

**SOUTH PARK – PARK AND RECREATION DISTRICT**

**BASIC FINANCIAL STATEMENTS**

**December 31, 2018**

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**FINANCIAL SECTION**



## JOHN CUTLER & ASSOCIATES

To the Board of Directors  
South Park – Park and Recreation District  
Fairplay, Colorado

### INDEPENDENT AUDITORS' REPORT

#### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the South Park – Park and Recreation District as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the Authority'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.

#### Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit 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 auditor's 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 opinions.

#### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the government activities, business-type activities, each major fund, and the aggregate remaining fund information of the South Park – Park and Recreation District as of December 31, 2018, 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.

## Other Matters

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the required supplementary 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 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.

Management has not presented the management's discussion and analysis that governmental accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion is not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The individual fund schedules listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion the individual fund schedules are fairly stated in all material respects in relation to the financial statements as a whole.

*John Cutler & Associates, LLC*

July 24, 2019

## **BASIC FINANCIAL STATEMENTS**

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF NET POSITION

As of December 31, 2018

	GOVERNMENTAL ACTIVITIES	BUSINESS TYPE ACTIVITIES	TOTAL	
			2018	2017
<b>ASSETS</b>				
Cash and Investments	\$ 195,149	\$ 23,168	\$ 218,317	\$ 212,421
Receivables				
Property Taxes	404,960	-	404,960	393,186
Accounts	-	7,548	7,548	9,035
Inventory	-	222	222	222
Capital Assets, Not Depreciated	-	304,600	304,600	304,600
Capital Assets, Depreciated				
Net of Accumulated Depreciation	-	1,965,280	1,965,280	2,044,686
<b>TOTAL ASSETS</b>	<u>600,109</u>	<u>2,300,818</u>	<u>2,900,927</u>	<u>2,964,150</u>
<b>LIABILITIES</b>				
Accounts Payable	481	5,894	6,375	4,432
Accrued Expenses	-	4,005	4,005	3,651
Accrued Interest	1,088	-	1,088	1,347
Noncurrent Liabilities				
Due within One Year	153,000	-	153,000	174,238
Due in More Than One Year	478,000	-	478,000	631,000
<b>TOTAL LIABILITIES</b>	<u>632,569</u>	<u>9,899</u>	<u>642,468</u>	<u>814,668</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Property Tax Revenue	404,960	-	404,960	393,186
<b>NET POSITION</b>				
Net Investment in Capital Assets	(631,000)	2,269,880	1,638,880	1,544,048
Restricted for Emergencies	14,000	-	14,000	14,000
Unrestricted	179,580	21,039	200,619	198,248
<b>TOTAL NET POSITION</b>	<u>\$ (437,420)</u>	<u>\$ 2,290,919</u>	<u>\$ 1,853,499</u>	<u>\$ 1,756,296</u>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF ACTIVITIES  
Year Ended December 31, 2018

<u>FUNCTIONS/PROGRAMS</u>	<u>EXPENSES</u>	<u>PROGRAM REVENUES</u>		
		<u>CHARGES FOR SERVICES</u>	<u>OPERATING GRANTS AND CONTRIBUTIONS</u>	<u>CAPITAL GRANTS AND CONTRIBUTIONS</u>
<b>PRIMARY GOVERNMENT</b>				
<b>Governmental Activities</b>				
General Government	\$ 54,330	\$ -	\$ -	\$ -
Parks and Recreation	28,867	-	-	27,047
Interest on Long-Term Debt	15,908	-	-	-
Total Governmental Activities	99,105	-	-	27,047
<b>Business-Type Activities</b>				
Recreation Center	409,710	121,467	3,904	-
Total Business-Type Activities	409,710	121,467	3,904	-
Total Primary Government	\$ 508,815	\$ 121,467	\$ 3,904	\$ 27,047

GENERAL REVENUES

Property Taxes  
Specific Ownership Taxes  
Interest  
Other  
Transfers

TOTAL GENERAL REVENUES

CHANGE IN NET POSITION

NET POSITION, Beginning

NET POSITION, Ending

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

NET (EXPENSE) REVENUE AND  
CHANGE IN NET POSITION

GOVERNMENTAL ACTIVITIES	BUSINESS-TYPE ACTIVITIES	TOTALS	
		2018	2017
\$ (54,330)	\$ -	\$ (54,330)	\$ (22,183)
(1,820)	-	(1,820)	(21,024)
<u>(15,908)</u>	<u>-</u>	<u>(15,908)</u>	<u>(42,719)</u>
<u>(72,058)</u>	<u>-</u>	<u>(72,058)</u>	<u>(85,926)</u>
<u>-</u>	<u>(284,339)</u>	<u>(284,339)</u>	<u>(264,478)</u>
<u>-</u>	<u>(284,339)</u>	<u>(284,339)</u>	<u>(264,478)</u>
(72,058)	(284,339)	(356,397)	(350,404)
421,335	-	421,335	392,751
30,147	-	30,147	55,416
409	21	430	455
111	1,577	1,688	2,066
<u>(225,000)</u>	<u>225,000</u>	<u>-</u>	<u>-</u>
<u>227,002</u>	<u>226,598</u>	<u>453,600</u>	<u>450,688</u>
154,944	(57,741)	97,203	100,284
<u>(592,364)</u>	<u>2,348,660</u>	<u>1,756,296</u>	<u>1,656,012</u>
<u>\$ (437,420)</u>	<u>\$ 2,290,919</u>	<u>\$ 1,853,499</u>	<u>\$ 1,756,296</u>

SOUTH PARK - PARK AND RECREATION DISTRICT

BALANCE SHEET  
GOVERNMENTAL FUNDS  
December 31, 2018

	GENERAL FUND	CONSTRUCTION FUND	NON-MAJOR CONSERVATION TRUST FUND	TOTAL GOVERNMENTAL FUNDS	
				2018	2017
<b>ASSETS</b>					
Cash and Cash Equivalents	\$ 191,884	\$ -	\$ 3,265	\$ 195,149	\$ 188,970
Accounts Receivable	-	-	-	-	1,375
Due from Other Funds	-	55,965	-	55,965	15,935
Property Taxes Receivable	404,960	-	-	404,960	393,186
	<u>404,960</u>	<u>-</u>	<u>-</u>	<u>404,960</u>	<u>393,186</u>
<b>TOTAL ASSETS</b>	<u>\$ 596,844</u>	<u>\$ 55,965</u>	<u>\$ 3,265</u>	<u>\$ 656,074</u>	<u>\$ 599,466</u>
<b>LIABILITIES, DEFERRED INFLOWS, AND FUND BALANCES</b>					
<b>LIABILITIES</b>					
Accounts Payable	\$ 481	\$ -	\$ -	\$ 481	\$ 362
Due to Other Funds	55,965	-	-	55,965	15,935
	<u>55,965</u>	<u>-</u>	<u>-</u>	<u>55,965</u>	<u>15,935</u>
<b>TOTAL LIABILITIES</b>	<u>56,446</u>	<u>-</u>	<u>-</u>	<u>56,446</u>	<u>16,297</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Deferred Property Tax Revenue	404,960	-	-	404,960	393,186
	<u>404,960</u>	<u>-</u>	<u>-</u>	<u>404,960</u>	<u>393,186</u>
<b>FUND BALANCES</b>					
Restricted for Emergencies	14,000	-	-	14,000	14,000
Restricted for Debt Service	-	55,965	-	55,965	10,854
Restricted for Parks and Recreation	-	-	3,265	3,265	5,081
Unassigned	121,438	-	-	121,438	160,048
	<u>121,438</u>	<u>-</u>	<u>-</u>	<u>121,438</u>	<u>160,048</u>
<b>TOTAL FUND BALANCES</b>	<u>135,438</u>	<u>55,965</u>	<u>3,265</u>	<u>194,668</u>	<u>189,983</u>
<b>TOTAL LIABILITIES, DEFERRED INFLOWS AND FUND BALANCES</b>	<u>\$ 596,844</u>	<u>\$ 55,965</u>	<u>\$ 3,265</u>		

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

Long-term liabilities and related assets are not due and payable in the current period and, therefore, are not reported in the funds. These include bonds payable (\$631,000) and accrued interest (\$1,088).

	<u>(632,088)</u>	<u>(782,347)</u>
Net position of governmental activities	<u>\$ (437,420)</u>	<u>\$ (592,364)</u>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
Year Ended December 31, 2018

	GENERAL FUND	CONSTRUCTION FUND	NON-MAJOR	TOTAL GOVERNMENTAL	
			CONSERVATION TRUST FUND	FUNDS	
				2018	2017
<b>REVENUES</b>					
Taxes	\$ 234,162	\$ 217,320	\$ -	\$ 451,482	\$ 448,167
Intergovernmental	-	-	27,047	27,047	25,686
Interest	405	-	4	409	447
Other	111	-	-	111	-
<b>TOTAL REVENUES</b>	<b>234,678</b>	<b>217,320</b>	<b>27,051</b>	<b>479,049</b>	<b>474,300</b>
<b>EXPENDITURES</b>					
General Government	48,288	6,042	-	54,330	22,183
Parks and Recreation	-	-	28,867	28,867	20,710
Bond Issuance Costs	-	-	-	-	26,000
Debt Service					
Principal	-	150,000	-	150,000	165,000
Interest and Fiscal Charges	-	16,167	-	16,167	45,285
<b>TOTAL EXPENDITURES</b>	<b>48,288</b>	<b>172,209</b>	<b>28,867</b>	<b>249,364</b>	<b>279,178</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>186,390</b>	<b>45,111</b>	<b>(1,816)</b>	<b>229,685</b>	<b>195,122</b>
<b>OTHER FINANCING USES</b>					
Proceeds from the Issuance of Debt	-	-	-	-	946,000
Payment to Escrow Agent	-	-	-	-	(920,000)
Transfers Out	(225,000)	-	-	(225,000)	(223,000)
<b>TOTAL OTHER FINANCING USES</b>	<b>(225,000)</b>	<b>-</b>	<b>-</b>	<b>(225,000)</b>	<b>(197,000)</b>
<b>NET CHANGE IN FUND BALANCES</b>	<b>(38,610)</b>	<b>45,111</b>	<b>(1,816)</b>	<b>4,685</b>	<b>(1,878)</b>
FUND BALANCES, Beginning	174,048	10,854	5,081	189,983	191,861
FUND BALANCES, Ending	\$ 135,438	\$ 55,965	\$ 3,265	\$ 194,668	\$ 189,983

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

SOUTH PARK - PARK AND RECREATION DISTRICT

RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS  
TO THE STATEMENT OF ACTIVITIES  
Year Ended December 31, 2018

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

Net change in fund balances - total governmental funds	\$ 4,685
Repayment of bond long-term debt and related costs are reported as an expenditure in the governmental funds and decrease fund balance. For the District as a whole, however, these costs and payments reduce the liabilities or are capitalized in the statement of net position and do not result in an expense in the statement of activities. This amount is bond payments of \$150,000 and change in accrued interest \$259.	<u>150,259</u>
Change in net position of governmental activities	<u><u>\$ 154,944</u></u>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF NET POSITION  
 PROPRIETARY FUND TYPE  
 As of December 31, 2018

	<u>2018</u>	<u>2017</u>
<b>ASSETS</b>		
Current Assets		
Cash and Cash Equivalents	\$ 23,168	\$ 23,451
Accounts Receivable	7,548	7,660
Inventory	<u>222</u>	<u>222</u>
Total Current Assets	<u>30,938</u>	<u>31,333</u>
Noncurrent Assets		
Capital Assets, net of accumulated depreciation	<u>2,269,880</u>	<u>2,349,286</u>
TOTAL ASSETS	<u>2,300,818</u>	<u>2,380,619</u>
<b>LIABILITIES</b>		
Current Liabilities		
Accounts Payable	5,894	4,070
Accrued Expenses	4,005	3,651
Unearned Revenue	-	-
Current Portion of Long Term Debt	<u>-</u>	<u>24,238</u>
Total Current Liabilities	<u>9,899</u>	<u>31,959</u>
TOTAL LIABILITIES	<u>9,899</u>	<u>31,959</u>
<b>NET POSITION</b>		
Investment in Capital Assets	2,269,880	2,325,048
Unrestricted	<u>21,039</u>	<u>23,612</u>
TOTAL NET POSITION	<u><u>\$ 2,290,919</u></u>	<u><u>\$ 2,348,660</u></u>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF REVENUES, EXPENSES  
AND CHANGES IN NET POSITION  
PROPRIETARY FUND TYPE  
Year Ended December 31, 2018

	<u>2018</u>	<u>2017</u>
OPERATING REVENUES		
Charges for Services	\$ 116,855	\$ 127,106
Special Events	-	154
Facility Rental	4,612	4,529
Miscellaneous	1,577	2,066
	<u>123,044</u>	<u>133,855</u>
TOTAL OPERATING REVENUES		
OPERATING EXPENSES		
Operations	330,302	310,486
Depreciation	79,408	86,237
	<u>409,710</u>	<u>396,723</u>
TOTAL OPERATING EXPENSES		
OPERATING LOSS	<u>(286,666)</u>	<u>(262,868)</u>
NON-OPERATING REVENUES		
Interest Income	21	8
Grant Revenue	3,904	456
	<u>3,925</u>	<u>464</u>
TOTAL NON-OPERATING REVENUES		
NET LOSS BEFORE TRANSFERS	<u>(282,741)</u>	<u>(262,404)</u>
TRANSFER IN	<u>225,000</u>	<u>223,000</u>
NET INCOME (LOSS)	(57,741)	(39,404)
NET POSITION, Beginning	<u>2,348,660</u>	<u>2,388,064</u>
NET POSITION, Ending	<u>\$ 2,290,919</u>	<u>\$ 2,348,660</u>

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

SOUTH PARK - PARK AND RECREATION DISTRICT

STATEMENT OF CASH FLOWS

PROPRIETARY FUND TYPE

Year Ended December 31, 2018

Increase (Decrease) in Cash and Cash Equivalents

	<u>2018</u>	<u>2017</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Cash Received from Customers	\$ 123,156	\$ 118,403
Cash Paid to Suppliers	(130,426)	(142,851)
Cash Paid to Employees	(197,698)	(169,917)
Net Cash Used by Operating Activities	<u>(204,968)</u>	<u>(194,365)</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>		
Purchase of Capital Assets	(2)	-
Grant Revenue	3,904	456
Lease Payments	(24,238)	(24,238)
Transfers from Other Funds	225,000	223,000
Net Cash Provided by Capital and Related Financing Activities	<u>204,664</u>	<u>199,218</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Interest Received	<u>21</u>	<u>8</u>
Net Increase in Cash and Cash Equivalents	(283)	4,861
CASH AND CASH EQUIVALENTS, Beginning	<u>23,451</u>	<u>18,590</u>
CASH AND CASH EQUIVALENTS, Ending	<u>\$ 23,168</u>	<u>\$ 23,451</u>
<b>RECONCILIATION OF OPERATING LOSS TO NET CASH USED BY OPERATING ACTIVITIES</b>		
Operating Loss	<u>\$ (286,666)</u>	<u>\$ (262,868)</u>
Adjustments to Reconcile Operating Loss to Net Cash Used by Operating Activities		
Depreciation and Amortization	79,408	86,237
Changes in Assets and Liabilities		
Accounts Receivable	112	1,962
Inventory	-	(1)
Accounts Payable	1,824	(3,012)
Accrued Expenses	354	731
Deferred Revenue	-	(17,414)
Total Adjustments	<u>81,698</u>	<u>68,503</u>
Net Cash Used by Operating Activities	<u>\$ (204,968)</u>	<u>\$ (194,365)</u>

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

# SOUTH PARK – PARK AND RECREATION DISTRICT

## NOTES TO FINANCIAL STATEMENTS

December 31, 2018

### NOTE 1: **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The South Park – Park and Recreation District (the “District”) is a quasi-governmental entity organized and operated pursuant to the Colorado Special Districts Act. The District was established in 1999 to provide parks and recreation facilities to residents of the District. The District is located in Park County, Colorado.

The accounting policies of the District conform to generally accepted accounting principles as applicable to governments. Following is a summary of the more significant policies.

#### **Reporting Entity**

In accordance with governmental accounting standards, the South Park – Park and Recreation District has considered the possibility of inclusion of additional entities in its basic financial statements.

The definition of the reporting entity is based primarily on financial accountability. The District is financially accountable for organizations that make up its legal entity. It is also financially accountable for legally separate organizations if District officials appoint a voting majority of the organization’s governing body and either it is able to impose its will on that organization or there is a potential for the organization to provide specific financial benefits to, or to impose specific financial burdens on, the District. The District may also be financially accountable for governmental organizations that are fiscally dependent upon it.

Based on the application of these criteria, the District does not include additional organizations in its reporting entity.

#### **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 District. 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.

The statement of activities demonstrates the degree to which the direct expenses of the given function or segment are offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to 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*.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Government-Wide and Fund Financial Statements** (Continued)

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental 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 fund financial statements. Revenues are recorded when earned and expenses are recorded when the liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Property taxes, specific ownership taxes, and interest associated with the current fiscal period are all considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. All other revenue items are considered to be measurable and available only when cash is received by the District.

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, are recorded only when payment is due.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Measurement Focus, Basis of Accounting, and Financial Statement Presentation**  
(Continued)

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. 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.

When both restricted and unrestricted resources are available for use, it is the District's practice to use restricted resources first, then unrestricted resources as they are needed.

In the fund financial statements, the District reports the following major governmental funds:

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

The *Construction Fund* accounts for proceeds set aside and expenditures made for certain projects designated by the District's Board of Directors.

The District reports the following major proprietary fund:

The *Recreation Fund* accounts for the financial activities associated with the operation of the recreation center.

**Cash and Investments**

Cash equivalents include investments with original maturities of three months or less.

**Receivables**

Receivables are reported net of an allowance for doubtful accounts.

**Prepaid Expenses**

Payments made to vendors for services that will benefit future periods are recorded as prepaid expenses. An expenditure is reported in the year in which the services are consumed.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Capital Assets**

Capital assets, which include property and equipment, are reported in the business-type activities column in the government-wide and proprietary fund financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$5,000 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 fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets' lives are not capitalized.

Property and equipment of the District is depreciated using the straight line method over the following estimated useful lives:

Buildings and Improvements	15 – 30 years
Equipment and Vehicles	3 – 10 years

**Unearned Revenues**

Unearned revenues represent membership dues for the next fiscal year, which have been received in the current fiscal year.

**Long-Term Obligations**

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities statement of net position.

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 issuances 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.

In the government-wide financial statements, bond issue costs and bond discounts are capitalized and amortized on a straight-line basis over the life of the bonds. These costs are reported in the applicable program expense section in the statement of activities.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Net Position**

The government-wide and business-type fund financial statements utilize a net position presentation. Net position is categorized as investment in capital assets, restricted, and unrestricted.

*Investment in Capital Assets* is intended to reflect the portion of net position which are associated with non-liquid, capital assets less outstanding capital asset related debt. The net related debt is the debt less the outstanding liquid assets and any associated unamortized cost.

*Restricted Net Position* are liquid assets, which have third party limitations on their use.

*Unrestricted Net Position* represent assets that do not have any third party limitation on their use. While District management may have categorized and segmented portion for various purposes, the Board of Directors has the unrestricted authority to revisit or alter these managerial decisions.

**Fund Balance Classification**

The governmental fund financial statements present fund balances based on classifications that comprise a hierarchy that is based primarily on the extent to which the District is bound to honor constraints on the specific purposes for which amounts in the respective governmental funds can be spent. The classifications used in the governmental fund financial statements are as follows:

- Restricted – This classification includes amounts for which constraints have been placed on the use of the resources either (a) externally imposed by creditors (such as through a debt covenant), grantors, contributors, or laws or regulations of other governments, or (b) imposed by law through constitutional provisions or enabling legislation. The District has classified Emergency Reserves as being restricted because their use is restricted by State Statute for declared emergencies and has classified the fund balance of the *Construction Fund* as restricted because its use is restricted for the repayment of long-term debt. The District also reports the fund balance in the *Conservation Trust Fund* as restricted for park and recreation projects.
- Committed – This classification includes amounts that can be used only for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. These amounts cannot be used for any other purpose unless the Board of Directors removes or changes the specified use by taking the same type of action (ordinance or resolution) that was employed when the funds were initially committed. This classification also includes contractual obligations to the extent that existing resources have been specifically committed for use in satisfying those contractual requirements.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Fund Balance Classification** (Continued)

The District did not have any committed resources as of December 31, 2018.

- Unassigned – This classification includes the residual fund balance for the General Fund. The Unassigned classification also includes negative residual fund balance of any other governmental fund that cannot be eliminated by offsetting of Assigned fund balance amounts.

The District would typically use restricted fund balances first, followed by committed resources, and then assigned resources, as appropriate opportunities arise, but reserves the right to selectively spend Unassigned.

**Deferred Inflows of Resources**

In addition to liabilities, the statement of financial position and balance sheets will sometimes report a separate section for deferred inflows or resources. This separate financial statement element, *deferred inflow of resources*, represents an acquisition of net position and fund balance that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

**Property Taxes**

Property taxes are levied on November 1 and attach as an enforceable lien on property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15. The County Treasurer's office collects property taxes and remits to the District on a monthly basis.

Since property tax revenues are collected in arrears during the succeeding year, a receivable and corresponding deferred revenue are recorded at December 31. As the tax is collected in the succeeding year, the deferred revenue is recognized as revenue and the receivable is reduced.

**Comparative Data**

Comparative total data for the prior year has been presented in the accompanying financial statements in order to provide an understanding of changes in the District's financial position and operations. However, complete comparative data in accordance with generally accepted accounting principles has not been presented since its inclusion would make the financial statements unduly complex and difficult to read.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 1: SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES** (Continued)

**Comparative Data** (Continued)

Data in these columns do not present financial position or results of operations in conformity with generally accepted accounting principles. Neither is such data comparable to a consolidation. Interfund eliminations have not been made in the aggregation of this data.

**NOTE 2: STEWARDSHIP, COMPLIANCE AND ACCOUNTABILITY**

**Budgets and Budgetary Accounting**

The District follows these procedures in establishing the budgetary data reflected in the financial statements:

- In the fall of each year, the District staff submits to the Board of Directors a proposed operating budget for the fiscal year commencing the following January 1. The operating budget includes proposed expenditures and the means of financing them.
- Public hearings are conducted to obtain taxpayer comments.
- Prior to December 31, the budget is legally enacted through passage of an ordinance.
- Any revisions that alter the total expenditures of any fund must be approved by the Board of Directors.
- Budgets are legally adopted for all funds of the District. Budgets for the General, Conservation Trust, and Construction Funds are adopted on a basis consistent with generally accepted accounting principles (GAAP). The Budgetary comparison presented for the Recreation Fund is presented on a non-GAAP budgetary basis. Capital outlay and depreciation are not budgeted.
- Budgeted amounts in the financial statements are as originally adopted or as amended by the Board of Directors. All appropriations lapse at year end. Colorado governments may not exceed budgeted appropriations by fund.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 3: DEPOSITS AND INVESTMENTS**

A summary of deposits and investments as of December 31, 2018 follows:

Petty Cash	\$ 110
Cash Deposits	<u>218,207</u>
Total	<u><b>\$ 218,317</b></u>

The above amounts are classified in the statement of net position as follows:

Governmental Activities	\$ 195,149
Business-Type Activities	<u>23,168</u>
Total	<u><b>\$ 218,317</b></u>

**Deposits**

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned to it. 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 regulations. At December 31, 2018, State regulatory commissioners have indicated that all financial institutions holding deposits for the District are eligible public depositories. Amounts on deposit in excess of federal insurance levels must be collateralized by eligible collateral as determined by the PDPA. PDPA allows the financial institution to create a single collateral pool for all public funds held. The pool is to be maintained by another institution, or held in trust for all the uninsured public deposits as a group. The market value of the collateral must be at least equal to 102% of the uninsured deposits.

The District has no policy regarding custodial credit risk for deposits.

At December 31, 2018, the District had deposits with financial institutions with a carrying amount of \$218,207. The bank balances with the financial institutions were \$217,777. All of these balances were covered by federal depository insurance.

**Investments**

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS  
December 31, 2018

**NOTE 3: DEPOSITS AND INVESTMENTS** (Continued)

Credit Risk

Colorado statutes specify in which instruments the units of local government may invest, which include:

- Obligations of the United States and certain U.S. government agency securities
- General obligation and revenue bonds of U.S. local government entities
- Bankers’ acceptances of certain banks
- Local government investment pools
- Certain money market funds
- Guaranteed investment contracts

The above investments are authorized for all funds and fund types used by Colorado municipalities. The District does not have any investments requiring categorization as of December 31, 2018.

**NOTE 4: CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2018 is summarized below:

	<u>Balances</u> <u>12/31/17</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balances</u> <u>12/31/18</u>
<b>Business-type Activities</b>				
Capital Assets, not depreciated				
Land and land improvements	\$ 304,600	\$ -	\$ -	\$ 304,600
Capital Assets, depreciated				
Buildings and Improvements	2,456,805	-	-	2,456,805
Equipment and Vehicles	<u>613,658</u>	<u>-</u>	<u>-</u>	<u>613,658</u>
Total Capital Assets, depreciated	<u>3,070,463</u>	<u>-</u>	<u>-</u>	<u>3,070,463</u>
Less Accumulated Depreciation				
Buildings and Improvements	693,338	51,615	-	744,953
Equipment and Vehicles	<u>332,439</u>	<u>27,791</u>	<u>-</u>	<u>360,230</u>
Total Accumulated Depreciation	<u>1,025,777</u>	<u>79,406</u>	<u>-</u>	<u>1,105,183</u>
Total Capital Assets, depreciated, Net	<u>2,044,686</u>	<u>(79,406)</u>	<u>-</u>	<u>1,965,280</u>
Business-type Activities, Capital Assets, Net	<u>\$ 2,349,286</u>	<u>\$ (79,406)</u>	<u>\$ -</u>	<u>\$ 2,269,880</u>

Depreciation expense was charged entirely to the Recreation Center Program.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 5: LONG-TERM DEBT**

**Governmental Activities**

Following is a summary of long-term debt transactions for the governmental activities for the year ended December 31, 2018.

	<u>Balance</u> <u>12/31/17</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance</u> <u>12/31/18</u>	<u>Due In</u> <u>One Year</u>
Bonds Payable	\$ <b>781,000</b>	\$ <u>          -</u>	\$ <b>150,000</b>	\$ <b>631,000</b>	\$ <b>153,000</b>

**Bonds Payable**

In 2002, the District issued \$2,000,000 of general obligation bonds (A bonds) and \$300,000 of Supplemental “B” Interest Registered Coupons. The proceeds from the sale of the bonds were used to finance the construction, acquisition, and equipping of a community recreation center and to pay certain costs of issuance of the bonds. Interest rates on the A bonds range from 3.25% to 5.3%, payable June 1 and December 1. The A bonds mature through 2022 commencing December 1, 2007. The Interest Coupons matured in various increments on December 1 from 2003 to 2006. These bonds were currently refunded in 2017.

In November of 2017, the District issued General Obligation Refunding Bonds, Series 2017. The proceeds of the bonds were used to currently refund the 2002 bonds. None of the previous bonds are outstanding as of December 31, 2017. The interest rate on the General Obligation Series 2017 refunded bonds are 2.07% payable June 1 and December 1. The bonds mature in 2022.

<u>Year Ended December 31,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 153,000	\$ 13,062	\$ 166,062
2020	156,000	9,895	165,895
2021	159,000	6,665	165,665
2022	<u>163,000</u>	<u>3,374</u>	<u>166,374</u>
<b>Total Debt Service Requirements</b>	<b>\$ <u>631,000</u></b>	<b>\$ <u>32,996</u></b>	<b>\$ <u>663,996</u></b>

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 5: LONG-TERM DEBT** (Continued)

**Business-Type Activities**

Following is a summary of long-term debt transactions for the business-type activities for the year ended December 31, 2018.

	<u>Balance</u> <u>12/31/17</u>	<u>Additions</u>	<u>Payments</u>	<u>Balance</u> <u>12/31/18</u>	<u>Due In</u> <u>One Year</u>
Capital Lease	\$ <u>24,238</u>	\$ <u>-</u>	\$ <u>24,238</u>	\$ <u>-</u>	\$ <u>-</u>

**Capital Lease**

In June 2010, the District entered into a capital lease agreement to purchase a bio-mass boiler for the recreation center. The lease carries an interest rate of 5%. Principal and interest payments in the amount of \$24,238 are due annually on June 26<sup>th</sup> through 2018. The lease was paid off during 2018.

**NOTE 6: INTERFUND BALANCES AND TRANSFERS**

**Transfers**

Interfund transfers for the year ended December 31, 2017, were comprised of the following:

<u>Transfers In</u>	<u>Transfers Out</u>	<u>Amount</u>
Recreation Fund	General Fund	<u>\$ 225,000</u>

The General Fund transferred funds to the Recreation Fund to assist in the cost of operating the recreation center.

**NOTE 7: RISK MANAGEMENT**

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; injuries to employees; and natural disasters. The District participates in the Colorado Special District Self Insurance Pool for property and liability coverage. The Pool insures property and liability exposures through contributions made by member districts.

SOUTH PARK – PARK AND RECREATION DISTRICT

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

**NOTE 7: RISK MANAGEMENT** (Continued)

The District does not maintain an equity interest in the self-insurance pool. The District funds its pool contributions, outside insurance purchases, deductibles, and uninsured losses through the General Fund. The District carries commercial insurance for potential workers compensation claims. Claims have not exceeded insurance coverage for the last three years.

**NOTE 8: COMMITMENTS AND CONTINGENCIES**

**Tabor Amendment**

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 government.

The District has established an emergency reserve, representing 3% of qualifying expenditures, as required by the Amendment. At December 31, 2018, the emergency reserve of \$14,000 was recorded in the General Fund.

**REQUIRED SUPPLEMENTARY INFORMATION**

SOUTH PARK - PARK AND RECREATION DISTRICT

GENERAL FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2018

	2018		VARIANCE Positive (Negative)	2017 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Property Taxes	\$ 204,000	\$ 204,015	\$ 15	\$ 203,080
Specific Ownership Taxes	49,000	30,147	(18,853)	55,416
Interest	450	405	(45)	443
Other	-	111	111	-
TOTAL REVENUES	<u>253,450</u>	<u>234,678</u>	<u>(18,772)</u>	<u>258,939</u>
EXPENDITURES				
General Government				
Professional Services	18,500	5,247	13,253	9,565
Election Expense	5,000	32,180	(27,180)	-
Office Expense	200	-	200	122
Treasurer Fees	6,500	6,080	420	6,052
Other Expenses	13,375	4,781	8,594	563
Contingency	8,057	-	8,057	-
TOTAL EXPENDITURES	<u>51,632</u>	<u>48,288</u>	<u>3,344</u>	<u>16,302</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>201,818</u>	<u>186,390</u>	<u>(15,428)</u>	<u>242,637</u>
OTHER FINANCING SOURCES (USES)				
Transfers Out	<u>(225,000)</u>	<u>(225,000)</u>	<u>-</u>	<u>(223,000)</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>(225,000)</u>	<u>(225,000)</u>	<u>-</u>	<u>(223,000)</u>
NET CHANGE IN FUND BALANCE	(23,182)	(38,610)	(15,428)	19,637
FUND BALANCE, Beginning	<u>131,875</u>	<u>174,048</u>	<u>42,173</u>	<u>154,411</u>
FUND BALANCE, Ending	<u>\$ 108,693</u>	<u>\$ 135,438</u>	<u>\$ 26,745</u>	<u>\$ 174,048</u>

See the accompanying independent auditors' report.

**INDIVIDUAL FUND SCHEDULES**

## SOUTH PARK - PARK AND RECREATION DISTRICT

CONSTRUCTION FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2018

	2018		VARIANCE Positive (Negative)	2017 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Property Taxes	\$ 217,638	\$ 217,320	\$ (318)	\$ 189,671
TOTAL REVENUES	<u>217,638</u>	<u>217,320</u>	<u>(318)</u>	<u>189,671</u>
EXPENDITURES				
General Governmental	30,893	6,042	24,851	5,881
Bond Issuance Cost	-	-	-	26,000
Debt Service				
Principal	166,167	150,000	16,167	165,000
Interest and Fiscal Charges	<u>-</u>	<u>16,167</u>	<u>(16,167)</u>	<u>45,285</u>
TOTAL EXPENDITURES	<u>197,060</u>	<u>172,209</u>	<u>24,851</u>	<u>242,166</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>20,578</u>	<u>45,111</u>	<u>24,533</u>	<u>(52,495)</u>
OTHER FINANCING USES				
Proceeds from the Issuance of Debt	-	-	-	946,000
Payment to Escrow Agent	<u>-</u>	<u>-</u>	<u>-</u>	<u>(920,000)</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>-</u>	<u>-</u>	<u>-</u>	<u>26,000</u>
NET CHANGE IN FUND BALANCE	20,578	45,111	24,533	(26,495)
FUND BALANCE, Beginning	<u>39,507</u>	<u>10,854</u>	<u>(28,653)</u>	<u>37,349</u>
FUND BALANCE, Ending	<u>\$ 60,085</u>	<u>\$ 55,965</u>	<u>\$ (4,120)</u>	<u>\$ 10,854</u>

See the accompanying independent auditors' report.

SOUTH PARK - PARK AND RECREATION DISTRICT

CONSERVATION TRUST FUND  
 BUDGETARY COMPARISON SCHEDULE  
 Year Ended December 31, 2018

	2018		VARIANCE Positive (Negative)	2017 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
State Lottery Funds	\$ 25,000	\$ 27,047	\$ 2,047	\$ 25,686
Interest	5	4	(1)	4
TOTAL REVENUES	25,005	27,051	2,046	25,690
EXPENDITURES				
Parks and Recreation	25,000	28,867	(3,867)	20,710
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	5	(1,816)	(1,821)	4,980
OTHER FINANCING USES				
Transfers Out	-	-	-	-
NET CHANGE IN FUND BALANCE	5	(1,816)	(1,821)	4,980
FUND BALANCE, Beginning	5,081	5,081	-	101
FUND BALANCE, Ending	\$ 5,086	\$ 3,265	\$ (1,821)	\$ 5,081

See the accompanying independent auditors' report.

## SOUTH PARK - PARK AND RECREATION DISTRICT

RECREATION FUND  
 BUDGETARY COMPARISON SCHEDULE  
 BUDGET (NON-GAAP) BASIS  
 Year Ended December 31, 2018

	2018		VARIANCE Positive (Negative)	2017 ACTUAL
	ORIGINAL AND FINAL BUDGET	ACTUAL		
REVENUES				
Charges for Services	\$ 115,650	\$ 116,855	\$ 1,205	\$ 127,106
Grants	5,000	3,904	(1,096)	456
Special Events	1,000	-	(1,000)	154
Facility Rental	5,000	4,612	(388)	4,529
Interest	10	21	11	8
Miscellaneous	17,938	1,577	(16,361)	2,066
Transfers In	225,000	225,000	-	223,000
<b>TOTAL REVENUES</b>	<b>369,598</b>	<b>351,969</b>	<b>(17,629)</b>	<b>357,319</b>
EXPENDITURES				
Salaries and Benefits	209,827	198,052	11,775	170,648
Utilities	112,568	78,295	34,273	83,425
Supplies	17,870	17,911	(41)	17,793
Advertising	1,000	245	755	1,808
Accounting	8,200	8,440	(240)	8,490
Insurance	10,843	10,843	-	-
Custodial	-	-	-	5,475
Other	9,290	16,516	(7,226)	22,847
Debt Service				
Principal	-	-	-	24,238
Interest	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>369,598</b>	<b>330,302</b>	<b>39,296</b>	<b>334,724</b>
<b>NET INCOME (Budget Basis)</b>	<b>\$ -</b>	<b>21,667</b>	<b>\$ 21,667</b>	<b>22,595</b>
GAAP BASIS ADJUSTMENTS				
Depreciation		(79,408)		(86,237)
Principal Paid on Long Term Debt		-		24,238
<b>NET INCOME (LOSS), GAAP BASIS</b>		<b>(57,741)</b>		<b>(39,404)</b>
NET POSITION, Beginning		2,348,660		2,388,064
NET POSITION, Ending		<u>\$ 2,290,919</u>		<u>\$ 2,348,660</u>

See the accompanying independent auditors' report.