



LONE CONE LIBRARY DISTRICT
FINANCIAL STATEMENTS AND REPORT OF
INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

December 31, 2018

CONTENTS

	Page
REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS.....	1
MANAGEMENT’S DISCUSSION AND ANALYSIS.....	3
FINANCIAL STATEMENTS	
STATEMENT OF NET POSITION.....	9
STATEMENT OF ACTIVITIES.....	10
BALANCE SHEET – GOVERNMENTAL FUNDS.....	11
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION	12
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS.....	13
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES.....	14
STATEMENT OF FINANCIAL POSITION – LONE CONE LIBRARY FOUNDATION	15
STATEMENT OF ACTIVITIES – LONE CONE LIBRARY FOUNDATION	16
STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND.....	17
NOTES TO FINANCIAL STATEMENTS.....	18
SUPPLEMENTARY INFORMATION	
SCHEDULE OF CASH FLOWS – LONE CONE LIBRARY FOUNDATION	28



REPORT OF INDEPENDENT CERTIFIED PUBLIC ACCOUNTANTS

April 10, 2019

Board of Trustees
Lone Cone Library District
Norwood, Colorado

We have audited the accompanying financial statements of the governmental activities, the aggregate discretely presented component unit, and the major fund of Lone Cone Library District as of and for the year ended December 31, 2018, 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.

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 of 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 District'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 District'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.



Board of Trustees
Lone Cone Library District
Page Two

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the aggregate discretely presented component unit, and the major fund of Lone Cone Library District, as of December 31, 2018, and the respective changes in financial position thereof and the respective budgetary comparison for the General Fund 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 management's discussion and analysis on pages 3 through 7 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Lone Cone Library District's basic financial statements. The component unit schedule of cash flows is presented for the purpose of additional analysis and is not a required part of the basic 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 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.

Chadwick, Steinkirchner, Davis & Co., P.C.

LONE CONE LIBRARY DISTRICT

Management's Discussion and Analysis

For the Year Ended December 31, 2018

The Board of Trustees of the Lone Cone Library District (the District), offers readers of the District's financial statements this narrative overview and analysis of the financial activities of the District for the fiscal year ended December 31, 2018. We encourage readers to consider the information presented here in conjunction with the additional information furnished in our basic financial statements to better understand the financial position of the District.

During 2018, the library was able to break ground on the new library building to be finished May 2019. The District, also, increased the staff by one additional position and increased salary rates to be more competitive in the marketplace.

Financial Highlights

- The District sold approximately 8 acres of land located South of the Library parcel within the Town of Norwood for \$159,500 creating a gain on sale of \$101,793.
- The first payment of \$142,455 on the lease purchase agreement was made in 2018; of which \$71,411 was principal.
- The District revenue from property tax receipts decreased from \$425,467 in 2017 to \$406,764 in 2018 due to the application of the Gallagher Amendment and lower Oil & Gas production.
- The capital project was in full swing in 2018 with \$1,937,031 spent on the new library building.
- At 2018 year end, the District had a contract commitment with FCI Constructors totaling \$1,567,404 for construction of the new library.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The basic financial statements are comprised of three components: (1) government-wide financial statements, (2) fund financial statements, and (3) notes to the basic financial statements. These components are discussed below.

Because of the nature and significance of the relationship between the Lone Cone Library District and Lone Cone Library Foundation (the Foundation), the Foundation is determined to be a component unit of the District. Therefore, the Foundation's financial information is presented discretely within the financial statements of the District.

Government-wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances in a manner similar to a private sector business. The statement of governmental net position presents information on all of the District's assets, liabilities, and deferred inflows with the difference between assets and liabilities plus deferred inflows reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether financial position is improving or deteriorating.

The statement of activities presents information showing how the District's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

In the government-wide financial statements, the District's activities are shown in one category; *governmental activities*. The District's activities are principally supported by property taxes.

The government-wide financial statements can be found on pages 9 and 10.

Fund Financial Statements

A fund is a group of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Fund accounting is used to ensure and demonstrate compliance with finance-related legal requirements. The District has a general fund only.

Governmental Funds

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

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the General Fund balance sheet and the General Fund statement of revenues, expenditures and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities. The District has only one governmental fund—the General Fund. The District's General Fund's financial statements can be found on pages 11 and 13.

An annual appropriated budget is adopted for the General Fund. A budgetary comparison statement on page 17 has been provided for the fund to demonstrate compliance with the budget.

Notes to Basic Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

The notes to the basic financial statements can be found on pages 18 through 27.

Supplementary Information

In addition to the basic financial statements and accompanying notes, this report also presents certain other supplementary information for the Lone Cone Library Foundation. This information can be found on page 28 in the Schedule of Cash Flows for the Foundation.

Government-wide Financial Analysis

As noted earlier, net position may serve as a useful indicator of the government's financial position. In this case, the District's assets exceeded its liabilities and deferred inflows by \$1,665,498 as of December 31, 2018.

The following summarizes the District's net position as of December 31:

	2018	2017
Assets		
Current and other assets	\$ 904,206	\$ 672,496
Restricted Cash	\$ 1,013,699	\$ 1,960,228
Capital Assets	\$ 2,476,249	\$ 412,387
Total Assets	<u>\$ 4,394,154</u>	<u>\$ 3,045,111</u>
Liabilities		
Current Liabilities	\$ 551,513	\$ 90,567
Long-term Liabilities	\$ 1,834,814	\$ 1,980,244
Total Liabilities	<u>\$ 2,386,327</u>	<u>\$ 2,070,811</u>
Deferred Inflows		
Property Taxes	\$ 342,329	\$ 383,745
Net Position		
Net investment in capital assets	\$ 1,560,577	\$ 374,450
Restricted for emergencies	\$ 39,400	\$ 20,018
Unrestricted	\$ 65,521	\$ 196,087
Net Position	<u>\$ 1,665,498</u>	<u>\$ 590,555</u>

The majority of the District's current assets are invested in cash and cash equivalents and a receivable for property taxes. The District has been able to provide for adequate operations without incurring debt. Restricted net position of \$39,400 represents a 3% emergency reserve required by an amendment to the State constitution (TABOR) and are not available for use by the District.

The following summarizes the change in the District's net position for the year ended December 31:

	<u>2018</u>	<u>2017</u>
Revenues		
Program Revenues:		
Charges for Services	\$ 2,688	\$ 2,214
Capital Grants and Contributions	\$ 904,649	\$ 232,769
General Revenues:		
Taxes	\$ 406,764	\$ 443,201
Investment Income	\$ 3,142	\$ 1,456
Gain of Sale of Capital Assets	\$ 101,793	
Miscellaneous	\$ 2,974	\$ 2,724
Total Revenues	<u>\$ 1,422,010</u>	<u>\$ 682,364</u>
Expenses		
Culture and Recreation	\$ 273,406	\$ 247,164
Debt Issuance Costs	\$ -	\$ 15,000
Interest on Long-term Debt	\$ 73,661	\$ 54,393
Total Expenses	<u>\$ 347,067</u>	<u>\$ 316,557</u>
Change in Net Position	\$ 1,074,943	\$ 365,807
Net Position - January 1	<u>\$ 590,555</u>	<u>\$ 224,748</u>
Net Position - December 31	<u>\$ 1,665,498</u>	<u>\$ 590,555</u>

A majority of the District's operating revenue was from property and specific ownership taxes. The District also received \$897,759 in Capital grants and \$6,890 in other contributions. The District's financial position improved during 2018 with a change in net position of \$1,074,943 which occurred primarily due to Capital grants and contributions and the gain on sale of capital assets.

Governmental Funds Financial Analysis

As noted earlier, fund accounting is used to ensure and demonstrate compliance with finance related legal requirements.

The focus of governmental funds is to provide information on near-term inflows, outflows and balances of spendable resources. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

The District maintains only one governmental fund, the General Fund, which is the District's operating fund. The General Fund had a fund balance of \$1,303,739 as of December 31, 2018, a decrease of \$872,594. The decrease in fund balance occurred mainly due to construction costs of the new library.

The unassigned portion of the fund balance in the amount of \$242,710 is available for spending. The District's required 3% reserve for emergencies is set at \$39,400 at December 31, 2018. A significant portion of the fund balance, \$1,013,699, is restricted for the building project. The remaining \$7,930 was assigned for fundraising.

General Fund Budgetary Highlights

- 2018 actual revenues were under budget by \$747,058 because the Capital project was not finished in 2018.
- 2018 actual expenditures were less than budgeted by \$1,937,079 also because the Capital project was not finished in 2018.
- The revenues and expenditures for finishing the Capital project will rollover into 2019.

Capital Assets and Long-Term Debt

Capital assets, net of accumulated depreciation, increased from \$412,387 to \$2,476,249 or \$2,063,862 in 2018 due primarily to the new library construction in progress; net of selling land held on the books at \$57,707.

Long-term debt decreased by \$71,411 and was \$1,908,833 at the end of 2018.

Economic Factors and Next Year's Budget

Due to the Gallagher Amendment and a reduction in Oil and Gas production, tax revenues have decreased again for the 2019 budget year. The District anticipates the capital construction process to end in May and will use any revenues not needed for operating to cover these costs. The District does not anticipate the need to seek an increase in the mill levy in 2019.

Component Unit

The following summarizes the Foundation's financial position at December 31:

	2018	2017
Assets		
Current and Other Assets	\$ 95,575	\$ 55,016
Total Assets	\$ 95,575	\$ 55,016
Liabilities		
Unearned Revenue	\$ -	\$ 30,000
Total Liabilities	\$ -	\$ 30,000
Net Assets		
Donor Restricted	\$ 71,765	
Donor Unrestricted	\$ 23,810	\$ 25,016
Total Net Assets	\$ 95,575	\$ 25,016
Total Liabilities and Net Assets	\$ 95,575	\$ 55,016

The Foundation's changes in financial position can be summarized as follows:

	2018	2017
Revenues		
Contributions (for new library)	\$ 71,765	\$ 30,091
Investment Income	\$ 32	\$ 11
Other Revenue		\$ 1,095
Total Revenues	\$ 71,797	\$ 31,197
Expenses		
Program	\$ 1,238	\$ 6,018
Management & General		\$ 163
Total Expenses	\$ 1,238	\$ 6,181
Change in Net Position	\$ 70,559	\$ 25,016
Net Position - January 1	\$ 25,016	\$ -
Net Position - December 31	\$ 95,575	\$ 25,016

Request for Information

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in the report or requests for additional financial information should be addressed to the District Board of Trustees; Lone Cone Library District; PO Box 127, 1110 Lucerne Street; Norwood, CO 81423. Interested citizens can also visit our website at <https://norwood.colibraries.org/>.

Lone Cone Library District
STATEMENT OF NET POSITION

December 31, 2018

	Governmental Activities
ASSETS	
Cash	\$ 271,161
Investments	109,303
Receivables	
Property taxes	342,329
Grant	179,199
Other	2,214
Restricted cash	1,013,699
Capital assets, net of accumulated depreciation	2,476,249
Total Assets	4,394,154
LIABILITIES	
Accounts payable	231,837
Retainage payable	185,119
Unearned revenue	40,000
Accrued interest	20,538
Long-term liabilities	
Portion due and payable within one year	
Lease payable	74,019
Portion due and payable after one year	
Lease payable	1,834,814
Total Liabilities	2,386,327
DEFERRED INFLOWS	
Property taxes	342,329
Total Deferred Inflows	342,329
Total Liabilities and Deferred Inflows	2,728,656
NET POSITION	
Net investment in capital assets	1,560,577
Restricted for emergencies	39,400
Unrestricted	65,521
Total Net Position	\$ 1,665,498

The accompanying notes are an integral part of this statement.

Lone Cone Library District
STATEMENT OF ACTIVITIES
Year ended December 31, 2018

Function/Programs	Expenses	Program Revenues			Total Governmental Activities
		Charges for Services	Operating Grants and Contribution	Capital Grants and Contribution	
Governmental activities:					
Culture and recreation	\$ 273,406	\$ 2,688	\$ -	\$ 904,649	\$ 633,931
Interest on long-term debt	73,661	-	-	-	(73,661)
Total governmental activities	\$ 347,067	\$ 2,688	\$ -	\$ 904,649	560,270
General revenues:					
Property and specific ownership taxes					406,764
Miscellaneous					2,974
Gain on sale of capital assets					101,793
Investment income					3,142
Total general revenues					514,673
Change in net position					1,074,943
Net position - beginning					590,555
Net position - ending					\$ 1,665,498

The accompanying notes are an integral part of this statement.

Lone Cone Library District

BALANCE SHEET - GOVERNMENTAL FUNDS

December 31, 2018

	General	Total Governmental Funds
ASSETS		
Cash	\$ 271,161	\$ 271,161
Investments	109,303	109,303
Receivables		
Property taxes	342,329	342,329
Grant	179,199	179,199
Other	2,214	2,214
Restricted cash	1,013,699	1,013,699
Total Assets	<u>\$ 1,917,905</u>	<u>\$ 1,917,905</u>
LIABILITIES, DEFERRED INFLOWS, AND FUND EQUITY		
Liabilities		
Accounts payable	\$ 231,837	\$ 231,837
Unearned revenue	40,000	40,000
Total Liabilities	<u>271,837</u>	<u>271,837</u>
Deferred inflows		
Property taxes	342,329	342,329
Total Deferred Inflows	<u>342,329</u>	<u>342,329</u>
Fund equity		
Restricted for building project	1,013,699	1,013,699
Restricted for emergencies	39,400	39,400
Assigned for fundraising	7,930	7,930
Unassigned	242,710	242,710
Total Fund Equity	<u>1,303,739</u>	<u>1,303,739</u>
Total Liabilities, Deferred Inflows, and Fund Equity	<u>\$ 1,917,905</u>	<u>\$ 1,917,905</u>

The accompanying notes are an integral part of this statement.

Lone Cone Library District

RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION

December 31, 2018

Amounts reported for governmental activities in the Statement of Net Position are different because:

Total fund balance - governmental funds	\$ 1,303,739
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	2,476,249
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the funds.	(1,908,833)
Retainage payables is not due and payable in the current period and, therefore, are not reported in the funds when a project is not substantially complete.	(185,119)
Accrued interest and fees are not due and payable in the current period and, therefore, are not reported in the funds.	<u>(20,538)</u>
Net Position of Governmental Activities	<u>\$ 1,665,498</u>

The accompanying notes are an integral part of this statement.

Lone Cone Library District

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES
IN FUND BALANCE - GOVERNMENTAL FUNDS

Year ended December 31, 2018

	General	Total Governmental Funds
Revenues		
Property taxes	\$ 388,170	\$ 388,170
Specific ownership taxes	18,594	18,594
Grants	897,759	897,759
Gifts and donations	6,890	6,890
Charges for services	2,688	2,688
Miscellaneous	2,974	2,974
Investment income	3,142	3,142
Total revenues	<u>1,320,217</u>	<u>1,320,217</u>
Expenditures		
Culture and recreation	272,825	272,825
Debt service		
Principal	71,411	71,411
Interest	71,044	71,044
Capital outlay	1,937,031	1,937,031
Total expenditures	<u>2,352,311</u>	<u>2,352,311</u>
	Excess of Revenues Over (Under) Expenditures	(1,032,094)
Other financing sources		
Sale of land proceeds	159,500	159,500
	Excess of Revenues and Other Financing Sources Over (Under) Expenditures	(872,594)
Fund Balance - beginning	<u>2,176,333</u>	<u>2,176,333</u>
Fund Balance - ending	<u><u>\$ 1,303,739</u></u>	<u><u>\$ 1,303,739</u></u>

The accompanying notes are an integral part of this statement.

Lone Cone Library District

RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCE - 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 - Governmental Funds \$ (872,594)

Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded (was less than) depreciation in the current period (\$1,941,673 - \$5,223). 1,936,450

Governmental funds report sale of capital assets as gains. However, in the statement of activities the disposal of these assets are reported as a reduction in assets. The net value of the asset reduces the gain in the statement of activities. (57,707)

Governmental funds report the repayment of principal on long-term debt as expenditures. However, these repayments are not reported as expenses in the statement of activities, but rather a reduction of debt in the statement of net position. This amount is the effect of the difference in the treatment of these repayments. 71,411

Governmental funds do not record the amount of interest and fees on long-term debt that has accrued since the end of the year. However, these liabilities are reported in the statement of net position and the related expense is reported in the statement of activities. This is the amount by which accrued interest and fees changed from the prior year. (2,617)

Change in Net Position of Governmental Activities \$ 1,074,943

The accompanying notes are an integral part of this statement.

Lone Cone Library Foundation

STATEMENT OF FINANCIAL POSITION

December 31, 2018

ASSETS

Cash	\$	<u>95,575</u>
Total assets	\$	<u><u>95,575</u></u>

NET ASSETS

Without donor restrictions	\$	23,810
With donor restrictions		<u>71,765</u>
Total net assets		<u><u>95,575</u></u>
Total net assets	\$	<u><u>95,575</u></u>

The accompanying notes are an integral part of this statement.

Lone Cone Library Foundation

STATEMENT OF ACTIVITIES

Year ended December 31, 2018

CHANGES IN NET ASSETS WITHOUT DONOR RESTRICTIONS:

Interest income		\$ 32
	Total revenue and other support without restrictions	<u>32</u>

EXPENSES

Program services		1,238
	Total expenses	<u>1,238</u>

Change in net assets without donor restrictions (1,206)

CHANGE IN NET ASSETS WITH DONOR RESTRICTIONS:

Contributions for new library		71,765
	Change in net assets with donor restrictions	<u>71,765</u>

Increase(decrease) in net assets 70,559

Net assets at beginning of year 25,016

Net assets at end of year \$ 95,575

The accompanying notes are an integral part of this statement.

Lone Cone Library District

STATEMENT OF REVENUE, EXPENDITURES, AND CHANGES IN FUND
BALANCE - BUDGET AND ACTUAL - GENERAL FUND

Year ended December 31, 2018

	Original and Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 383,775	\$ 388,170	\$ 4,395
Specific ownership taxes	-	18,594	18,594
Grants	1,830,000	897,759	(932,241)
Gifts and donations	10,000	6,890	(3,110)
Charges for services	2,000	2,688	688
Proceeds from land sale	-	159,500	159,500
Miscellaneous	-	2,974	2,974
Investment income	1,000	3,142	2,142
Total revenues	2,226,775	1,479,717	(747,058)
Expenditures			
Culture and recreation			
Personnel	179,015	174,536	4,479
Administrative	19,700	38,691	(18,991)
Purchased services and consulting	17,000	19,038	(2,038)
Capital asset maintenance	15,000	13,164	1,836
Programming and library services	11,600	10,277	1,323
Library materials	17,000	17,119	(119)
Debt service			
Interest expense	142,460	71,044	71,416
Principal reduction	-	71,411	(71,411)
Capital outlay	3,887,615	1,937,031	1,950,584
Total expenditures	4,289,390	2,352,311	1,937,079
Excess of Revenues Over (Under) Expenditures	(2,062,615)	(872,594)	1,190,021
Fund Balance - January 1	2,062,615	2,176,333	113,718
Fund Balance - December 31	\$ -	\$ 1,303,739	\$ 1,303,739

The accompanying notes are an integral part of this statement.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Organization

The Lone Cone Library District (the District) was established in 1978 as a political subdivision of the State of Colorado to provide library services throughout San Miguel County. The District is governed by a seven member board of trustees (the Board) appointed by the San Miguel County Commissioners (the Commissioners). The Commissioners' accountability for the District does not extend beyond making appointments to the board. Each year the Board of Trustees certifies the mill levy to the San Miguel County Board of County Commissioners, who then levy taxes upon the properties.

The financial statements of the District have been prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP") as applied to governmental units. The Governmental Accounting Standards Board ("GASB") is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The more significant of the District's accounting policies are described below.

2. Reporting Entity

Although the San Miguel County Commissioners appoint the Board of Trustees, the District is not financially accountable to San Miguel County; therefore the District is not a component unit of the County. The financial statements of the District include all of the integral parts of the District's operations. The District applied the GASB accounting criteria in effect to determine that the Lone Cone Library Foundation (the Foundation) should be included in the District's financial statements as a discretely presented component unit. Since the component unit uses a different reporting model (FASB Non-Profit), the required financial data is discretely presented on separate pages as allowed by GASB 39. The Foundation is a non-profit corporation under Internal Revenue Code Section 501(c) (3) formed to provide funds to support the Lone Cone Library District, its services, programs, and capital needs.

3. Government-wide and Fund Financial Statements

Government-wide Financial Statements

The government-wide financial statements (i.e., the State of Net Position and the Statement of Activities) report information on all of the non-fiduciary activities of the government. The primary government and the discretely presented component unit are presented separately within the financial statements with the focus on the primary government. The District does not have any business-type activities.

The District's statement of net position presents the financial position of the governmental activities of the District at year-end. The Foundation's statement of financial position presents the financial position of the Foundation at year-end using not-for-profit accounting and financial reporting principles.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

The Statement of Activities demonstrates the degree to which the program expenses of a given function or segment are offset by program revenue. Program expenses are those that are clearly identifiable with a specific function or segment. Program revenue includes: 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 revenue are reported, instead, as general revenues. The Foundation's statement of activities presents the activities of the Foundation using not-for-profit accounting and financial reporting principles.

Fund Financial Statements

Fund financial statements are designed to present financial information for the District in more detail. Fund financial statements are provided for governmental funds.

The accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, deferred inflow of resources, fund balance, revenue and expenditures. Governmental resources are allocated to and accounted for, in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

The District has one fund, the *General Fund*, which is the District's primary operating fund and accounts for all financial resources of the District.

4. Fund Accounting

Governmental Funds

Governmental funds are those through which most governmental functions typically are financed. Governmental funds reporting focuses on the sources, uses and balances of current financial resources. Expendable assets are assigned to the various governmental funds according to the purpose for which they may or must be used. Current liabilities are assigned to the fund from which they will be paid. The difference between governmental fund assets, liabilities, and deferred inflows is reported as fund balance.

The District reports the following major governmental fund:

General Fund – The General Fund is used to account for all financial resources of the District except those required to be accounted for in another fund. The general fund balance is available to the District for any purpose provided it is expended or transferred according to the general laws of Colorado and the bylaws of the District.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

5. Measurement Focus and Basis of Accounting

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

Long-Term Economic Focus and Accrual Basis

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

Current Financial Focus and Modified Accrual Basis

The governmental fund financial statements use the current financial focus and are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. Revenue is considered available if received within sixty days following year end. The governmental fund financial statements include reconciliation to better identify the relationship between the government-wide and government fund statements.

Foundation's Basis of Presentation

The Foundation's net assets and revenue, expenses, gains, and losses are classified based on the existence or absence of donor-imposed restrictions. Accordingly, net assets of the Foundation and changes therein are classified and reported as follows:

- Net assets without donor restrictions: Net assets that are not subject to donor-imposed restrictions and may be expended for any purpose in performing the primary objectives of the organization. These net assets may be used at the discretion of the Foundation's management and the board of directors.
- Net assets with donor restrictions: Net assets subject to stipulations imposed by donors and grantors. Some donor restrictions are temporary in nature; those restrictions will be met by actions of the Foundation or by the passage of time. Other donor restrictions are perpetual in nature, whereby the donor has stipulated the funds be maintained in perpetuity.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

6. Use of Estimates

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

7. Stewardship, Compliance, and Accountability

Budgets and Budgetary Accounting

In the fall of each year, the District's Board of Trustees formally adopts a budget with appropriations by fund for the ensuing year pursuant to the Colorado Local Budget Law. The budget for the governmental fund is adopted on a basis consistent with GAAP.

As required by Colorado statutes, the District followed the timetable below in approving and enacting a budget for the ensuing years:

- (1) For the 2018 budget year, prior to August 23, 2017, the County Assessor sent the District the assessed valuation of all taxable property within the District's boundaries.
- (2) On or before October 15, 2017, the District's accountant submitted to the District's Board of Trustees a recommended budget which detailed the necessary property taxes needed along with other available revenues to meet the District's operating requirements.
- (3) The Board held a public hearing on the proposed budget and capital program no later than 45 days prior to the close of the fiscal year.
- (4) For the 2018 budget, prior to December 15, 2017, the District computed and certified to the County Commissioners a rate of levy that derived the necessary property taxes as computed in the proposed budget.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

- (5) For the 2018 budget, the final budget and appropriating resolution was adopted prior to December 31, 2017.
- (6) After adoption of the budget resolution, the District may make the following changes: a) it may transfer appropriated monies between funds or between spending agencies within a fund, as determined by the original appropriation level; b) supplemental appropriations to the extent of revenues in excess of those estimated in the budget; c) emergency appropriations; and d) reduction of appropriations for which originally estimated revenues are insufficient.

The level of control in the budget at which expenditures exceed appropriations is at the fund level. All appropriations lapse at year end.

8. Capital Assets

Capital assets are reported in the applicable governmental activities columns in the Government-wide Financial Statements. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Library collection materials are not capitalized; the proceeds from sales of library collection materials are used to acquire other library collection materials. Major outlays for capital assets and improvements are capitalized as projects are completed for amounts of \$200 or greater.

Depreciation is computed using the straight-line method over estimated useful lives, as follows:

	<u>Estimated Lives</u>
Buildings and improvements	7 to 40 years
Equipment	5 years
Furniture and fixtures	5 to 10 years

9. Property Taxes

Property taxes are not due and payable until after the assessment year has ended, and are not included in the budget or Statement of Revenues, Expenditures, and Changes in Fund Balance of the assessment year. Property taxes are recorded as deferred inflows in the year they are levied and measurable. Property tax revenues are recorded as revenue in the year they are available or collected. Property taxes are levied on or before December 15 of each year and attach as an enforceable lien on the property on January 1. Taxes are payable in full on April 30 or in two installments on February 28 and June 15.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – CONTINUED

10. Contributions

Contributions received are recorded as net assets without donor restrictions or net assets with donor restrictions, depending on the existence and/or nature of any donor-imposed restrictions. Contributions that are restricted by the donor are reported as an increase in net assets without donor restrictions if the restriction expires in the reporting period in which the contribution is recognized. All other donor restricted contributions are reported as an increase in net assets with donor restrictions, depending on the nature of the restriction. When a restriction expires (that is, when a stipulated time restriction ends or purpose restriction is accomplished), net assets with donor restrictions are reclassified to net assets without donor restrictions and reported in the statement of activities as net assets released from restrictions.

11. New accounting pronouncement

On August 18, 2016, FASB issued ASU 2016-14, Not-for-Profit Entities (Topic 958) – *Presentation of Financial Statements of Not-for-Profit Entities*. The update addresses the complexity and understandability of net asset classification, deficiencies in information about liquidity and availability of resources, and the lack of consistency in the type of information provided about expenses and investment return. The Foundation has adjusted the presentation of these statements accordingly. The ASU has been applied retrospectively to all periods presented.

NOTE B – 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 levels must be collateralized. The eligible collateral is determined by the PDPA. PDPA allows the institution to create a single collateral pool for all public funds. The pool for all the uninsured public deposits as a group is to be maintained by another institution or held in trust. The market value of the collateral must be at least equal to 102% of the aggregate uninsured deposits. As of December 31, 2018, the District had cash deposits of \$1,301,909 of which \$500,000 was covered by federal depository insurance. The remainder was covered by PDPA.

At December 31, 2018 the carrying amount and bank balance of the Foundation's cash deposits was \$95,575. This amount is covered by federal depository insurance.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE B – CASH AND INVESTMENTS – CONTINUED

Investments

Colorado state statutes authorize the District to invest in U.S. Treasury bills, obligations of any other U.S. agencies, obligations of the World Bank, general obligation bonds of any state or any of their subdivisions, revenue bonds of any state or any of their subdivisions, bankers acceptance notes, commercial paper, repurchase agreements, money market funds and guaranteed investment contracts. All investments must be held by the District, in their name, or in custody of a third party on behalf of the local government.

As of December 31, 2018, the District had \$109,303 invested in the Colorado Local Government Liquid Asset Trust, (Colotrust), an investment vehicle established for local government entities in Colorado to pool surplus funds. A designated custodial bank provides safekeeping and depository services to Colotrust in connection with the direct investment and withdrawal functions of Colotrust. Substantially all securities owned by Colotrust 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 Colotrust. Colotrust funds carry a Standard & Poor's AAAM rating. There is no custodial, interest rate or foreign currency risk exposure.

The District categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Colotrust operates like a 2a-7 external investment pool and investments in the pool are valued at \$1 net asset value (NAV) per share. The underlying investments held by Colotrust are valued at fair value.

NOTE C – CAPITAL ASSETS

A summary of changes in capital assets follows:

	Balance 12/31/17	Additions	Dispositions	Balance 12/31/18
Capital assets not being depreciated				
Land	\$ 83,247	\$ –	\$ (57,707)	\$ 25,540
Construction in progress	299,078	2,119,706	–	2,418,784
Capital assets not being depreciated, net	382,325	2,119,706	(57,707)	2,444,324
Capital assets being depreciated				
Buildings and improvements	85,124	–	–	85,124
Equipment	22,468	7,086	(3,274)	26,280
Furniture and fixtures	8,038	–	–	8,038
Less: accumulated depreciation	(85,568)	(5,223)	3,274	(87,517)
Capital assets being depreciated, net	30,062	1,863	–	31,925
Capital assets, net	<u>\$ 412,387</u>	<u>\$ 2,121,569</u>	<u>\$ (57,707)</u>	<u>\$ 2,476,249</u>

Depreciation expense was charged to functions/programs as follows:

Culture and recreation \$ 5,223

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE D – LONG-TERM DEBT

Changes in long-term obligations for the year ended December 31, 2018 are as follows:

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Reductions</u>	<u>Ending Balance</u>
Lease payable	\$ 1,980,244	\$ -	\$ (71,411)	\$ 1,908,833

NOTE E – LEASE PAYABLE

The District entered into a lease purchase agreement in 2017 for the purpose of constructing and equipping a new combined library and community center. Under the agreement the District leases land it owns, which will be used for the new facility, to HSE Leasing, LLC who, in turn, leases the land back to the District. HSE Leasing, LLC deposits \$2,000,000 into an escrow fund to be disbursed to pay costs of the project, and the District must repay the amount in semiannual payments over a 20-year period beginning September 2017. Interest accrues on the principal balance at 3.62% per annum. Repayment of the amounts owed is collateralized by the land and new facility. The lease includes a purchase option which is in effect beginning in September 2022.

Debt service requirements under the lease are as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ 74,019	\$ 68,436	\$ 142,455
2020	76,723	65,732	142,455
2021	79,525	62,930	142,455
2022	82,430	60,025	142,455
2023	85,441	57,014	142,455
2024-2028	476,366	235,909	712,275
2029-2033	569,959	142,316	712,275
2034-2037	464,370	34,222	498,592
	<u>\$ 1,908,833</u>	<u>\$ 726,584</u>	<u>\$ 2,635,417</u>

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omission; and general liability. The District is a member of the Colorado Special District Property and Liability Pool (“Pool”) for property and liability insurance.

The Pool was formed by an intergovernmental agreement to provide public officials, property, general and automobile liability coverage for claims up to \$1,000,000, except if the claim falls within the government immunity statute, then the coverage is \$150,000 per person and a \$600,000 aggregate claim. The Pool is reinsured for 80% of the first \$250,000 of all claims and 100% for claims in excess of \$250,000. The District may be required to make additional contributions in the event aggregate losses incurred by the Pool exceed amounts recoverable from reinsurance contracts. Any excess funds, which the Pool determines are not needed for purposes of the Pool may be returned to the members pursuant to a distribution formula.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE F – RISK MANAGEMENT – CONTINUED

Any settled claims are not expected to exceed coverage. A summary of audited statutory basis financial information for the Pool as of and for the year ended December 31, 2017 (latest information available) is as follows:

Assets	<u>\$ 56,602,888</u>
Liabilities	\$ 30,815,521
Capital and surplus	<u>25,787,367</u>
Total	<u>\$ 56,602,888</u>
Revenues	\$ 20,082,198
Investment income and other	<u>631,496</u>
Total revenue	<u>20,713,694</u>
Expenses	<u>18,721,378</u>
Excess of revenues over expenses	<u>\$ 1,992,316</u>

NOTE G – TABOR AMENDMENT

In November 1992, Colorado voters amended Article X of the Colorado Constitution by adding Section 20, commonly known as the Taxpayer’s Bill of Rights (“TABOR”). TABOR contains revenue, spending, tax and debt limitations which apply to the State of Colorado and local governments. TABOR requires, with certain exceptions, advance voter approval for any new tax, tax rate increase, mill levy above that of the prior year, extension of any expiring tax, or tax policy change directly causing a new tax revenue gain to any local government. Except for refinancing bonded debt at a lower interest rate or adding new employees to existing pension plans, TABOR requires advance voter approval for the creation of any multiple fiscal year or other financial obligation unless adequate present cash reserves are pledged irrevocably and held for payments in future years.

TABOR also requires local governments to establish emergency reserves to be used for declared emergencies only. Emergencies, as defined by TABOR, exclude economic conditions, revenue shortfalls, or salary or fringe benefit increases. These reserves are required to be 3% or more of the fiscal year spending (excluding bonded debt service) for fiscal years ended after December 31, 1992. At December 31, 2018, a reserve of \$39,400 was required.

Under TABOR, future spending and revenue limits are determined based on the prior year’s fiscal year spending adjusted for inflation in the prior calendar year plus annual local growth. Fiscal year spending is generally defined as expenditures and reserve increases with certain exceptions. Revenue, if any, in excess of the fiscal year spending limit must be refunded in the next fiscal year unless voters approve retention of such revenue.

TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the provisions of TABOR.

Lone Cone Library District

NOTES TO FINANCIAL STATEMENTS

December 31, 2018

NOTE H – FUND BALANCE

GASB Statement No. 54, "Fund Balance Reporting and Governmental Fund Type Definitions" provides more clearly defined fund balance categories to make the nature and extent of the constraints placed on a government's fund balances more transparent. In the fund financial statements the following classifications describe the relative strength of the spending constraints.

- *Non-spendable fund balance* - The portion of fund balance that cannot be spent because it is either not in spendable form (such as prepaid expense) or is legally or contractually required to be maintained intact.
- *Restricted fund balance* - The portion of fund balance constrained to being used for a specific purpose by external parties (such as grantors or bondholders), constitutional provisions or enabling legislation.
- *Committed fund balance* - The portion of fund balance constrained for specific purposes according to limitations imposed by the District's highest level of decision making authority, the Board, prior to the end of the current fiscal year. The constraint may be removed or changed only through formal action of the Board.
- *Assigned fund balance* - The portion of fund balance set aside for planned or intended purposes. The intended use may be expressed by the Board or other individuals authorized to assign funds to be used for a specific purpose.
- *Unassigned fund balance* - The residual portion of fund balance that does not meet any of the above criteria. The District will only report a positive unassigned fund balance in the General Fund.

Unrestricted fund balance will be used in the following order: committed, assigned, and unassigned. When both restricted and unrestricted funds are available for expenditure, restricted funds are used first.

NOTE I – SUBSEQUENT EVENTS

Management has evaluated potential subsequent event disclosures through April 10, 2019 (date of availability of financial statements for issuance). There were no subsequent events identified that require disclosure.

NOTE J – FUNCTIONAL EXPENSES

The only functional expenses incurred were for administrative purposes of \$1,238 for legal expenses.

NOTE K – CONTRACT COMMITMENTS

At 2018 the District had a contract commitment with FCI Constructors totaling \$1,567,404 in relation to the construction of the new library.

SUPPLEMENTARY INFORMATION

Lone Cone Library Foundation

STATEMENT OF CASH FLOWS

Year ended December 31, 2018

CASH FLOWS FROM OPERATING ACTIVITIES:

Interest income	\$ 32
Cash paid to suppliers and employees	<u>(1,238)</u>
Net cash provided (used) by operating activities	(1,206)

CASH FLOWS FROM FINANCING ACTIVITIES:

Contributions restricted for Library construction	<u>41,765</u>
Net cash provided (used) by financing activities	<u>41,765</u>

Net increase (decrease) in cash and cash equivalents 40,559

Cash and cash equivalents at beginning of year 55,016

Cash and cash equivalents at end of year \$ 95,575