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**GRAND LAKE METROPOLITAN  
RECREATION DISTRICT**  
FINANCIAL STATEMENTS  
DECEMBER 31, 2017 AND 2016

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Office of the State Auditor

April 26, 2018



## **Contents**

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	<b>Page</b>
Independent Auditors' Report .....	1 - 2
Management's Discussion And Analysis .....	i - vi
 <b>Basic Financial Statements</b>	
Statement Of Net Position.....	3 - 4
Statement Of Revenues, Expenses And Changes In Net Position .....	5
Statement Of Cash Flows .....	6 - 7
Notes To Financial Statements .....	8 - 20
 <b>Required Supplementary Information</b>	
Schedule Of Revenues And Expenditures - Budget (Non-GAAP Budgetary Basis) And Actual - 2017 .....	21
 <b>Supplementary Information</b>	
Schedule Of Revenues And Expenditures - Budget (Non-GAAP Budgetary Basis) And Actual - 2016 .....	22





RubinBrown LLP  
Certified Public Accountants  
& Business Consultants

## Independent Auditors' Report

1900 16<sup>th</sup> Street  
Suite 300  
Denver, CO 80202

T 303.698.1883  
F 303.777.4458

W [rubinbrown.com](http://rubinbrown.com)  
E [info@rubinbrown.com](mailto:info@rubinbrown.com)

Board of Directors  
Grand Lake Metropolitan Recreation District  
Grand Lake, Colorado

### Report On The Financial Statements

We have audited the accompanying financial statements of the Grand Lake Metropolitan Recreation District (the District), as of and for the years ended December 31, 2017 and 2016, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

#### *Management's Responsibility For The Financial Statements*

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

#### *Auditors' Responsibility*

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the District as of December 31, 2017 and 2016, and the changes in its financial position and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

***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 i through vi and the budgetary comparison information on page 21 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, which 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 audits of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Information*

Our audits were conducted for the purpose of forming an opinion on the basic financial statements as a whole. The schedule of revenues and expenditures - budget (non-GAAP budgetary basis) and actual - 2016 is presented for purposes of additional analysis and is not a required part of the basic financial statements. The information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

*RubinBrown LLP*

March 3, 2018

## **GRAND LAKE METROPOLITAN RECREATION DISTRICT MANAGEMENT'S DISCUSSION AND ANALYSIS**

This section of the District's annual financial report presents their analysis of the District's financial performance during the Fiscal Year ended December 31, 2017. Please read it in conjunction with the audited financial statements prepared by Rubin Brown

### **FINANCIAL HIGHLIGHTS**

- The District's total assets decreased by \$271,706 or about 5.6%.
- The District's total liabilities decreased \$344,685 or about 9.76%.
- The District's net equity (total assets minus total liabilities) increased \$42,408 or about 4.86%.
- During the year the District's operating revenues increased \$11,316 or about 1.37%.
- A \$3,995,000 General Obligation Bond issue was passed at the May 2006 election and was refinanced in August 2012 in the aggregate principal amount of \$3,540,000.

### **OVERVIEW OF THE FINANCIAL STATEMENTS**

This annual report consists of three parts:

- Management's Discussion and Analysis.
- Financial Statements
- Supplementary Information

The financial statements also include notes that explain in more detail some of the information in the financial statements.

### **REQUIRED FINANCIAL STATEMENTS**

The financial statements of the District report information about the District using accounting methods similar to those used by private sector companies. These statements offer short and long term financial information about its activities.

**Statement of Net Position (Balance Sheet)**

The Statement of Net Position or Balance Sheet provides information about the nature and amounts of investments in resources (assets) and obligations to District creditors (liabilities). It also provides the basis evaluating the capital structure of the District and assessing the short and long term debt of the District.

**Statement of Revenues, Expenses and Changes in Net Position (Income Statement)**

This statement measures the results of the District's operations over the past year and can be used to determine what percentage of the District's costs are recovered through its user fees and other charges.

**Statement of Cash Flows**

The final required financial statement is the Statement of Cash Flows. The primary purpose of this statement is to provide information about the District's cash receipts and payments during the reporting period. This statement reports cash receipts, cash payments, and net changes in cash resulting from operations, investing, and financing activities. It also provides answers to such questions as where did the cash come from, how cash was used, and what was the change in cash balance during the reporting period.

**FINANCIAL ANALYSIS OF THE DISTRICT**

One of the most important questions asked about the District's finances is "Is the District as a whole better off or worse off as a result of this year's activities?" The Statement of Net Position and the Statement of Revenues, Expenses and Changes in Net Position report information about the District's activities in a way that can help answer that question. These two statements report the net assets of the District and changes in them. The District's net assets also known as equity which is the difference between assets and liabilities, is one way to measure financial health or financial position. Over time, increases in the District's net assets are one indicator that the District's financial health is improving. However, you will need to consider other non-financial factors such as changes in economic conditions, population growth, or changed governmental legislation.

## NET ASSETS

As part of our analysis, provided is a summary of the District's statement of net assets presented below.

<u>2016</u>	<b>Condensed Balance Sheet</b>			<u>%</u>
	<u>2017</u>	<u>\$Change</u>		
Current Assets	\$ 1,344,972	\$ 1,397,857	\$ 52,885	3.9%
Property & Equipment	3,229,778	2,935,754	(294,024)	-9.1%
Other Assets	<u>274,112</u>	<u>243,545</u>	<u>(30,567)</u>	<u>-11.1%</u>
Total Assets	\$ 4,848,862	\$ 4,577,156	\$ 271,706	5.6%
Current Liabilities	\$ 390,037	\$ 396,229	\$ 6,192	1.6%
Long Term Liabilities	<u>3,142,264</u>	<u>2,791,387</u>	<u>(350,877)</u>	<u>-11.2%</u>
Total Liabilities	\$ 3,532,301	\$ 3,187,616	\$ (344,685)	-9.8%
Invested in Capital Assets, Net of Related Debt	(13,415)	(27,567)	(14,152)	105.5%
Restricted Assets				
Debt service	174,846	175,191	345	.2%
TABOR Amendment	38,706	43,412	4,706	12.2%
Conservation Trust Fund	99,266	68,354	(30,912)	-31.1%
Unrestricted Net Assets	<u>573,027</u>	<u>655,448</u>	<u>82,421</u>	<u>14.4%</u>
Total Net Assets	\$ 872,430	\$ 914,838	\$ 42,408	4.9%

As can be seen from the chart above, total assets increased \$271,706 in 2017 mainly due to the acquisition of various maintenance equipment. Some of current assets were invested in the Colorado Surplus Asset Fund Trust (CSAFE) which is an investment vehicle established by state statute for local government entities in Colorado to pool surplus funds for investment purposes. Long Term Liabilities decreased by \$350,877 due to the yearly payments on the 2003 Revenue Refunding and Improvement Bond and the 2012 General Obligation Bond.

While the Statement of Net Assets shows the change in financial position of net assets, the Statement of Revenues, Expenses and Changes in Net Position provides answers as to the nature and source of these changes. As can be seen in the table below, 2017 total revenues of \$1,637,847 less 2017 total expenses of \$1,595,439 results in a positive change in net assets of \$42,408 which is a decrease from 2016 of \$210,546.

**Condensed Statements of Income and Changes in Net Assets**

	<u>2016</u>	<u>2017</u>	<u>\$Change</u>	<u>%</u>
Operating Revenue	\$ 826,445	\$ 837,761	\$ 11,316	1.4%
Non-Operating Revenue	<u>882,559</u>	<u>805,012</u>	<u>(82,473)</u>	<u>-8.7%</u>
Total Revenue	\$ 1,709,004	\$ 1,637,847	\$ (71,157)	-4.2%
Depreciation Expense	294,949	311,543	16,594	5.6%
Operating Expenses	995,255	1,140,566	145,311	14.6%
Non-Operating Expenses	<u>165,846</u>	<u>148,256</u>	<u>(17,590)</u>	<u>-11.9%</u>
Total Expenses	\$ 1,456,050	\$ 1,600,365	\$ 144,315	9.0%
Change in Net Assets	252,954	37,482	(215,472)	-85.2%
Beginning Net Assets	619,476	872,430	252,954	40.8%
Ending Net Assets	872,430	914,838	42,408	4.9%

The following table shows the amount and percent that operating costs are recovered through fees and charges.

**Cost Recovery through Fees and Charges**

	<u>2016</u>	<u>2017</u>	<u>\$Change</u>	<u>%</u>
Operating Revenue	\$ 826,445	\$ 837,761	\$ 11,316	1.4%
Operating Expenses	995,255	1,140,566	145,311	14.6%
% Cost Recover Through Operating Fees and Charges	83.0%	73.5%		

**BUDGETARY HIGHLIGHTS**

As required by State Law, the District adopts a budget and appropriates funds for the following year by December 15, of each year. If an amendment is necessary, the Board will approve a supplemental appropriation at a public hearing and file it with the State of Colorado. Budget to actual statements are included as Supplemental Information in the audited financial statements.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

At the end of 2016, the District had invested \$3,229,778 in capital assets which represents a broad range of infrastructure on the Golf Course and Touring Center as well as other assets in the Maintenance Department, Lounge / Restaurant, Touring Center, and General Recreation, as shown in the table below.

<b>Capital Asset Sheet</b>			
	<u>2016</u>	<u>2017</u>	<u>\$Change</u>
Capital Assets, not being depreciated			
Land	\$ 1,357,666	\$ 1,357,666	\$ -0-
Water Rights	<u>41,800</u>	<u>41,800</u>	<u>-0-</u>
Total Assets, not being depreciated	\$ 1,399,466	\$ 1,399,466	\$ -0-
Capital Assets, being depreciated			
Building	1,614,275	1,614,275	-0-
Improvements	1,779,934	1,783,297	3,363
Equipment	<u>1,799,071</u>	<u>1,804,517</u>	<u>5,446</u>
Total Assets, being depreciated	\$ 5,193,281	\$ 5,202,089	\$ 8,809
Less Accumulated Depreciation	(3,362,969)	(3,665,801)	302,832
Total Depreciable Capital Assets, Net	1,830,312	1,536,288	(294,024)
Total Capital Assets	3,229,778	2,935,754	(294,024)

As can be seen in the chart above, the Net Total Assets have decreased by \$294,024.

## LONG TERM DEBT

At year-end, the District had \$3,147,765 in long term debt and capital leases, down from \$3,493,642 in 2016 for a decrease of \$345,877 or about 9.9%. As can be seen in the chart below, there were decreases in obligations for the Revenue Bond, General Obligation Bond.

<b>Condensed Statements of Long Term Debt</b>				
	<u>2016</u>	<u>2017</u>	<u>\$Change</u>	<u>%</u>
Golf Course Revenue Bonds	\$ 215,000	\$ 190,000	\$ (25,000)	-11.6%
Golf Course General Obligation Bonds	3,028,193	2,773,321	(254,872)	-8.4%
Capital Leases	250,449	184,443	(66,006)	-26.4%
Total Long Term Debt & Capital Leases	3,493,642	3,147,764	(345,878)	- 9.9%

## **ECONOMIC FACTORS**

Since the Grand Lake Metropolitan Recreation District's business is outdoor recreation, the weather plays a huge part of the fee based or operating revenues. Inclement weather during holiday weekends such as the Fourth of July or Labor Day just to mention a couple, results in lower participation and a decrease in operating revenues. Other economic factors that affect revenues are inflation, price of gas and overall health of the economy. The District continues their competitive pricing and marketing in hopes to offset any negative impact of the economy.

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## STATEMENT OF NET POSITION

December 31, 2017 And 2016

Page 1 Of 2

### Assets And Deferred Outflows Of Resources

	2017	2016
<b>Current Assets</b>		
Cash and cash equivalents (Note 2)	\$ 179,817	\$ 415,981
Investments (Note 2)	383,182	154,326
Receivables:		
Property tax	685,160	675,812
Other	69,997	30,622
Inventory	39,141	26,894
Prepaid insurance and other	39,595	40,372
Deposits	965	965
<b>Total Current Assets</b>	<b>1,397,857</b>	<b>1,344,972</b>
<b>Property And Equipment (Note 3)</b>		
Nondepreciable	1,399,466	1,399,466
Depreciable, net of accumulated depreciation	1,536,288	1,830,312
<b>Net Property And Equipment</b>	<b>2,935,754</b>	<b>3,229,778</b>
<b>Other Assets</b>		
Restricted cash and cash equivalents (Note 2)	128,556	159,468
Restricted investments (Note 2)	114,989	114,644
<b>Total Other Assets</b>	<b>243,545</b>	<b>274,112</b>
<b>Total Assets</b>	<b>4,577,156</b>	<b>4,848,862</b>
<b>Deferred Outflows Of Resources</b>		
Deferred loss on 2012 Refunding General Obligation Bonds, net	210,458	231,681
<b>Total Assets And Deferred Outflows Of Resources</b>	<b>\$ 4,787,614</b>	<b>\$ 5,080,543</b>

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## STATEMENT OF NET POSITION

December 31, 2017 And 2016

Page 2 Of 2

### Liabilities, Deferred Inflows Of Resources And Net Position

	2017	2016
<b>Current Liabilities</b>		
Accounts payable	\$ 19,039	\$ 13,597
Accrued liabilities	20,812	25,062
Bonds payable - current portion (Note 4)	284,872	279,872
Capital lease payable - current portion (Notes 4 and 8)	71,506	71,506
<b>Total Current Liabilities</b>	<b>396,229</b>	<b>390,037</b>
<b>Long-Term Liabilities (Note 4)</b>		
Bonds payable	2,678,449	2,963,321
Capital lease payable	112,938	178,943
<b>Total Long-Term Liabilities</b>	<b>2,791,387</b>	<b>3,142,264</b>
<b>Total Liabilities</b>	<b>3,187,616</b>	<b>3,532,301</b>
<b>Deferred Inflows Of Resources</b>		
Deferred property tax revenue	685,160	675,812
<b>Net Position</b>		
Net investment in capital assets	(27,567)	(13,415)
Restricted for:		
Debt service	175,191	174,846
TABOR (Note 5)	43,412	38,706
Conservation trust funds	68,354	99,266
Unrestricted	655,448	573,027
<b>Total Net Position</b>	<b>\$ 914,838</b>	<b>\$ 872,430</b>

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION For The Years Ended December 31, 2017 And 2016

	2017	2016
<b>Operating Revenues</b>		
Golf course and other recreation	\$ 704,235	\$ 709,386
Lounge and restaurant	133,526	117,059
<b>Total Operating Revenues</b>	<b>837,761</b>	<b>826,445</b>
<b>Operating Expenses</b>		
Golf course and other recreation	860,414	752,737
Lounge and restaurant	184,998	154,429
Administration	95,154	88,089
Depreciation	311,543	294,949
<b>Total Operating Expenses</b>	<b>1,452,109</b>	<b>1,290,204</b>
<b>Operating Loss</b>	<b>(614,348)</b>	<b>(463,759)</b>
<b>Nonoperating Revenues (Expenses)</b>		
Property taxes	712,919	677,508
Specific ownership taxes	48,013	41,305
State Conservation Trust funds	12,308	13,775
Interest income	4,728	2,812
Loss on disposal of asset	(4,926)	135,000
Miscellaneous	27,044	12,159
Interest expense	(107,684)	(131,969)
Treasurer's fees	(35,646)	(33,877)
<b>Total Nonoperating Revenues</b>	<b>656,756</b>	<b>716,713</b>
<b>Changes In Net Position</b>	<b>42,408</b>	<b>252,954</b>
<b>Net Position, Beginning Of Year</b>	<b>872,430</b>	<b>619,476</b>
<b>Net Position, End Of Year</b>	<b>\$ 914,838</b>	<b>\$ 872,430</b>

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## STATEMENT OF CASH FLOWS For The Years Ended December 31, 2017 And 2016 Page 1 Of 2

	2017	2016
<b>Cash Flows From Operating Activities</b>		
Cash received from customers	\$ 798,386	\$ 807,454
Cash paid to suppliers	(531,134)	(586,429)
Cash paid to employees	(588,689)	(521,221)
<b>Net Cash Used In Operating Activities</b>	<b>(321,437)</b>	<b>(300,196)</b>
<b>Cash Flows From Noncapital Financing Activities</b>		
Cash received from taxes	747,404	697,170
Conservation Trust Funds received	12,308	13,775
<b>Net Cash Provided By Noncapital Financing Activities</b>	<b>759,712</b>	<b>710,945</b>
<b>Cash Flows From Capital And Related Financing Activities</b>		
Cash paid to acquire capital assets	(22,445)	—
Cash received from sale of fixed assets	—	134,999
Principal paid on debt	(350,749)	(333,025)
Interest paid on bonds	(107,684)	(131,969)
<b>Net Cash Used In Capital And Related Financing Activities</b>	<b>(480,878)</b>	<b>(329,995)</b>
<b>Cash Flows From Investing Activities</b>		
Redemption of investments	100,000	277,344
Purchase of investments	(329,201)	(50,000)
Increase (decrease) in restricted cash	30,912	(13,866)
Interest income	4,728	2,812
<b>Net Cash Provided By (Used In) Investing Activities</b>	<b>(193,561)</b>	<b>216,290</b>
<b>Net Increase (Decrease) In Cash And Cash Equivalents</b>	<b>(236,164)</b>	<b>297,044</b>
<b>Cash And Cash Equivalents, Beginning Of Year</b>	<b>415,981</b>	<b>118,937</b>
<b>Cash And Cash Equivalents, End Of Year</b>	<b>\$ 179,817</b>	<b>\$ 415,981</b>

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## STATEMENT OF CASH FLOWS

For The Years Ended December 31, 2017 And 2016

Page 2 Of 2

	2017	2016
<b>Reconciliation Of Operating Loss To Net Cash Used In Operating Activities</b>		
Operating loss	\$ (614,348)	\$ (463,759)
<b>Adjustments To Reconcile Operating Loss To Net Cash</b>		
Depreciation	311,543	294,949
(Gain) loss on sale of fixed assets	4,926	(135,000)
Amortization of deferred loss	21,223	21,223
Amortization of bond premium	4,872	4,872
Changes in assets and liabilities:		
Increase in accounts receivable	(39,375)	(18,991)
Increase in inventory	(12,247)	(5,947)
(Increase) decrease in prepaid insurance	777	(7,808)
Increase (decrease) in accrued expenses	(4,250)	3,446
Increase in accounts payable	5,442	6,819
<b>Net Adjustments</b>	<b>292,911</b>	<b>163,563</b>
<b>Net Cash Used In Operating Activities</b>	<b>\$ (321,437)</b>	<b>\$ (300,196)</b>
<b>Noncash Financing Activities</b>		
Capital assets acquired through capital leases	\$ —	\$ 432,544

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# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

December 31, 2017 And 2016

### 1. Summary Of Significant Accounting Policies

The Grand Lake Metropolitan Recreation District (the District) was created to provide recreation activities for the benefit of the surrounding community.

#### Reporting Entity

In accordance with the Governmental Accounting Standards Board, the District has considered the possibility of inclusion of additional entities in its annual financial report. In defining and determining the District as an appropriate reporting entity, the District has considered manifestations of oversight over, and scope of public services of, various boards, commissions, authorities and other entities. More specifically, these considerations include, but are not limited to, the District's ability to select another entity's governing authority or management, to significantly influence operations and scope of public service, to approve budgetary appropriations and revisions and its responsibilities to fund deficits and operating deficiencies or determine revenue policy.

During 1996, the District created the Grand Lake Recreational Foundation (the Foundation). This not-for-profit entity, which is excluded from federal income tax under Internal Revenue Code Section 501(c)(3), was created for the benefit of the District. Its purposes include the furtherance of the recreational opportunities of the District and the establishment of means of fund-raising to support the efforts of the Foundation. For purposes of financial reporting, the Foundation is deemed to be a blended component unit of the District. Therefore, all financial activities are required to be included within the District's financial statements. The Foundation did not receive donations in 2017 and 2016. The District is not a component unit of any other primary governmental entity.

#### Accounting Method

Enterprise fund accounting is used in accordance with generally accepted accounting principles (GAAP) for governmental units. Enterprise funds recognize revenues and expenses on the accrual basis of accounting.

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

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## Notes To Financial Statements *(Continued)*

### **Enterprise Funds**

Enterprise funds are proprietary funds used 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 depreciation) 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.

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 District's enterprise fund are charges for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

### **Fund Equity**

Net position represents the difference between assets, liabilities and deferred inflows and outflows of resources. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balances of any borrowing used for the acquisition, construction or improvement of those assets and deferred inflows and outflows of resources. Net position is reported as restricted when there are limitations imposed on its use, either through the enabling legislation adopted by the District or through external restrictions imposed by creditors, grantors or laws or regulations of other governments. All other net position is reported as unrestricted.

The District applies restricted resources first when an expense is incurred for purposes for which both restricted and unrestricted net position is available.

### **Capital Assets**

Capital assets are recorded at historical cost. The District policy has set the capitalization threshold for reporting capital assets at \$5,000. Capital assets are depreciated over their estimated useful lives on a straight-line basis. Useful lives of District assets currently range from 3 to 20 years.

### **Inventory Valuation**

Merchandise inventory for resale is valued at cost on a first-in, first-out basis.

## **GRAND LAKE METROPOLITAN RECREATION DISTRICT**

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### Notes To Financial Statements *(Continued)*

#### **Budget Process**

The District adopts an annual budget at the end of each year for the following calendar year. The District adopts all appropriations at the department level. Unused appropriations expire (lapse) at year end. Amendment of the budget through supplemental appropriations requires approval of the Board of Directors, publication of the public hearing dates and proposed supplemental appropriations, the holding of a public hearing and the filing of the approved supplemental appropriation with the Colorado Division of Local Governments.

The District budgets on a non-GAAP basis. For budget purposes, bond and lease proceeds are considered to be revenues. Purchases of capital assets and principal payments of debt are shown as expenses. Depreciation and amortization of bond issue and discount costs are not budgeted.

During 2017, expenditures exceeded appropriations by \$58,589. This overage was due to administrative expenditures being underbudgeted by approximately \$93,000.

#### **Property Tax**

Property taxes are levied in the current year and collected in the subsequent year. Property taxes have been accrued as a receivable at year end, and the revenue deferred until collected. As accrued taxes are collected, revenue is recognized, and the deferral and the receivable are reduced.

The Grand County Treasurer's Office collects property taxes and remits to the District, on a monthly basis, the District's portion of the property taxes based on the District's mill levy.

Annual property taxes are levied by the District in December of each year, on assessed valuation as of January 1, and are due the following year. Property tax payments are permitted in either one or two installments at the taxpayer's election. Property tax payments made in one installment must be made no later than April 30 of each year. Property tax payments made in two installments must be made by the last day of February for the first installment and June 15 for the second installment. Properties with delinquent unpaid property taxes (lien date in November) are offered at a tax sale held in December of each year after appropriate advertising and notice.

## **GRAND LAKE METROPOLITAN RECREATION DISTRICT**

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### Notes To Financial Statements (*Continued*)

#### **Cash, Cash Equivalents And Investments**

The District considers highly liquid investments, purchased with an original maturity of three months or less, to be cash equivalents. The carrying value of cash and cash equivalents approximates fair value because of the short maturities of those financial instruments. Investments are reported at fair value.

#### **Estimates**

The preparation of financial statements, in accordance with GAAP, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

#### **Deferred Outflows Of Resources**

In addition to assets, the statement of net position will sometimes include a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period or periods and so will not be recognized as an outflow of resources until then. The District has a deferred loss on refunding reported in the statement of net position. A deferred loss on refunding results from the difference in the carrying value of refunded debt and its reacquisition price. This amount is deferred and amortized over the shorter of the life of the refunded or refunding debt.

#### **Deferred Inflows Of Resources**

In addition to liabilities, the statement of net position will sometimes include a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period or periods and so will not be recognized as an inflow of resources until then. The District has deferred property tax revenue. This item has been reported as a deferred inflow on the statement of net position.

#### **Comparative Data**

Comparative data for the prior year has been presented to provide an understanding of the changes in the financial position and operations. Certain amounts presented in the prior-year data have been reclassified to be consistent with the current-year's presentation.

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

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## Notes To Financial Statements *(Continued)*

### 2. Cash And Investments

#### Cash Deposits

The Colorado Public Deposit Protection Act (PDPA) requires that all units of local government deposit cash in eligible public depositories. Eligibility is determined by state regulators. Amounts on deposit in excess of federal insurance coverage must be collateralized. The eligible collateral is specified by PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool is to be maintained by another institution or held in trust for all the uninsured public deposits as a group. The market value of eligible collateral must be at least equal to 102% of the uninsured deposits. The State Regulatory Commissions for banks and savings and loan associations are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

Custodial credit risk is the risk that, in the event of a bank failure, the District's deposits may not be returned to it. At December 31, 2017, the District's cash deposits had a book balance of \$308,373 and a corresponding bank balance of \$327,557. The difference between the book and bank balances is due to outstanding checks and deposits not yet processed by the banks. The amount of \$250,000 was covered by federal depository insurance. At December 31, 2016, the District's cash deposits had a book balance of \$575,449 and a corresponding bank balance of \$622,512. The amount of \$250,000 was covered by federal depository insurance.

As of December 31, 2017 and 2016, the District's deposits were not exposed to credit risk, as all deposits were insured either by the Federal Deposit Insurance Corporation or collateralized in accordance with PDPA.

#### Restricted Cash And Investments

In accordance with Colorado Revised Statutes, the District maintains a separate money market account for the Conservation Trust Funds. At December 31, 2017 and 2016, the balance of these funds was \$68,354 and \$99,266, respectively.

The District restricted investments of \$114,989 and \$114,644 to meet the bond reserve requirements for servicing of the bonds at December 31, 2017 and 2016, respectively. The District also restricted cash in the amount of \$60,202 at both December 31, 2017 and 2016 to meet bond reserve requirements.

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## Notes To Financial Statements (Continued)

Following is a reconciliation of cash and cash equivalents recorded on the statement of net position.

	<u>2017</u>	<u>2016</u>
Cash and cash equivalents - unrestricted	\$ 179,817	\$ 415,981
Cash and cash equivalents - restricted	<u>128,556</u>	<u>159,468</u>
<b>Total Cash And Cash Equivalents</b>	<b>\$ 308,373</b>	<b>\$ 575,449</b>

### Investments

Colorado Revised Statutes specify investment instruments meeting defined rating and risk criteria in which the District may invest:

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

The District does not have a Board-adopted investment policy, but rather uses the Colorado Revised Statutes as the District's investment policy.

The District had invested \$383,182 and \$154,326 at December 31, 2017 and 2016, respectively, in the Colorado Surplus Asset Fund Trust (CSAFE), an investment vehicle established by state statute for local government entities in Colorado to pool surplus funds for investment purposes and rated AAAM by Standard & Poor's. The State Securities Commissioner administers and enforces all state statutes governing CSAFE.

## GRAND LAKE METROPOLITAN RECREATION DISTRICT

### Notes To Financial Statements (Continued)

CSAFE operates similarly to a money market fund, and each share is equal in value to \$1.00. Financial statements for CSAFE may be obtained at [www.csafe.org](http://www.csafe.org). The designated custodial bank provides safekeeping and depository services to CSAFE in connection with the direct investment and withdrawal functions of CSAFE. All securities owned by CSAFE are held by the Federal Reserve Bank in the account maintained for the custodial bank. The custodian's internal records identify the investments owned by CSAFE. Investments of CSAFE consist of U.S. Treasury and U.S. agency securities and repurchase agreements collateralized by U.S. Treasury and U.S. agency securities.

The District also held \$114,989 and \$114,644 at December 31, 2017 and 2016, respectively, in certificates of deposit.

### 3. Property And Equipment

A summary of changes in property and equipment during 2017 follows:

	Balance December 31, 2016	Additions	Deletions	Balance December 31, 2017
<b>Nondepreciable</b>				
Land	\$ 1,357,666	\$ —	\$ —	\$ 1,357,666
Water rights	41,800	—	—	41,800
<b>Subtotal</b>	<b>1,399,466</b>	<b>—</b>	<b>—</b>	<b>1,399,466</b>
<b>Depreciable</b>				
Building	1,614,275	—	—	1,614,275
Improvements	1,779,934	17,000	(13,637)	1,783,297
Equipment	1,799,072	5,445	—	1,804,517
<b>Subtotal</b>	<b>5,193,281</b>	<b>22,445</b>	<b>(13,637)</b>	<b>5,202,089</b>
<b>Accumulated Depreciation</b>	<b>(3,362,969)</b>	<b>(311,543)</b>	<b>8,711</b>	<b>(3,665,801)</b>
<b>Total Depreciable Capital Assets, Net</b>	<b>1,830,312</b>	<b>(289,098)</b>	<b>(4,926)</b>	<b>1,536,288</b>
<b>Total Capital Assets</b>	<b>\$ 3,229,778</b>	<b>\$ (289,098)</b>	<b>\$ (4,926)</b>	<b>\$ 2,935,754</b>

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## Notes To Financial Statements (Continued)

A summary of changes in property and equipment during 2016 follows:

	Balance December 31, 2015	Additions/ Reclass	Deletions/ Reclass	Balance December 31, 2016
<b>Nondepreciable</b>				
Land	\$ 1,357,666	\$ —	\$ —	\$ 1,357,666
Water rights	41,800	—	—	41,800
<b>Subtotal</b>	<b>1,399,466</b>	<b>—</b>	<b>—</b>	<b>1,399,466</b>
<b>Depreciable</b>				
Building	1,614,275	—	—	1,614,275
Improvements	1,768,204	11,730	—	1,779,934
Equipment	1,659,647	420,814	(281,389)	1,799,072
<b>Subtotal</b>	<b>5,042,126</b>	<b>432,544</b>	<b>(281,389)</b>	<b>5,193,281</b>
<b>Accumulated Depreciation</b>	<b>(3,349,410)</b>	<b>(294,949)</b>	<b>281,389</b>	<b>(3,362,970)</b>
<b>Total Depreciable Capital Assets, Net</b>	<b>1,692,716</b>	<b>137,595</b>	<b>—</b>	<b>1,830,311</b>
<b>Total Capital Assets</b>	<b>\$ 3,092,182</b>	<b>\$ 137,595</b>	<b>\$ —</b>	<b>\$ 3,229,778</b>

## 4. Long-Term Debt

Changes in long-term debt during 2017 were as follows:

	Balance December 31, 2016	Additions	Reductions	Balance December 31, 2017	Current
<b>Bonds</b>					
2003 Refunding	\$ 215,000	\$ —	\$ (25,000)	\$ 190,000	\$ 30,000
2012 Refunding	2,975,000	—	(250,000)	2,725,000	250,000
2012 Premium	53,193	—	(4,872)	48,321	4,872
<b>Capital Leases</b>					
Capital lease	250,449	—	(66,005)	184,444	71,506
<b>Total</b>	<b>\$ 3,493,642</b>	<b>\$ —</b>	<b>\$ (345,877)</b>	<b>\$ 3,147,765</b>	<b>\$ 356,378</b>

# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## Notes To Financial Statements (Continued)

Changes in long-term debt during 2016 were as follows:

	Balance December 31, 2015	Additions	Reductions	Balance December 31, 2016	Current
<b>Bonds</b>					
2003 Refunding	\$ 240,000	\$ —	\$ (25,000)	\$ 215,000	\$ 25,000
2012 Refunding	3,210,000	—	(235,000)	2,975,000	250,000
2012 Premium	58,065	—	(4,872)	53,193	4,872
<b>Capital Leases</b>					
Capital lease	16,111	297,619	(63,281)	250,449	71,506
<b>Total</b>	\$ 3,524,176	\$ 297,619	\$ (328,153)	\$ 3,493,642	\$ 351,378

### **Bonds**

#### 2003 Revenue Refunding Bonds

In July 2003, the District issued \$570,000 in Revenue Refunding and Improvement Bonds, Series 2003. These bonds bear interest rates ranging from 1.65% to 5.25%. Interest payments are due in May and November of each year, and principal payments are due in November of each year, with final payment due in 2023.

#### 2012 General Obligation Refunding Bonds

General Obligation Refunding Bonds, Series 2012, were issued on August 28, 2012 in the amount of \$3,540,000, with variable interest rates starting at 2% in 2012 and ranging up to 3%. The bonds were issued to advance refund a portion of the outstanding Series 2006 General Obligation Bonds. Net proceeds of \$3,614,305, including \$60,657 of issuance costs including underwriter fees and other professional costs, and \$160,000 of District funds were deposited with an escrow agent to provide all future debt service payments on the 2006 series bonds. As a result, the 2006 series bonds are considered to be defeased, and the liability for those bonds has been removed from the statement of net position.

The advance refunding resulted in a difference between the reacquisition price and the carrying amount of the old debt of \$460,743. This difference, reported in the statement of net position as a deferred outflow of resources, is being charged through operations through 2027, using the effective-interest method.

The bonds were issued at a premium (difference between the face value and issue price) of \$74,305. This difference, reported in the statement of net position as an addition to bonds payable, is being charged through operations through 2027, using the effective-interest method.

## GRAND LAKE METROPOLITAN RECREATION DISTRICT

### Notes To Financial Statements (Continued)

The advance refunding resulted in a net economic gain (difference between the present value of the old and new debt service payments) of \$193,527. The difference in cash flows required to service the old and new debt is \$237,046 less on the new debt.

The bonds constitute general obligations of the District. All of the taxable property in the District is subject to the levy of an ad valorem tax to pay the principal and interest on the bonds. The net proceeds of the issuance are to be used to finance the forest management, building maintenance and irrigation system improvements.

A schedule of principal payments on bonds to maturity follows:

Year	2003 Revenue Refunding Bond		2012 Refunding Obligation Bond		Total	
	Principal	Interest	Principal	Interest	Principal	Interest
2018	\$ 30,000	\$ 11,288	\$ 250,000	\$ 72,169	\$ 280,000	\$ 83,457
2019	30,000	9,975	265,000	64,669	295,000	74,644
2020	30,000	8,400	275,000	58,044	305,000	66,444
2021	30,000	6,825	270,000	51,169	300,000	57,994
2022	35,000	3,675	275,000	44,419	310,000	48,094
2023 - 2027	35,000	1,838	1,390,000	115,463	1,425,000	117,301
2028	—	—	—	8,050	—	8,050
<b>Total</b>	<b>\$ 190,000</b>	<b>\$ 42,001</b>	<b>\$ 2,725,000</b>	<b>\$ 413,983</b>	<b>\$ 2,915,000</b>	<b>\$ 455,984</b>

### Debt Authorization

The District has approved the issuance of \$3,995,000 of general obligation indebtedness and \$575,000 of revenue bonds. The authorized but unissued debt at both December 31, 2017 and 2016 was \$5,000.

## 5. Tax, Spending And Debt Limitations

Colorado voters passed the Taxpayer Bill of Rights (TABOR), 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. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR based on the interpretations of TABOR's language.

## **GRAND LAKE METROPOLITAN RECREATION DISTRICT**

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### Notes To Financial Statements *(Continued)*

TABOR also requires the District to establish an “emergency reserve” which must be equal to 3% of current-year’s expenditures. Conditions under which these reserves may be spent are severely limited. The District has emergency reserves of \$43,412 at December 31, 2017 and \$38,706 at December 31, 2016.

On November 2, 1999, the District voters approved a ballot question to remove the revenue and spending limitations of TABOR from the entire District.

### **6. Risk Management**

The District is exposed to various risks of loss related to torts; thefts of, damage to or destruction of assets; errors or omissions; injuries to employees or acts of God.

The District has elected to participate in the Colorado Special Districts Property and Liability Pool (the Pool), which is sponsored by the Special District Association of Colorado. The Pool is an organization created by an intergovernmental agreement to provide property, liability, public official liability, boiler and machinery and workers compensation coverage to its members. Settled claims have not exceeded this coverage in any of the past three years.

The District pays annual premiums to the Pool for property, general liability and public official liability coverage. Members of the Pool may be required to make additional surplus contributions in the event aggregated losses incurred by the Pool exceed amounts recoverable from reinsurance contracts and funds accumulated by the Pool. Any excess funds which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to the distribution formula. During the years ended December 31, 2017 and 2016, the Pool made no distributions to the District.

### **7. Deferred Compensation Plan**

The District offers its employees a deferred compensation plan (the Plan) created in accordance with Internal Revenue Code Section 457. The Plan is available to all employees, including support staff, and is administered by ICMA Retirement Corporation.

## GRAND LAKE METROPOLITAN RECREATION DISTRICT

### Notes To Financial Statements (Continued)

The Plan is funded through contributions of up to a maximum limit set by the Internal Revenue Service. The District contributes 6.2% of gross wages to the Plan on behalf of all full-time employees. At December 31, 2017 and 2016, the District contributed \$15,089 and \$15,081, respectively, to the Plan. The District has no liability for losses under the Plan, as it is not the Trustee. Consequently, the Plan is not reported in the District's financial statements.

## 8. Capital Leases

The District entered into three new agreements to lease equipment in 2016. These agreements are, in substance, purchases of capital assets as they contain bargain option prices with interest rates ranging from no interest to 7.87% and maturities ranging from 2019 - 2021.

The following schedule presents the future minimum lease payments at December 31, 2017:

<u>Year Ending December 31,</u>	<u>Amount</u>
2018	\$ 71,506
2019	69,225
2020	51,375
2021	6,632
<b>Total</b>	<b>198,738</b>
<u>Less: Interest</u>	<u>14,294</u>
<b>Present Value Of Minimum Lease Payments</b>	<b>\$ 184,444</b>

The following schedule presents the gross amount of assets recorded under the capital lease and the accumulated amortization related to the assets at December 31, 2017 and December 31, 2016:

	<u>2017</u>	<u>2016</u>
Leased equipment	\$ 432,544	\$ 432,544
Accumulated depreciation	115,518	49,509
<b>Total</b>	<b>\$317,026</b>	<b>\$ 383,035</b>

Amortization of leased equipment under capital assets is included within depreciation expense.

## **GRAND LAKE METROPOLITAN RECREATION DISTRICT**

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### Notes To Financial Statements *(Continued)*

#### **9. Economic Dependency**

The District relies heavily on business generated through its recreational activities. Should the District be unable to meet the demands of its customers, the ability to satisfy current- and long-term obligations could be jeopardized.

#### **10. Subsequent Events**

Management evaluates subsequent events through the date financial statements are available for issue, which is the date of the Independent Auditors' Report.

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**Required Supplementary Information**

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# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL

For The Year Ended December 31, 2017

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
General recreation	\$ 33,783	\$ 33,783	\$ 3,922	\$ (29,861)
Pro shop	692,784	692,784	596,785	(95,999)
Property management	72,174	72,174	—	(72,174)
General administrative	487,398	487,398	804,912	317,514
Lounge and restaurant	130,000	130,000	133,526	3,526
Touring center	178,498	178,498	103,628	(74,870)
<b>Total Revenues</b>	<b>1,594,637</b>	<b>1,594,637</b>	<b>1,642,773</b>	<b>48,136</b>
<b>Expenditures</b>				
General recreation	33,783	33,783	21,223	12,560
Lounge and restaurant	166,797	166,797	187,219	(20,422)
Administration	447,648	447,648	540,506	(92,858)
Pro shop	272,053	272,053	217,193	54,860
Maintenance	383,934	383,934	379,067	4,867
Property management	72,174	72,174	104,561	(32,387)
Touring center	178,498	178,498	163,707	14,791
<b>Total Expenditures</b>	<b>1,554,887</b>	<b>1,554,887</b>	<b>1,613,476</b>	<b>(58,589)</b>
<b>Change In Net Position (Non-GAAP Basis)</b>	<b>\$ 39,750</b>	<b>\$ 39,750</b>	<b>\$ 29,297</b>	<b>\$ (10,453)</b>
<b>Adjustments To GAAP</b>				
Debt service - principal			\$ 350,749	
Depreciation and amortization			(311,543)	
<b>Total Adjustments</b>			<u>39,206</u>	
<b>Change In Net Position (GAAP Basis)</b>			<u>\$ 68,503</u>	

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**Supplementary Information**

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# GRAND LAKE METROPOLITAN RECREATION DISTRICT

## SCHEDULE OF REVENUES AND EXPENDITURES - BUDGET (NON-GAAP BUDGETARY BASIS) AND ACTUAL For The Year Ended December 31, 2016

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>Revenues</b>				
General recreation	\$ 32,776	\$ 32,776	\$ 20,123	\$ (12,653)
Pro shop	705,648	705,648	704,201	(1,447)
Property management	59,106	59,106	—	(59,106)
General administrative	493,180	493,180	735,400	242,220
Lounge and restaurant	119,680	119,680	117,059	(2,621)
Touring center	157,788	157,788	132,221	(25,567)
<b>Total Revenues</b>	<b>1,568,178</b>	<b>1,568,178</b>	<b>1,709,004</b>	<b>140,826</b>
<b>Expenditures</b>				
General recreation	32,776	32,776	3,021	29,755
Lounge and restaurant	150,023	150,023	131,885	18,138
Administration	442,622	442,622	662,661	(220,039)
Pro shop	267,341	267,341	172,617	94,724
Maintenance	407,964	407,964	318,217	89,747
Property management	59,106	59,106	49,255	9,851
Touring center	157,788	157,788	130,375	27,413
<b>Total Expenditures</b>	<b>1,517,620</b>	<b>1,517,620</b>	<b>1,468,031</b>	<b>49,589</b>
<b>Change In Net Position (Non-GAAP Basis)</b>	<b>\$ 50,558</b>	<b>\$ 50,558</b>	<b>\$ 240,973</b>	<b>\$ 190,415</b>
<b>Adjustments To GAAP</b>				
Debt service - principal			\$ 306,930	
Depreciation and amortization			(294,949)	
<b>Total Adjustments</b>			<u>11,981</u>	
<b>Change In Net Position (GAAP Basis)</b>			<u>\$ 252,954</u>	