE 19

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	
Governmental activities:											
General government											
Buildings/building improvements	106,735	92,218	77,701	63,225	51,319	39,412	27,506	15,599	3,693	-	
Machinery/equipment	540,059	775,167	727,591	1,261,983	1,148,798	991,081	842,314	1,272,497	1,083,725	3,673,791	
Artwork	16,540	16,540	16,540	16,540	16,540	1,000	1,000	1,000	1,000	1,000	
Construction in progress	152,414	47,817	23,079	23,079	38,232	8,800	26,616	26,616	949,926	130,942	
Total general government	815,748	931,742	844,911	1,364,827	1,254,889	1,040,293	897,436	1,315,712	2,038,344	3,805,733	
Public safety											
Land/land improvements	3,311,750	3,307,097	3,299,716	3,295,062	3,290,409	3,285,755	3,304,537	3,298,947	3,293,356	3,287,765	
Buildings/building improvements	21,141,688	20,556,871	19,969,242	19,428,226	18,855,714	20,304,658	27,179,293	26,628,633	26,299,132	38,992,832	
Machinery/equipment	4,123,930	3,480,011	3,911,329	3,866,159	4,871,229	4,255,817	3,922,315	3,972,256	4,199,620	4,648,289	
Artwork	231,600	231,600	231,600	231,600	231,600	-	-	-	-	-	
Construction in progress	-	-	286,603	18,484	1,611,295	1,968,704	368,674	-	2,185,515	320,194	
Total public safety	28,808,968	27,575,579	27,698,490	26,839,531	28,860,247	29,814,934	34,774,819	33,899,836	35,977,623	47,249,080	
Public works											
Land/land improvements	75,238,828	59,229,745	60,933,891	64,566,989	73,369,073	79,975,629	83,798,517	101,030,309	102,185,585	102,340,589	
Buildings/building improvements	16,576,543	7,386,352	7,068,850	6,880,426	6,318,325	8,287,115	11,509,561	10,744,988	30,426,421	35,679,862	
Machinery/equipment	4,651,013	5,087,389	5,382,921	5,839,474	6,489,194	9,267,049	11,770,377	14,750,326	17,594,688	17,194,585	
Artwork	378,296	-	-	-	-	-	-	-	-	-	
Infrastructure	137,549,541	128,233,529	120,889,285	118,556,930	125,399,272	131,293,431	125,240,238	125,474,363	122,987,265	128,681,027	
Construction in progress	3,312,877	2,507,408	2,838,473	10,776,714	8,575,255	5,099,398	20,448,109	37,320,818	26,725,445	28,634,016	
Total public works	237,707,098	202,444,423	197,113,420	206,620,533	220,151,119	233,922,622	252,766,802	289,320,804	299,919,404	312,530,078	(1)
Culture, parks & recreation											
Land/land improvements	8,795,976	24,653,119	23,647,349	24,088,847	24,645,898	24,416,968	24,668,731	28,304,618	31,748,238	35,069,144	
Buildings/building improvements	32,310,464	39,935,362	38,565,396	36,971,665	35,889,353	34,732,928	33,592,575	34,594,755	32,963,901	34,472,505	
Machinery/equipment	765,602	1,345,582	1,342,750	1,749,682	2,467,525	3,149,746	3,425,627	4,774,243	4,240,956	4,307,430	
Artwork	2,235,528	2,648,825	2,916,650	3,156,318	3,377,586	3,970,188	4,183,505	4,433,455	4,629,558	4,815,598	
Infrastructure	-	79,697	74,228	68,759	63,290	57,821	52,352	46,883	41,414	35,945	
Construction in progress	70,000	60,157	879,706	476,813	1,196,589	937,516	6,377,627	4,195,401	4,881,825	3,613,452	
Total culture, parks & recreation	44,177,570	68,722,742	67,426,079	66,512,084	67,640,241	67,265,167	72,300,417	76,349,355	78,505,892	82,314,076	(1)
Community development											
Land/land improvements	$ 1,538,961	$ 1,671,058	$ 1,761,336	$ 1,224,622	$ 1,224,622	$ 1,134,344	$ 1,134,344	$ 1,134,344	$ 1,134,344	$ 1,134,344	
Buildings/building improvements	710,514	662,560	649,623	1,544,423	1,513,331	1,817,643	2,324,001	2,275,263	2,226,525	2,177,787	
Machinery/equipment	8,859	7,628	6,397	5,166	24,440	2,704	1,473	13,103	12,276	11,449	
Construction in progress	-	-	222,494	8,832	132,792	1,635	-	-	-	-	
Total community development	2,258,334	2,341,246	2,639,850	2,783,043	2,895,185	2,956,326	3,459,818	3,422,710	3,373,145	3,323,580	
Total governmental activities	$ 313,767,718	$ 302,015,732	$ 295,722,750	$ 304,120,018	$ 320,801,681	$ 334,999,342	$ 364,199,292	$ 404,308,417	$ 419,814,408	$ 449,222,547	

Continued on next page

City of Greeley
Capital Asset Statistics by Function/Program

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Business-type activities:										
Sewer										
Land/land improvements	596,989	607,213	586,765	861,594	872,686	869,279	865,871	865,871	865,871	881,463
Water rights	28,100	28,100	28,100	28,100	28,100	28,100	28,100	28,100	28,100	28,100
Buildings/building improvements	1,867,950	3,667,715	1,477,441	1,711,733	1,498,392	1,294,892	1,148,224	1,009,016	894,571	765,775
Machinery/equipment	1,689,493	4,025,806	2,278,089	2,353,361	2,548,030	2,633,758	2,954,353	2,652,450	5,013,194	4,740,115
Infrastructure	58,484,760	100,947,637	65,408,435	65,936,317	65,517,724	66,424,811	76,275,984	82,826,550	82,721,841	83,864,788
Construction in progress	7,668,185	802,378	1,073,260	5,517,061	9,488,512	9,319,529	7,006,143	3,089,108	3,946,626	5,627,931
Total sewer	70,335,477	110,078,849	70,852,090	76,408,166	79,953,444	80,570,369	88,278,675	90,471,095	93,470,203	95,908,173
Water										
Land/land improvements	12,674,126	14,140,903	13,328,048	14,932,629	15,006,891	19,677,086	17,565,785	15,839,654	16,128,826	21,836,580
Water rights	88,910,023	90,852,327	93,071,262	94,652,234	95,427,309	99,712,383	102,742,151	109,008,460	111,511,343	117,946,188
Buildings/building improvements	1,296,639	2,012,443	1,133,773	1,390,767	1,479,755	1,548,305	1,457,288	1,700,077	1,535,965	1,929,986
Machinery/equipment	2,606,137	6,977,971	2,468,740	2,771,349	3,457,624	4,068,107	4,437,398	4,814,080	5,497,484	6,627,416
Artwork	421,757	496,032	496,032	496,032	496,032	496,032	496,032	496,032	496,032	496,032
Infrastructure	183,580,238	267,464,301	181,149,717	181,123,508	183,460,436	214,145,367	229,432,871	228,354,006	231,617,817	229,630,746
Construction in progress	14,802,777	18,868,090	18,240,951	21,492,717	41,183,810	26,415,609	22,838,663	44,270,723	58,550,840	50,645,117
Total water	304,291,697	400,812,067	309,888,523	316,859,236	340,511,857	366,062,889	378,970,188	404,483,032	425,338,307	429,112,065
Other business activities										
Land/land improvements	6,116,814	8,596,633	5,863,301	5,842,478	5,821,942	5,802,097	5,782,253	5,762,408	5,744,591	5,734,776
Buildings/building improvements	372,927	1,568,623	326,452	298,412	295,142	268,167	241,191	214,216	243,368	213,579
Machinery/equipment	595,975	2,321,810	778,183	1,136,153	1,167,327	1,475,821	1,581,342	1,399,491	1,410,766	1,293,576
Infrastructure	12,814,930	37,577,802	13,961,866	16,648,776	16,294,234	19,954,974	23,116,650	28,207,105	34,099,693	36,775,814
Construction in progress	1,297,023	2,005,885	2,932,578	887,482	2,125,426	1,946,503	1,672,573	3,005,402	2,568,159	441,873
Total other business activities	21,197,669	52,070,753	23,862,380	24,813,301	25,704,071	29,447,562	32,394,009	38,588,622	44,066,577	44,459,618
Total business-type activities	$ 395,824,843	$ 562,961,669	$ 404,602,993	$ 418,080,703	$ 446,169,372	$ 476,080,820	$ 499,642,872	$ 533,542,749	$ 562,875,087	$ 569,479,856

(1) In 2012, the Parks Department capital assets were combined into the Culture, Parks & Recreation department.

“For the Love of Flowers” by Rhonda Kimura, 2018

SUPPLEMENTAL SECTION

CITY OF GREELEY, COLORADO
COUNTIES, CITIES AND TOWNS ANNUAL STATEMENT OF RECEIPTS
AND EXPENDITURES FOR ROADS, BRIDGES AND STREETS
SCHEDULE OF RECEIPTS FOR ROAD, BRIDGE AND STREET PURPOSES

For the Year Ended December 31, 2020

Local Sources:		
General fund appropriations	$	10,596,056
Sales tax		22,942,926
Infrastructure and Impact Fees		2,008,710
Specific ownership taxes		805,065
Interest on investments		363,316
Traffic fines		2,383,602
Sale of surplus property		426,900
Charges for services		241,574
From other cities/counties		1,145,009
Other		1,595,022
Total Local Sources		42,508,180
Private Contributions		977
State Sources:		
Motor vehicle registration fee		926,075
Highway maintenance agreement		4,168,334
Highway users tax		2,448,185
Total State Sources		7,542,595
Federal Sources:		
Federal grants		1,670,046
Total Receipts		51,721,798
Beginning Balances, January 1, 2020		164,689
Total Receipts and Balances	$	51,886,487

continued next page

CITY OF GREELEY, COLORADO
COUNTIES, CITIES AND TOWNS ANNUAL STATEMENT OF RECEIPTS
AND EXPENDITURES FOR ROADS, BRIDGES AND STREETS
SCHEDULE OF EXPENDITURES FOR ROAD, BRIDGE AND STREET PURPOSES

For the Year Ended December 31, 2020

Local Highway Expenditures:	
Engineering	$ 1,995,276
Construction	13,606,681
Maintenance	14,799,715
Traffic control operations	3,916,461
Snow and ice removal	913,675
Administration	2,451,754
Traffic enforcement	12,473,442
Total Local Highway Expenditures	50,157,004
Other Local Purposes:	
Street lighting	1,377,543
Vegetation management	321,784
Total Other Local Purposes	1,699,327
Total Expenditures	51,856,331
Ending Balances, December 31, 2020	30,156
Total Expenditures and Balances	$ 51,886,487

Item No. 7.

Report to The City Council of

CITY OF GREELEY

PRESENTED BY RANDY WATKINS, CPA

Audit and Financial Highlights
Year Ended December 31, 2020

BDO

Audit Reports

- Audit of the City of Greeley, Colorado, including opinions on the governmental and business-type activities, the aggregate discretely presented component units, each major fund, and the aggregate remaining fund information.
- Audit performed in accordance with Generally Accepted Auditing Standards (AICPA), and Generally Accepted *Government Auditing Standards* (GAO Yellow Book).
- Unmodified opinions on the financial statements.

GOVERNMENT AUDITING STANDARDS REPORT:

- Performed in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States.
- No noted material weaknesses over financial reporting, though material weaknesses may exist that have not been identified.
- Limited purpose report.

Financial Statement highlights

- The Financial Statements have been prepared in accordance with Accounting Principles Generally Accepted in the United States of America applicable to Governments (GASB).
  - Government-wide and proprietary fund financial statements are presented using the full-accrual basis and economic resources measurement focus.
  - Governmental Fund financial statements are presented using the modified accrual basis and current financial resources measurement focus.

Statements of Net Position

- Unrestricted cash and investments decreased approximately $35.3 million in total, primarily resulting from the construction of capital projects and the use of remaining public improvements certificates of participation funds from 2019.
- Capital asset activity:
  - Governmental activities increased approximately $29.4 million
  - Business-type activities increased approximately $6.6 million
- Long-term liabilities activity:
  - Governmental activities decreased approximately $3.8 million
  - Business-type activities decreased approximately $9 million

Financial Statement highlights

Statements of Revenues, Expenses and Changes in Net Position

- Governmental activities increased net position by approximately $20.3 million.
- Business-type activities improved net position by approximately $2.6 million.
- The General Fund increased fund balance by approximately $2.2 million.
- Non-major governmental funds did not have a significant change in fund balance (<$300,000 decrease).
- The Sewer Fund improved net position by approximately $1.0 million.
- The Water Fund decreased net position by approximately $1.5 million.
- Non-major enterprise funds increased fund balance by approximately $2.6 million.

Financial Statement highlights

Statements of Cash Flows – All Enterprise Funds

- Cash provided by operating activities was approximately $17.2 million for all enterprise funds.
- Cash flows from capital and related financial activities resulted in a decrease of cash of approximately $32.3 million primarily due to the purchase and construction of $22.4 million in capital assets.
- Cash used by noncapital financial activities was approximately $3.5 million.
- Cash flows from investing activities resulted in an increase of approximately $18.5 million.

Notes to Financial Statements

- Capital asset activity can be found in Note 6 beginning on page 64.
- Long-term debt obligation information can be found in Notes 8 and 9 beginning on page 68.
- Pension plan information is presented in Note 15 beginning on page 77.

Single Audit Preliminary Results Coronavirus Relief Fund

Basis for Qualified Opinion on Coronavirus Relief Fund

- Single Audit Finding 2020-001 for the Coronavirus Relief Fund (CFDA 21.019):
  - Material weakness and compliance exception relating to questioned costs of approximately $312,000.

Recommendation

- Given the magnitude and complexity of the City's grants, we recommend that the City hire a full-time employee dedicated to grant compliance:
  - Receiving Federal funds accepts the responsibility of fully understanding and adhering to the Grant and Federal Uniform Guidance compliance requirements.
  - The City will be able to establish and enforce more effective controls to ensure the City successfully complies with Federal funding requirements.

Single Audit Preliminary Results – Other Matters

Finding 2020-002 for the Coronavirus Relief Fund (CFDA 21.019) and Federal Transit Administration (CFDA 20.507)

Material Weakness relating to multiple aspects of financial record keeping

- Control deficiency relating to significant errors in reconciling the SEFA to the trial balance:
  - The initial audit trail provided to BDO included an inaccurate listing of transactions, leading to the discovery of the misstated SEFA.
    - Numerous entries were made to maximize the City's federal and state funding, but proper record keeping was not maintained to be able to provide BDO with timely and accurate reporting of schedules that tied to the SEFA.
    - Duplicate expenses and expenses based on miscalculations were submitted to Colorado's Department of Local Affairs (DOLA). Primary internal controls failed to prevent the expenditures from being approved and included on Requests for Reimbursement (RFR) through DOLA.

Recommendation

- Given the magnitude and complexity of the City's grants, we recommend that the City hire a full-time employee dedicated to grant compliance.

GFOA Best Practices – Internal Controls for Grants

https://www.gfoa.org/materials/internal-control-for-grants

- **Control Environment**1
  1. Alert agencies that policy decisions concerning grants are made entity-wide to ensure consistency and adherence to strategic planning goals;
  2. **Ensure that each area of the grant process (programmatic, budgeting, accounting, etc.) is managed by competent staff who are knowledgeable in their areas of responsibility;**
  3. **Give staff authority and responsibility for their tasks associated with the grant;**
  4. **Hold staff accountable for their tasks; and**
  5. **In larger organizations, create cross-functional teams to support entity-wide grants management.**
- **Control Activities**3
  1. Document both government-wide and individual grant policies;
  2. Document both government-wide and individual grant procedures;
  3. Develop a timeline and process for updating policies and procedures as changes occur;
  4. **Become knowledgeable of and adhere to federal, state, and local laws and regulations;**
  5. Establish control activities to ensure the reliability of information obtained from third parties (e.g., vendors);
  6. Develop comprehensive, information technology policies and procedures;
  7. Keep information technology policies and procedures current;
  8. Become knowledgeable of and implement, as necessary, federal and state standards for financial management systems;
  9. **Utilize financial management systems to support compliance with grant-related legal and regulatory requirements;**
  10. Become knowledgeable of and implement, as necessary, federal and state standards for procurement; and
  11. Utilize federal and state official debarment lists to update the government's list of vendors.
- **Monitoring**5
  1. **Develop a processes of ongoing (daily/weekly) and periodic (annual) programmatic control activities that ensures compliance with laws and regulations;**
  2. Provide an annual periodic review of the risk assessment process;
  3. Ensure that program deficiencies are communicated to all responsible parties, including management and elected officials; and
  4. **Ensure that corrective action plans are taking place**, addressing the control deficiencies and responding to the deficiencies in a timely manner.

Worksession Agenda Summary

January 1, 2022

Key Staff Contact: Kelly Snook, PLA, Interim Culture, Parks and Recreation Director, (970)350-9525

Title:
ShurView Property Acquisition Update

Summary:
The ShurView property, a site of approximately 978 acres located north of US 34 Business and bisected by State Hwy 257 represents the last large tract of land that separates Greeley and Windsor which remains as open space.

A unique feature of the site is the location of Missile Park, an abandoned cold era missile silo site, now campground owned by Weld County. The County has indicated its willingness to lease the land to the City for its further development as a recreational trail head area and, to that end, the Poudre River Trail Corridor Board funded and developed a concept plan with Greeley and Windsor staff which would also include a link to the Poudre Trail to the north of the site.

The effort to purchase the ShurView site has spanned more than a decade but now seems within reach with the support of both Greeley and Windsor in partnership with the Trust for Public Land.

To acquaint and update City Council, staff will provide a brief presentation of the background, funding and next steps for the acquisition of this site.

Recommended Action:
Information only

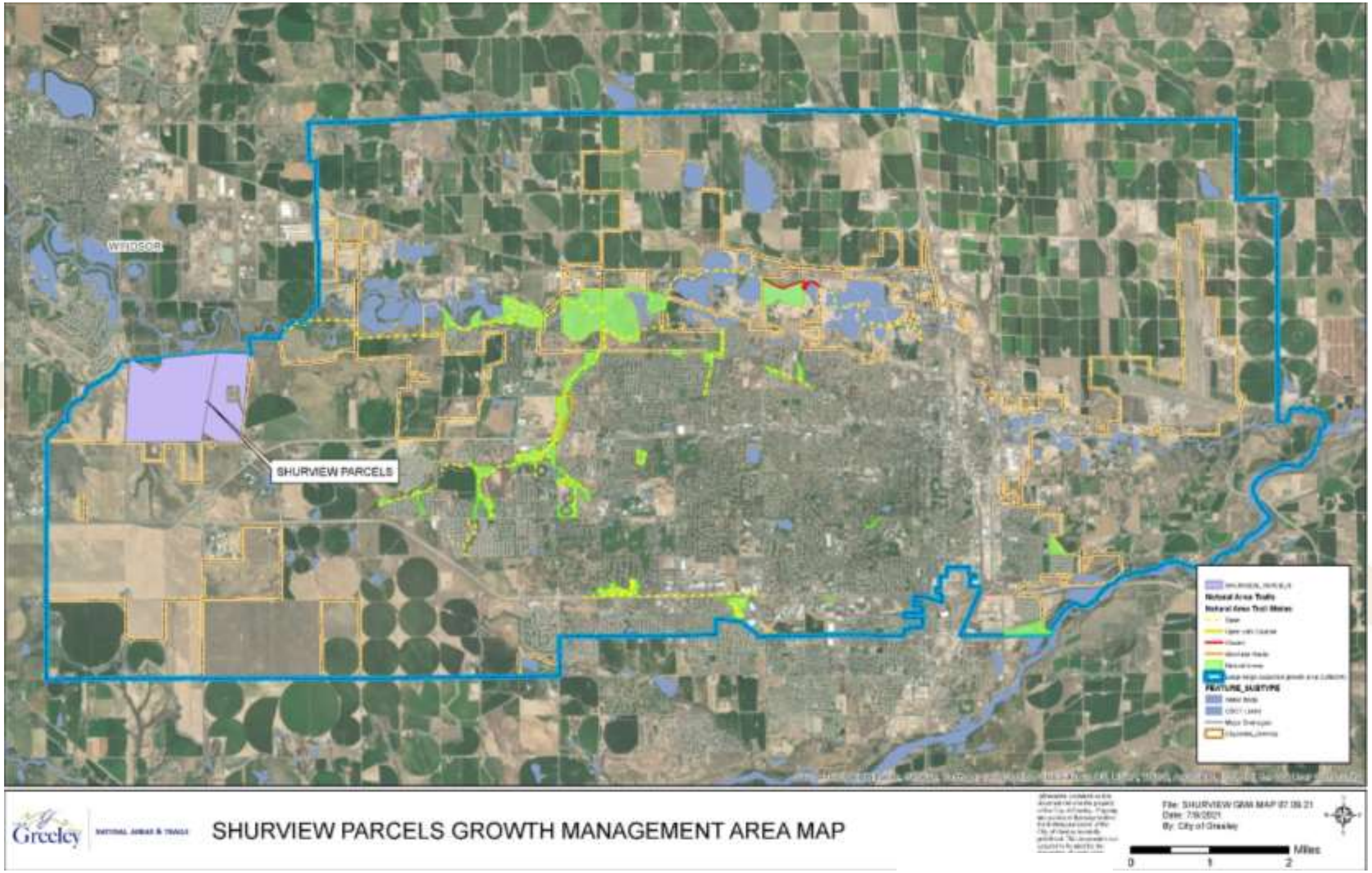
Attachments:
Powerpoint Presentation

Shupe View Property Acquisition

City of Greeley Worksession

January 11, 2022

Item No. 8.



LOCATION MAP
Approx 972 Acres

TOWN OF WINDSOR PARKS, RECREATION & CULTURE

THE TRUST FOR PUBLIC LAND

City of Greeley Colorado

Item No. 8.

Conceptual site plan

SHUR VIEW, WELD COUNTY, COLORADO

Item No. 8.

Conceptual Design-Missile Silo Park

THE TRUST FOR PUBLIC LAND

The Trust for Public Land creates parks and protects land for people,

ensuring healthy, livable communities

for generations to come.

City of Greeley Colorado

The Trust for Public Land's Conservation Services

- Land Protection
- Community Engagement
- Park Design & Development
- Conservation Finance

TOWN OF WINDSOR PARKS, RECREATION & CULTURE

THE TRUST FOR PUBLIC LAND

City of Greeley Colorado

Bridging the Funding Gap

- **TPL buys and holds the property for Greeley & Windsor**
- **TPL immediately leases the property to Greeley & Windsor in March 2022**
- **Community Engagement, Planning & Design starts Summer 2022**
- **Public conveyance to Greeley & Windsor with LWCF funds**
- **Builds towards a long-term partnership between TPL, Greeley & Windsor**

TOWN OF WINDSOR PARKS, RECREATION & CULTURE

THE TRUST FOR PUBLIC LAND

City of Greeley Colorado

Provide Additional Resources

- Work together to bridge the funding gap
- TPL Services
  - Assist with other land & water acquisition projects
  - Community Engagement
  - Trail & Park Design
  - Conservation Finance
- Overall – how can we best work together to accomplish more than we could on our own?

TOWN OF WINDSOR PARKS, RECREATION & CULTURE

THE TRUST FOR PUBLIC LAND

City of Greeley Colorado

Project Funding:

City of Greeley	$5,000,000
GOCO Grant	$1,500,000
LWCF Grant (pending)	$1,250,000
Town of Windsor	~ $ 250,000
TOTAL	$8,000,000
Purchase Price	$8,500,000

Project Partners:

Trust for Public Land
Town of Windsor
Poudre River Trail Corridor

City of Greeley Colorado

Worksession Agenda Summary

Choose Meeting Date.
Kelly Snook, Culture, Parks and Recreation Director, 970-350-9425

Title:
Bittersweet Park Turf Strategies

Background:
In 2018 the irrigation system at Bittersweet Park, installed circa mid-1970s, was in need of replacement. In conjunction with the Water and Sewer Department, the Parks Division hired Matrix Design in 2019 to provide a landscape plan that would increase water conservation as well as adding new amenities. Prior to the renovation, the park consumed 24,685,772 gallons/year @ 18 gallons/sq.ft.

Three design options were developed with the participation of neighboring homeowners, representatives of the Fallen Officers Memorial and the Veterans Memorial. Three community meetings were held as well as online engagement and surveys. The selected option included new walking paths as well as conversion of 21 acres to native grasses with reduced water requirements.

Construction began and was completed in 2020. It also began the first growing season. Native grasses such as the varieties planted at Bittersweet Park take three full growing seasons to fully establish. In the first year, as new native grasses were growing invasive weeds also began to germinate. In that same period the existing contractor was not performing as expected and was terminated from the project. With this situation, the native grasses did not provide the aesthetic expected by the community. Complaints were received including desire to return to the original bluegrass turf.

Options have been developed for Council consideration.

Strategic Work Program Item or Applicable Council Priority and Goal:
Well-planned and Livable Community
Access & Connection to Recreational, Cultural, Educational, Natural Resources and Human Services.

Decision Options:
Option 1 – Existing grass species remain
Option 1A – Existing grass species remain, but reviewed in 6-12 months

Option 2/2A- Approximately 3.41 acres converted to Bluegrass/Fescue
Option 3/3A – Approximately 8.57 acres converted to Bluegrass/Fescue
Option 4/4A- Return of site (approximately 22.9 acres) to Bluegrass/Fescue

Attachments:

Powerpoint

Bittersweet Park Turf Strategy

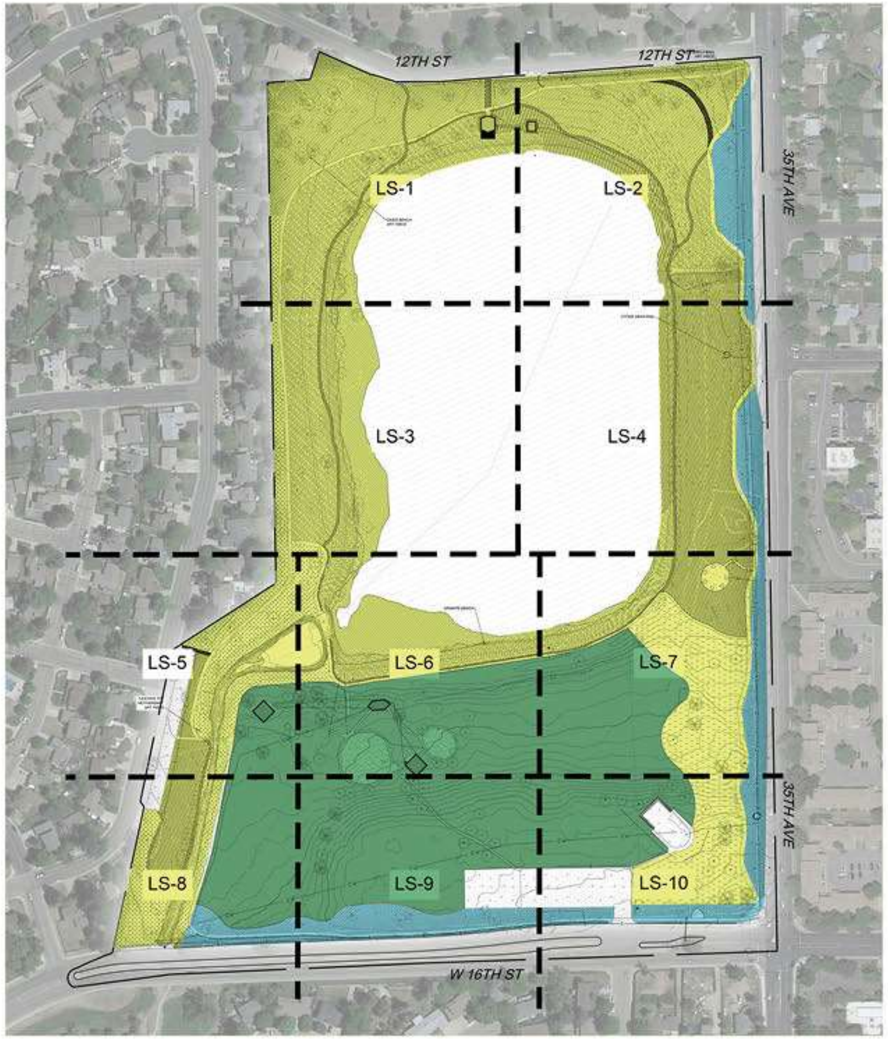
City Council Worksession: January 11, 2022

History

- 2018 – The existing irrigation system (circa mid 1970s) was scheduled to be replaced. In conjunction with the Water and Sewer Dept, the Parks Dept evaluated options for water use reductions.
    - Pre-renovation use was 24,685,772 gallons/year @ 18 gallons/sq.ft
    - Post-renovation was estimated at 15,475,853 gallons/year @ 11.28 gallons/sq.ft
- 2019 - Matrix Design hired to lead community engagement targeting water conservation and site improvements:
    - Three community meetings and online outreach were held including participants from neighborhood, representatives of Veteran's Memorial and Fallen Officer's Memorial.
    - Multiple options were presented and voted on.
    - Preferred option was a landscape conversion of 21 acres to native plants, and pathway improvements.
- 2020 – Construction started and was completed- first growing season

City of Greeley Colorado

Planting Plan – Option 1 (Existing)



Bluegrass Turf

No additional cost to maintain existing conditions.

Native Grass Blend

No additional cost to maintain existing conditions.

Salt Tolerant Blend

No additional cost to maintain existing conditions.

Description: Plantings remain the same- maintenance is increased to reduce weed growth and improve aesthetics

Impact: Minimal cost increase for labor and fuel.

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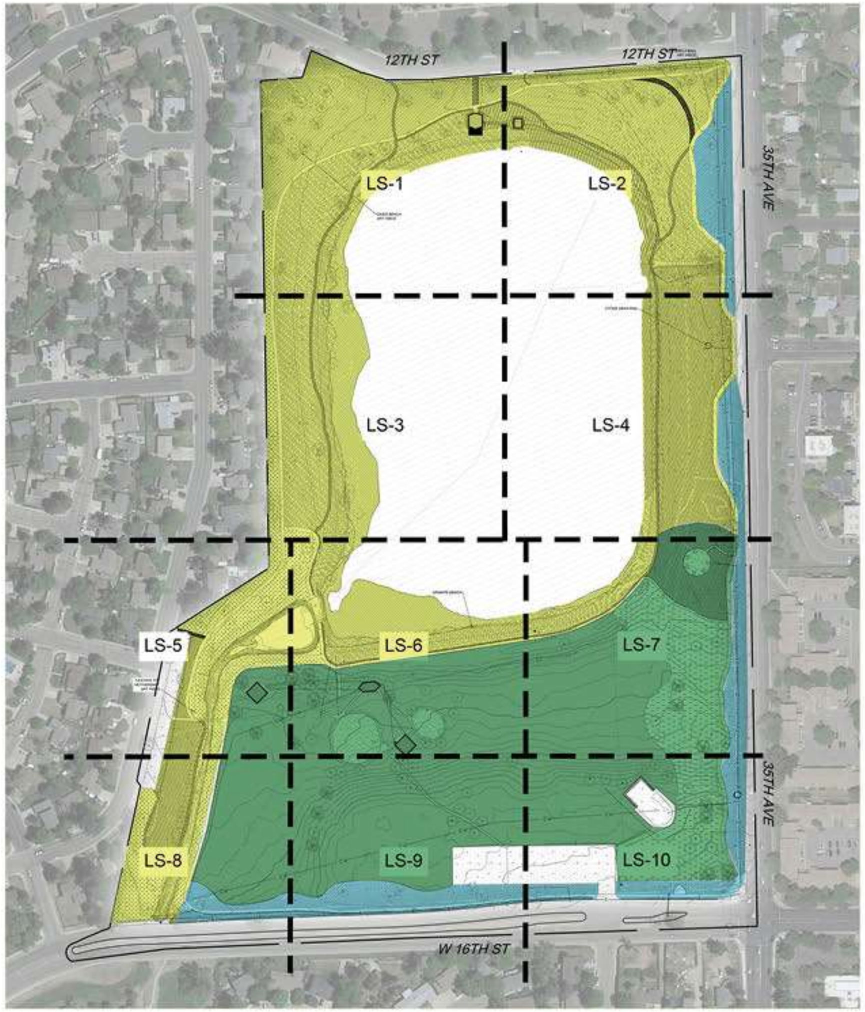
Planting Plan – Option 2



Bluegrass Turf

Convert 3.4 acres of native grass to bluegrass

Native Grass Blend

No additional cost to maintain existing conditions.

Salt Tolerant Blend

No additional cost to maintain existing conditions.

Description: Convert 3.41 acres at memorials and corners back to bluegrass or fescue blend

Impact:

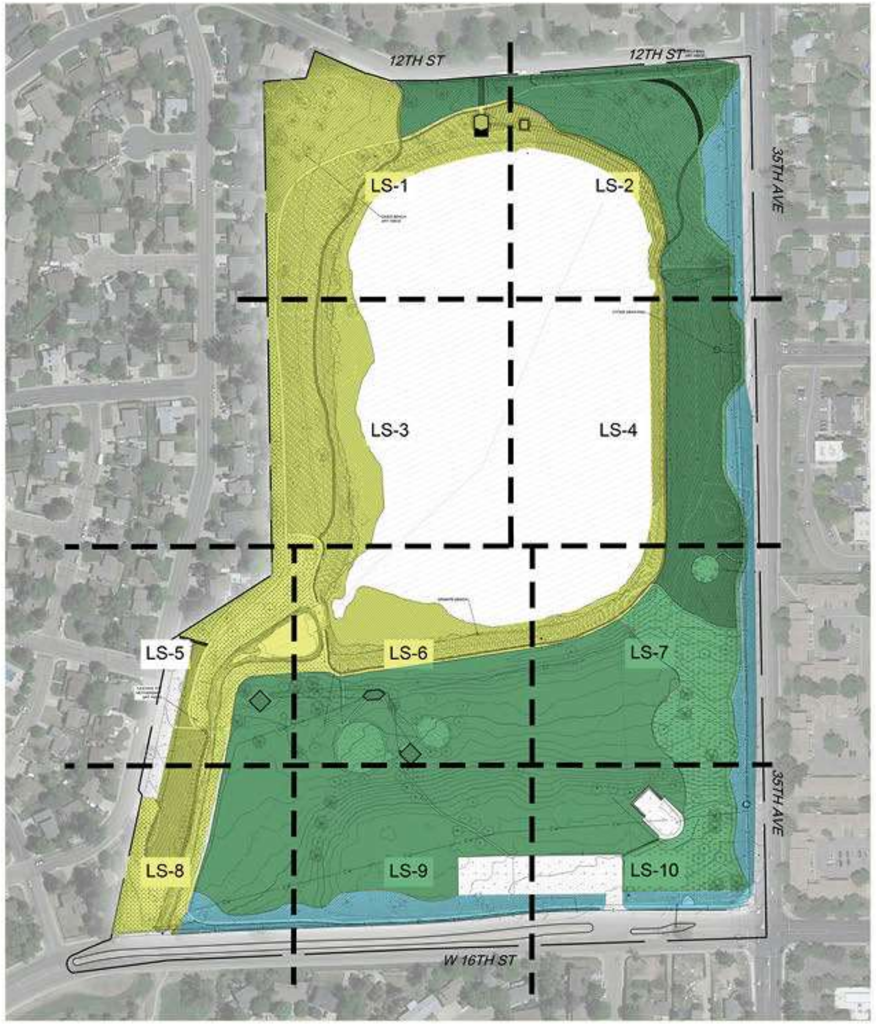
Bluegrass sod:

3.41 acres/ $60,000= $204,600.00

Fescue seed:

3.41 acres/ $45,000= $153,450.00

Planting Plan – Option 3



Bluegrass Turf

Convert 8.5 acres of native grass to bluegrass

Native Grass Blend

No additional cost to maintain existing conditions.

Salt Tolerant Blend

No additional cost to maintain existing conditions.

Description: Convert 8.57 acres of highest profile areas back to bluegrass or fescue blend

Impact:

Bluegrass sod:

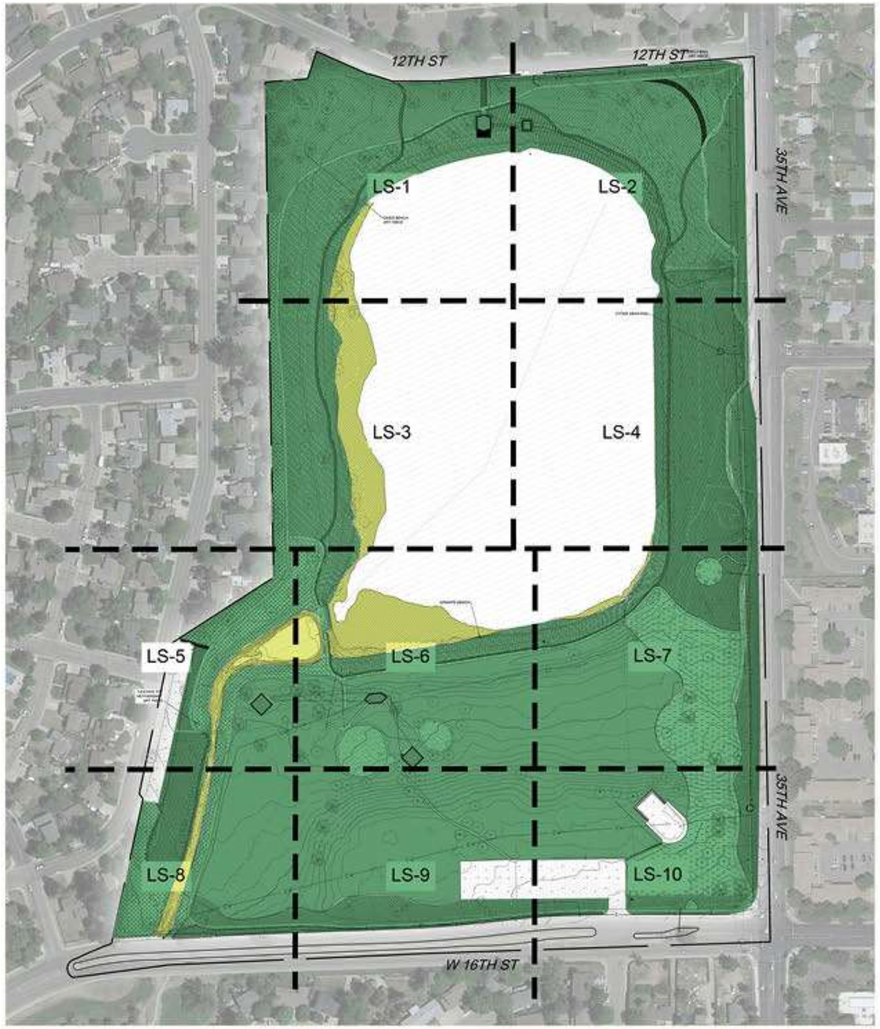
8.57 acres/ $60,000= $514,200.00

Fescue seed:

8.57 acres/ $45,000= $385,650.00

City of Greeley Colorado

Planting Plan – Option 4



Bluegrass Turf

Convert 22.9 acres of native and salt tolerant grasses to bluegrass

Native Grass Blend

No additional cost to maintain existing conditions.

Description: Convert all areas (@21 acres) back to bluegrass or fescue blend

Impact:

Bluegrass sod:

@22.9 acres/ $60,000= $1,374,000.00

Fescue seed:

@22.9 acres/ $45,000= $1,030,500.00

City of Greeley Colorado

Maintenance

- **Full establishment of native plantings requires 3-5 growing seasons. During that time weeds can encroach and must be managed properly, sometimes resulting in less than optimal aesthetics.**

- **Regardless of direction chosen, CPRD will increase maintenance at Bittersweet Park to help curb concern regarding native vegetation management. CPRD will increase mowing, while managing water consumption and labor costs.**

City of Greeley Colorado

Next Steps

TIMEFRAME:

- **Refine Council Recommended Alternative Plan(s) with Estimated Costs in collaboration with stakeholders**
- **Present to Council Worksession: Proposed March 2022**

City of Greeley Colorado

Worksession Agenda Summary

January 11, 2022
Raymond Lee, City Manager, 970-350-9785

Title:
Discussion of 2022 Council Meeting and Work Session Calendar

Background:
Attached are two draft calendars showing potential meeting dates for City Council Meetings and Work Sessions in 2022. The first version of the calendar shows the meeting days as set forth by the provisions in the Greeley Municipal Code.

The second draft calendar shows potential suggestions for dates to shift from the regular schedule of 1st and 3rd Tuesdays for Council Meetings and 2nd and 4th Tuesdays for Work Sessions.

These potential shifts include:
- Not holding a work session on Feb. 22, following the holiday on Monday Feb. 21, and coinciding with the date of an intensive planned staff meeting for the City's executive team.
- Not holding a Council meeting on Tuesday, July 5, following the Monday holiday.
- Not holding a work session on Tuesday, Nov. 8, which is Election Day in Colorado.
- Shifting the work session scheduled for Nov. 22, the week of Thanksgiving, to the following week, on the 5th Tuesday of that month.
- Not holding meetings in the final two weeks of the year over the winter holidays.

Attachments:
City Council Calendar at a Glance 2022 – with option dates

City of Greeley City Council Calendar 2022

January

Su	M	T	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February

Su	M	T	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March

Su	M	T	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April

Su	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

Su	M	T	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

June

Su	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July

Su	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August

Su	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

Su	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October

Su	M	T	W	Th	F	Sa
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9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November

Su	M	T	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December

Su	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Election Day

City Council Meetings | Worksessions

City Council Meetings occur typically on the first and third Tuesdays of the month at 6:00 p.m. except as otherwise noted.

Council Work Session Meetings on the second and fourth Tuesday of the month at 6:00 p.m. except as otherwise noted.

City Holidays

- Jan. 3 - New Year's Day
- Jan. 17 - MLK Day
- Feb. 21 - Presidents Day
- May 30 - Memorial Day
- July 4 - Independence Day
- Sept. 5 - Labor Day
- Nov. 11 - Veterans Day
- Nov. 24&25 - Thanksgiving
- Dec. 23&26 - Christmas

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City of Greeley City Council Calendar 2022

January

Su	M	T	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February

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13	14	15	16	17	18	19
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27	28					

March

Su	M	T	W	Th	F	Sa
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6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April

Su	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May

Su	M	T	W	Th	F	Sa
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8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

June

Su	M	T	W	Th	F	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

July

Su	M	T	W	Th	F	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

August

Su	M	T	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

September

Su	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

October

Su	M	T	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November

Su	M	T	W	Th	F	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

December

Su	M	T	W	Th	F	Sa
				1	2	3
4	5	6	7	8	9	10
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