

Glossary Tab

GLOSSARY OF TERMS

ACCOUNTING PERIOD – A period at the end of which and for which financial statements are prepared.

ACCOUNTING PROCEDURES – All processes which discover, record, classify, and summarize financial information to produce financial reports and to provide internal control.

ACCOUNTING SYSTEM – The total structure of records and procedures which discover, record, classify, summarize, and report information on the financial position and results of operations of a government or any of its funds, fund types, balanced account groups, or organization components.

ACCOUNTS PAYABLE – A liability account reflecting amounts on open account owing to private persons or organizations for goods and services received by a government.

ACCOUNTS RECEIVABLE – An asset account reflecting amounts owing on open account from private persons or organizations for goods and services furnished by a government (but not including amounts due from other funds of the same government). Although taxes and special assessments receivable are covered by this term, they should be recorded and reported separately in Taxes Receivable and Special Assessments Receivable accounts respectively. Amounts due from other funds or from other governments should also be reported separately.

ACCRUAL BASIS – The basis of accounting under which transactions are recognized when they occur, regardless of the timing of related cash flows.

ACCRUED EXPENSES – Expenses incurred but not due until a later date.

ACCUMULATED DEPRECIATION – A valuation account to record the accumulation of periodic credits made to record the expiration of the estimated service life of proprietary fixed assets.

ADVANCE REFUNDING BONDS – Bonds issued to refund an outstanding bond issue prior to the date on which the outstanding bonds become due or callable. Proceeds of the advance refunding bonds are deposited in escrow with a fiduciary, invested in U.S. Treasury Bonds or other authorized securities, and used to redeem the underlying bonds at maturity or call date and to pay interest on the bonds being refunded or the advance refunding bonds.

ALLOCATE – To divide a lump-sum appropriation into parts which are designated for expense by specific organization units and/or for specific purposes, activities, or objects.

ANNUAL BUDGET – A budget applicable to a single fiscal year. See also BUDGET and OPERATING BUDGET.

APPROPRIATION – A legal authorization granted by the Board of Trustees for the funds of the Town permitting expenses and obligations for specific purposes. An appropriation is usually limited in amount and as to the time when it may be expended.

ASSESS – To value property officially for the purpose of taxation.

ASSESSED VALUATION – Determination of the value of real property for purposes of property tax calculation.

ASSETS – Resources owned or held by the Town which have monetary value.

AUDIT – A methodical examination of utilization of resources. It concludes in a written report of its findings. An audit is a test of management’s accounting system to determine the extent to which internal accounting controls are both available and being used.

AUDITOR’S OPINION – A statement signed by an auditor in which he/she states that he/she has examined the financial statements in accordance with generally accepted auditing standards (with exceptions, if any) and in which he/she expresses an opinion on the financial position and results of operations of some or all of the constituent funds and balanced account groups of the government as appropriate.

AUDITOR’S REPORT – The report prepared by an auditor covering the auditor’s investigation. As a rule, the report should include: (a) a statement of the scope of the audit, (b) explanatory comments (if any) concerning exceptions by the auditor as to application of generally accepted auditing standards, (c) opinions, (d) explanatory comments (if any) concerning verification procedures, (e) financial statements and schedules, and (f) statistical tables, supplementary comments, and recommendations. The auditor’s signature follows items (a), (b), (c), and (d).

BALANCE SHEET – The basic financial statement which discloses the assets, liabilities, and equities of an entity at a specified date in conformity with Generally Accepted Accounting Principles (GAAP).

BALANCED BUDGET – A budget for which expenditures are equal to or less than income, including income that resides in fund balance.

BOND – A written promise to pay a specified sum of money, called the face value or principal amount, at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a specified rate. The difference between a note and a bond is that the latter runs for a longer period of time and requires greater legal formality.

BOND ISSUE – A form of borrowing money for major capital projects. The Town obligates itself to repay the principal at a stated rate of interest over a stated period of time.

BOND ORDINANCE OR RESOLUTION – An ordinance or resolution authorizing a bond issue.

BONDED DEBT – That portion of indebtedness represented by outstanding bonds.

BUDGET – A financial plan of estimated expenses and the means of financing them for a stated period of time. Upon approval by the Town Board of Trustees, the budget appropriation ordinance is the legal basis for expenses in the budget year.

BUDGET DOCUMENT – The instrument used by the budget-making authority to present a comprehensive financial program to the appropriating body. The budget document usually consists of three parts. The first part contains a message from the budget-making authority, together with a summary of the proposed expenses and the means of financing them. The second consists of schedules supporting the summary. These schedules show in detail the information as to past years' actual revenues, expenses, and other data used in making the estimates. The third part is composed of drafts of the appropriation, revenue, and borrowing measures necessary to put the budget into effect.

BUDGETARY COMPARISONS – Governmental GAAP financial reports must include comparisons of approved budgeted amounts with actual results of operations. Such reports should be subjected to an independent audit, so that all parties involved in the annual operating budget/legal appropriation process are provided with assurances that government monies are spent in accordance with the mutually agreed-upon budgetary plan.

BUDGETARY CONTROL – The control or management of a government or enterprise in accordance with approved budget for the purpose of keeping expenses within the limitations of available appropriations and available revenues.

CAFR – See COMPREHENSIVE ANNUAL FINANCIAL REPORT.

CAPITAL ASSETS – See FIXED ASSETS.

CAPITAL BUDGET – The annual request for capital project appropriations. Project appropriations are normally for only that amount necessary to enable the implementation of the first year of the capital program expense plan. A capital or investment expense from current or operating expenses.

CAPITAL EXPENDITURES – See CAPITAL OUTLAYS.

CAPITAL IMPROVEMENT PROGRAM (CIP) – The annually updated plan or schedule of project expenses for public facilities and infrastructure (utilities, parks, roads, etc.), with estimated project costs, sources of funding, and timing of work over a five-year period. For financial planning and general management, the capital program is presented as a plan of work and proposed expenses, and is the basis for annual appropriation requests and bond issues.

CAPITAL OUTLAYS – Expenses which result in the acquisition of or addition to fixed assets in excess of \$5,000.

CAPITAL PROJECTS – Capital projects are referred to as major, non-recurring projects. Purchases of real property and selected equipment may be exempted from these limitations.

CAPITAL PROJECTS FUND – A fund created to account for financial resources to be used for the acquisition or construction of major capital facilities.

CARRYOVER – Amount of money remaining at the end of the preceding year and available in the current budget year.

CASH – An asset account reflecting currency, coin, checks, express money orders, and bankers’ drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits. All cash must be accounted for as part of the fund to which it belongs. Any restrictions or limitations as to its availability must be indicated in the records and statements. It is not necessary, however, to have a separate bank account for each fund unless required by law.

CASH BASIS – A basis of accounting under which transactions are recognized only when cash changes hands.

CIP – See CAPITAL IMPROVEMENT PROGRAM.

COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) – The official annual report of a government. It includes five overview (the “liftable” General Purpose Financial Statements) and basic financial statements for each individual fund and account group prepared in conformity with GAAP and organized into a financial reporting pyramid. It also includes supporting schedules necessary to demonstrate compliance with finance-related legal and contractual provisions, extensive introductory material, and a detailed Statistical Section. Every government should prepare and publish a CAFR as a matter of public record.

CONSUMER PRICE INDEX (CPI) – An index measuring the change in the cost of typical wage-earner purchases of goods and services expressed as a percentage of the cost of these same goods and services in some base period. The Town of Superior monitors the Denver-Boulder Consumer Price Index.

CONTINGENCY – Appropriation of funds to cover unforeseen events that may occur during the budget year.

CONTROL ACCOUNT – An account in the general ledger in which aggregate and debit postings are recorded to a number of identical or related accounts called subsidiary accounts. For example, Taxes Receivable is a control account supported by the aggregate of individual balances in individual property taxpayer’s subsidiary accounts.

COST ACCOUNTING - That method of accounting which provides for assembling and recording of all the elements of cost incurred to accomplish a purpose, to carry on an activity or operation, or to complete a unit of work or a specific job.

CPI – See CONSUMER PRICE INDEX.

CURRENT ASSETS – Those assets which are available or can be made readily available to finance current operations or to pay current liabilities. Those assets which will be used up or converted into cash within one year. Some examples are cash, temporary investments, and taxes receivable which will be collected within one year.

DEBT - An obligation resulting from the borrowing of money or from the purchase of goods and services. Debts of governments include bonds, leases, and notes. See BOND AND LONG-TERM DEBT.

DEBT LIMIT - The maximum amount of gross or net debt which is legally permitted.

DEBT SERVICE - The annual payment of principal and interest on the City's indebtedness. Bonds and notes are issued to finance the construction of capital projects such as public buildings, roads, and parks.

DEBT SERVICE FUND - A fund established to accounts for the accumulation of resources for, and the payment of, general long-term debt principal and interest.

DEFICIT - (1) The excess of the liabilities of a fund over its assets. (2) The excess of expenses over revenues during an accounting period; or, in the case of proprietary funds, the excess of expense over income during an accounting period.

DELINQUENT TAXES - Taxes remaining unpaid on and after the date on which a penalty for nonpayment is attached. Even though the penalty may be subsequently waived and a portion of the taxes may be abated or canceled, the unpaid balances continue to be delinquent taxes until abated, canceled, paid, or converted into tax liens.

DEPRECIATION - Financial mechanism to allocate the cost of a capital item over its service life. Also, decrease in the value of assets because of wear and tear, action of physical elements, inadequacy or obsolescence. Through this process, the entire cost on an asset is ultimately charged off as an expense.

DUE FROM FUND - An asset account used to indicate amounts owed to a particular fund by another fund in the same government for goods sold or services rendered. This account includes only short-term obligations and not non-current portions of long-term loans.

DUE TO FUND - A liability account reflecting amounts owed by a particular fund to another fund in the same government for goods sold or services rendered. This account includes only short-term obligations and not non-current portions of long term loans.

EFFECTIVE INTEREST RATE - The rate of earning on a bond investment based on the actual price paid for the bond, the coupon rate, the maturity date, and the length of time between interest dates, in contrast with the nominal interest rate.

ENCUMBRANCES - An amount of money committed and reserved but not yet expended for the purchase of a specific good or service.

ENTERPRISE FUND - A fund established to account for operations (a) that are financed and operated in a manner similar to private business enterprises where the intent of the governing body is that the costs (expenses, including depreciations) of providing goods or services to the general public on a continuing basis be financed or recovered primarily through user charges; or (b) where the governing body has decided that periodic determination of revenues earned, expenses incurred, and/or net income is appropriate for capital maintenance, public policy, management control, accountability, or other purposes.

EXPENDITURES - Decreases in net financial resources. Expenditures include payment toward current operating expenses which require the current or future use of net current assets, debt service, and capital outlays.

EXPENSES - Decreases in net total assets. Expenses represent the total cost of operations during a period regardless of the timing of related expenses.

FEES - A general term used for any charge levied by government associated with providing a service, permitting and activity, or imposing a fine or penalty. Major types of fees include water and sewer taps, liquor licenses, user charges, and building permits.

FISCAL PERIOD - Any period at the end of which a government determines its financial position and the results of its operations.

FISCAL POLICY - The Town Government's policies with respect to taxes, spending and debt management as these relate to government services, programs and capital investment. Fiscal policy provides an agreed-upon set of principles for the planning and programming of government budgets and their funding.

FISCAL YEAR - A 12 month period to which the annual operating budget applies and at the end of which a government determines its financial position and the results of its operation.

FIXED ASSETS - Assets of a long-term character which are intended to continue to be held or used, such as land, buildings, improvements other than buildings, machinery and equipment,

FIXED CHARGES - Current operating expenses, the amount of which is more or less fixed. Examples include interest, insurance, and contributions to retirement systems.

FRANCHISE - A special privilege granted by a government permitting the continuing use of public property, such as city streets, and usually involving the elements of monopoly and regulation.

FTE - Full-time equivalent. A unit calculation of employees used for personnel calculations.

FUND - Accounting entity with a self-balancing set of accounts, which is segregated from other funds, to carry on specific activities or attain certain objectives in accordance with special regulations, restrictions, or limitations.

FUND BALANCE - The fund equity of Governmental Funds which is the difference between assets and liabilities. Fund balance is itself divided into reserved and unreserved portions.

FUND EQUITY - The equity of Proprietary Funds which is the difference between assets and liabilities. Fund equity, or net assets, is itself divided into investments in capital assets and unrestricted portions.

FUND TYPE - In governmental accounting, all funds are classified into seven generic fund types: General, Special Revenue, Debt Service, Capital Projects, Enterprise, Internal Service and Trust and Agency.

GENERAL FIXED ASSETS - Fixed assets used in operations accounted for in governmental funds. General fixed assets include all fixed assets not accounted for in Proprietary Funds or in Trust and Agency Funds.

GENERAL FIXED ASSETS ACCOUNT GROUP - A self-balancing group of accounts set up to account for the general fixed assets of a government.

GENERAL FUND – Legislative, Judicial, Clerk, Administrative, Planning, Finance, Legal, Public Safety, Building Inspections, Parks, Recreation and Open Space, Public Works and Utilities and Engineering activities of the City. Financed mainly by sales tax, property tax and transfers from other funds.

GENERALLY ACCEPTED ACCOUNTING PRINCIPLES (GAAP) - Uniform minimum standards of and guidelines to financial accounting and reporting. They govern the form and content of the basic financial statements of an entity. GAAP encompasses the conventions, rules, and procedures necessary to define accepted accounting practice at a particular time. They include not only broad guidelines of general applications, but also detailed practices and procedures. GAAP provides a standard by which to measure financial presentations. Every government should prepare and publish financial statements in conformity with GAAP. The objectives of governmental GAAP financial reports are different from, and much broader than, the objectives of business enterprise GAAP financial reports.

GENERAL OBLIGATION BONDS - Bonds for the payment of which the full faith and credit of the issuing government are pledged.

GFOA - Government Finance Officers Association. An international association of local government finance professionals. One program of GFOA is to analyze local government budgets to insure that generally accepted accounting principles are followed and that the format is clear and concise.

GOCO– Great Outdoors Colorado, funded through lottery proceeds.

GOVERNMENTAL FUNDS – Accounting fund types that are used to account for a government’s governmental-type activities (i.e. general fund, special revenue fund, debt service fund, capital projects fund).

GRANTS - Contributions or gifts of cash or other assets from another government to be used or expended for specified purpose, activity, or facility.

IMPROVEMENTS – Buildings, other structures, and other attachments or annexations to land which are intended to remain so attached or annexed, such as sidewalks, trees, drives, tunnels, and drains.

INTEREST RECEIVABLE ON INVESTMENTS - An asset account reflecting the amount of interest receivable on investments.

INTERGOVERNMENTAL REVENUES - Revenues from other governments in the form of grants, entitlements, shared revenues, or payments in lieu of taxes.

INTERNAL CONTROL - A plan of organization under which employees’ duties are so arranged and records and procedures so designed as to make it possible to exercise effective accounting control over assets, liabilities, revenues, and expenses. Under such a system, the work of employees is subdivided so that no single employee performs a complete cycle of operations. Thus, for example, an employee handling cash would not post the accounts receivable records. Moreover, under such a system, the procedures to be followed are definitely laid down and require proper authorizations by designated officials for all actions to be taken.

INTERNAL SERVICE FUND - A fund used to account for the financing of goods or services provided by one department or agency to other departments or agencies of a government, or to other governments, on a cost-reimbursement basis (e.g. Risk Management).

INVENTORY - (1) A detailed list showing quantities, descriptions, and values of property and, frequently, units of measure and unit prices. (2) An asset account reflecting the cost of goods held for resale or for use in operations.

INVESTMENT IN GENERAL FIXED ASSETS - An account in the General Fixed Assets Account Group which represents the government's equity in general fixed assets. The balance of this account is generally subdivided according to the source of the monies which financed the asset acquisition, such as general fund revenues, special assessments, etc.

INVESTMENTS - Cash and securities held for the production of revenues in the form of interest or dividends.

LEASEHOLD - The right to the use of real estate by virtue of a lease, usually for a specified term of years, for which consideration is paid.

LEVEL OF SERVICE - Used generally to define the existing or current services, programs and facilities provided by government for its citizens. Level of service in any given activity may be increased, decreased or remain the same, depending upon needs, alternatives and available resources. To continue a given level of service into future years assumes that objectives, type and quality will remain unchanged. For example, as the number increases, it is necessary either to increase resources or to improve productivity in order to maintain the same number of weekly collections.

LEVY - (verb) To impose taxes, special assessments, or service charges for the support of governmental activities. (noun) The total amount of taxes, special assessments, or service charges imposed by a government.

LIABILITIES - Debt or other legal obligations arising out of transactions in the past which must be liquidated, renewed, or refunded at some future date. This term does not include encumbrances.

LONG-TERM DEBT - Debt with a maturity of more than one year after the date of issuance.

MAINTENANCE - The upkeep of physical properties in condition for use or occupancy. Examples are the inspection of equipment to detect defects and the making of repairs.

MGD - Million gallons per day (water treatment).

MACHINERY & EQUIPMENT - Tangible property of more or less permanent nature, other than land or buildings and improvements thereon. Examples are machinery, tools, trucks, cars, furniture, and furnishings.

MILL LEVY - Rate by which assessed valuation is multiplied to determine property tax. A mill is 1/10 of one cent.

MUNICIPAL BOND - A bond issued by a local government.

NET ASSETS - See Fund Equity.

NET CITY BUDGET - Total Town operating and capital budget net of transfers among funds and contingencies.

NET INCOME - Proprietary fund excess of operating revenues, non-operating revenues, and operating transfers-in over operating expenses, non-operating expenses, and operating transfers-out.

NOTE – A written promise to pay a specified sum of money, called the face value or principal amount, at a specified date or dates in the future, called the maturity date(s), together with periodic interest at a specified rate. The difference between a note and a bond is that the latter runs for a longer period of time and requires greater legal formality.

OBJECT - As used in expense classification, this term applies to the article purchased or the service obtained (as distinguished from the results obtained from expenses). Examples are personal services, contractual services, materials, and supplies.

OBLIGATIONS - Amounts which a government may be required legally to meet out of its resources. They include not only actual liabilities, but also unliquidated encumbrances.

OPERATING BUDGET - A comprehensive plan, expressed in financial terms, by which an operating program is funded for a single fiscal year. It includes estimates of a) the services, activities and sub-activities comprising the City's operation; b) the resultant expense requirements; and c) the resources available for their support.

OPERATING EXPENSE - Those costs other than expenses for salaries, wages, and fixed assets which are necessary to support the primary services of the organization. For example, telephone charges, printing and motor pool charges, and office supplies are operating expenses.

OPERATING GRANTS - Grants which are restricted by the grantor to operating purposes or which may be used for either capital or operating purposes at the discretion of the grantee.

OPERATING INCOME - The excess of proprietary fund operating revenues over operating expenses.

OPERATING REVENUES - Proprietary fund revenues which are directly related to the fund's primary service activities. They consist primarily of user charges for services.

ORDINANCE - A formal legislative enactment by the governing board of a municipality. If it is not in conflict with any higher form of law, such as a state statute or constitutional provision, it has the full force and effect of law within the boundaries of the municipality to which it applies. The difference between an ordinance and a resolution is that the latter requires less legal formality and has a lower legal status. Ordinarily, the statutes or charter will specify or imply those legislative actions which must be by ordinance and those which may be by resolution. Revenue raising measures, such as the imposition of taxes, special assessments and service charges, usually required ordinances.

OTHER FINANCING USES – Governmental fund operating transfers-out and the amount of refunding bond proceeds deposited with an escrow agent. Such amounts are classified separately from expenditures.

OVERHEAD - Those elements of cost necessary in the production of an article of the performance of a service which is of such a nature that the amount applicable to the product or service cannot be determined accurately or readily. Usually they relate to those objects of expense which do not become an integral part of the finished product or service such as rent, heat, light, supplies, management, supervision, etc.

PETTY CASH - A sum of money set aside on an imprest basis for the purpose of making change or paying small obligations for which the issuance of a formal voucher and check would be too expensive and time-consuming. Petty Cash accounts are sometimes referred to as a petty cash “funds.” However, they are not “funds” in the sense of governmental accounting’s seven fund types. Petty cash accounts should be reported as assets of the fund of ownership.

PPM – Parts per million (water treatment).

PROJECTION - Estimation of future revenues and expenses based on past trends, current economic conditions and financial forecasts.

PROPERTY TAX - Annual charge to owners of real property, based on assessed valuation and the mill levy.

PROPRIETARY FUNDS – Accounting fund types that are used to account for a government’s business-type activities (i.e. activities that receive a significant portion of their funding through user charges).

PURCHASE ORDER - A document which authorizes the delivery of specified merchandise or the rendering of certain services and the making of a charge for them.

REFUNDING BONDS - Bonds issued to retire bonds already outstanding. The refunding bonds may be sold for cash and outstanding bonds redeemed in cash, or the refunding bonds may be exchanged with holders of outstanding bonds.

REIMBURSEMENTS - (1) Repayments of amounts remitted on behalf of another party. (2) Interfund transactions which constitute reimbursements of a fund for expenses or expenses initially made from it which are properly applicable to another fund - e.g. an expense properly chargeable to a Special Revenue Fund was initially made from the General Fund, which is subsequently reimbursed. They are recorded as expense or expenses (as appropriate) in the reimbursing fund as reductions of the expense or expense in the fund that is reimbursed.

RESERVE - Funds set aside in the current and past years for the purpose of paying for capital needs, providing for obligations and liabilities, and meeting emergency needs.

RESERVE FOR DEBT SERVICE - An account used to segregate a portion of fund balance for Debt Service Fund resources legally restricted to the payment of general long-term debt principal and interest amounts maturing in future years.

RESERVE FOR ENCUMBRANCES - An account used to segregate a portion of fund balance for expense upon vendor performance.

RESOLUTION - An order of a legislative body requiring less legal formality than an ordinance or statute. See ORDINANCE.

RESTRICTED ASSETS - Monies or other resources, the use of which is restricted by legal, policy or contractual requirements. In governmental accounting, special treatments are applied to restricted assets arising out of revenue bond indentures in Enterprise Funds. These are sometimes also called restricted “funds” but such terminology is not preferred.

RETAINED EARNINGS - An equity account reflecting the accumulated earnings of an Enterprise or Internal Service Fund.

REVENUE BONDS - Bonds whose principal and interest are payable exclusively from earnings of an Enterprise Funds. In addition to a pledge of revenues, such bonds sometimes contain a mortgage on the Enterprise Fund’s property.

REVENUES - (1) Increases in governmental fund type net current assets from other than expense refunds and residual equity transfers. Also, general long-term debt proceeds and operating transfers-in are classified as “other financing sources” rather than revenues. (2) Increases in proprietary fund type net total assets from other than expense refunds, capital contributions, and residual equity transfers. Also, operating transfers-in are classified separately from revenues.

RISK MANAGEMENT - Establishment of a sum of money sufficient to pay anticipated claims. Used as a planning process to control costs and coverage in lieu of paying premiums to insurance companies.

SERIAL BONDS - Bonds whose principal is repaid in periodic installments over the life of the issue.

SMD – Acronym for “Superior Metropolitan District.”

SMID – Acronym for “Superior/McCaslin Interchange Metropolitan District.”

SPECIAL ASSESSMENT - A compulsory levy made against certain properties to defray part or all of the cost of a specific improvement or service deemed to primarily benefit those properties.

SPECIAL ASSESSMENT FUND - A fund used to account for the financing of public improvements or services deemed to benefit primarily the properties against which special assessments are levied.

SPECIAL DISTRICT - An independent unit of local government organized to perform a single governmental function or a restricted number of related functions. Special districts usually have the power to incur debt and levy taxes; however, certain types of special districts are entirely dependent upon enterprise earnings and cannot impose taxes. Examples of special districts are water and sewer districts, flood control districts, fire protection districts, and metropolitan districts.

SPECIAL REVENUE FUND - A fund used to account for the proceeds of special revenue sources that are legally restricted to expenditure for specified purposes.

STATEMENT OF REVENUES AND EXPENSES - The basis financial statement which is the governmental fund and Expendable Trust Fund GAAP operating statement. It presents increases (revenue and other financing sources) and decreases (expenses and other financing uses) in an entity’s net current assets.

SUPPLEMENTAL APPROPRIATION - An appropriation by the City Council when there is a need to transfer budgeted and appropriated moneys from one fund to another fund, or if, during the fiscal year, the governing body or any spending agency of such local government received unanticipated revenue or revenues not assured at the time of the adoption of the budget.

SUPERIOR URBAN RENEWAL AUTHORITY (SURA) – The Superior Urban Renewal Authority (SURA) includes land located in the northern portion of the Town of Superior bordering US 36. This Authority is also a legally separate entity of the Town but the Town Board currently serves as the officers of the Authority. The SURA area includes land for a major retail center (Superior Marketplace) and a mixed use development (Superior Town Center). The revenue generated in the SURA area is used in part to pay for the debt incurred in building public improvements within the SURA boundaries.

TABOR – Acronym for “Taxpayers Bill of Rights,” Article X, Section 20 of the Colorado Constitution.

TAX CERTIFICATE - A certificate issued by a government as evidence of the conditional transfer of title to tax-delinquent property from the original owner to the holder of the certificate. If the owner does not pay the amount of the tax arrearage and other charges required by law during the specified period of redemption, the holder can foreclose to obtain title. Also called tax sale certificate and tax lien certificate in some jurisdictions. See TAX DEED.

TAX DEED- A written instrument by which title to property sold for taxes is transferred unconditionally to the purchaser. A tax deed issued upon foreclosure of the tax lien is obtained by the purchaser at the tax sale. The tax lien cannot be foreclosed until the expiration of the period during which the owner may redeem the property by paying the delinquent taxes and other charges. See TAX CERTIFICATE.

TAX LEVY ORDINANCE- An ordinance by means of which taxes are levied.

TAXES- Compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits such as special assessments. Neither does the term include charges for services rendered only to those paying such charges as, for example, sewer service charges.

TERM BONDS- Bonds that mature, in total, on one date.

UNEXPENDED APPROPRIATION- That portion of an appropriation not yet expended.

USER FEE- Charge to the benefiting party for the direct receipt of a public service.

UTILITY FUND- See ENTERPRISE FUND.

VOUCHER- A written document which evidences the propriety of transactions and usually indicates the accounts in which they are to be recorded.

WORKING CAPITAL- The amount of current assets that exceeds current liabilities.

YIELD- See EFFECTIVE INTEREST RATE.