

ALAMEDA CORRIDOR BUSINESS IMPROVEMENT DISTRICT

FINANCIAL STATEMENTS
December 31, 2020

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Green & Associates LLC

Certified Public Accountants & Business Consultants

INDEPENDENT AUDITOR'S REPORT

Board of Directors
Alameda Corridor Business Improvement District

We have audited the accompanying financial statements of the governmental activities and each major fund of the Alameda Corridor Business Improvement District as of and for the year ended December 31, 2020, which collectively comprise the District's basic financial statements as listed in the table of contents, and the related notes to the financial statements.

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 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 governmental activities and each major fund of the Alameda Corridor Business Improvement District, as of December 31, 2020, and the respective changes in financial position 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.

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Other-Matters

Management has omitted the management's discussion and analysis that 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 opinions on the basic financial statements are not affected by this missing information.

A handwritten signature in cursive script that reads "G. & Associates LLP". The signature is written in black ink and is positioned above the typed text.

Longmont, Colorado
Aug 30, 2021

Basic Financial Statements

Alameda Corridor Business Improvement District
Statement of Net Position
December 31, 2020

Assets

Current Assets

Cash and cash equivalents	\$ 314,448
Prepaid expenses	8,696
Property taxes receivable	705,754
Total Current Assets	1,028,898

Noncurrent Assets

Capital assets	
Equipment and Furniture	3,742
Street Improvements and Artwork	807,670
Less: Accumulated depreciation	(380,655)
Net Capital Assets	430,757
Total Noncurrent Assets	430,757
Total Assets	1,459,655

Liabilities

Current Liabilities

Accounts payable	457
Total Liabilities	457

Deferred Inflows of Resources

Deferred property tax revenue	705,754
Total Deferred Inflows of Resources	705,754

Net Position

Net investment in capital assets	430,757
Restricted for emergencies	26,663
Unrestricted	296,024
Total Net Position	\$ 753,444

The accompanying notes are an integral part of these financial statements

**Alameda Corridor Business Improvement District
Statement of Activities
For the Year Ended December 31, 2020**

		Program Revenues		Net (Expenses) Revenue and Changes in Net Position
Governmental Activities	Expenses	Charges for Service	Operating Grants and Contributions	Governmental Activities
Community development and improvement	\$ 908,589	\$ 12,486	\$ 49,718	\$ (846,385)
Total Governmental Activities	\$ 908,589	\$ 12,486	\$ 49,718	(846,385)
General Revenues				
Property taxes				690,980
Specific ownership taxes				53,012
Lakewood Reinvestment Authority tax sharing				81,706
Earnings on investments				876
Total Revenues				826,574
Change in Net Position				(19,811)
Net Position - Beginning of Year				773,255
Net Position - End of Year				\$ 753,444

Fund Financial Statements

**Alameda Corridor Business Improvement District
Balance Sheet
Governmental Funds
December 31, 2020**

	<u>Total Governmental Funds</u>
Assets	
Current Assets	
Cash and cash equivalents	\$ 314,448
Prepaid expenses	8,696
Property taxes receivable	<u>705,754</u>
Total Assets	<u><u>\$ 1,028,898</u></u>
Liabilities	
Current Liabilities	
Accounts payable	\$ 457
Total Liabilities	<u>457</u>
Deferred Inflows of Resources	
Deferred property tax revenue	<u>705,754</u>
Total Deferred Inflows of Resources	<u>705,754</u>
Equity	
Fund Balance	
Nonspendable	8,696
Restricted	26,663
Unassigned	<u>287,328</u>
Total Fund Balance	<u>322,687</u>
Total Liabilities, Equity and Deferred Inflows of Resources	<u><u>\$ 1,028,898</u></u>

Reconciliation of the Governmental Funds Balance Sheet to the Statement of Net Position

Total Fund Balance	\$ 322,687
Amounts reported for governmental funds in the Statement of Net Position are different because:	
Capital Assets used in governmental activities are not current financial resources and therefore are not reported in the funds.	<u>430,757</u>
Total Net Position	<u><u>\$ 753,444</u></u>

The accompanying notes are an integral part of these financial statements

Alameda Corridor Business Improvement District
Statement of Revenues, Expenditures and Changes in Fund Balance
Governmental Funds
For the Year Ended December 31, 2020

	<u>General Fund</u>
Revenues	
Property taxes	\$ 690,980
Specific ownership taxes	53,012
Lakewood Reinvestment Authority tax sharing	81,706
Investment income	876
Grants	49,718
Reimbursements and other income	12,486
Total Revenue	888,778
Expenditures	
Programs and initiatives	190,593
Legal, accounting and professional services	7,318
Office expenses	7,795
Insurance	7,157
Rent	15,517
Services contract	220,200
Tax sharing agreements	402,127
Miscellaneous	182
Treasurer's fees	4,514
Total Expenditures	855,403
Revenue Over (Under) Expenditures	33,375
Fund Balance, beginning of year	289,312
Fund Balance, end of year	\$ 322,687
Total Change in Fund Balance Governmental Fund	\$ 33,375
Depreciation expense reported in the Statement of Activities does not require the use of current financial resources therefore is excluded from the fund statements.	(53,186)
Some expenses reported in the Statement of Activities do not require the use of current financial resources and are not reported in the fund statements.	
Change in Net Position of Governmental Activities	\$ (19,811)

The accompanying notes are an integral part of these financial statements

Alameda Corridor Business Improvement District
Statement of Revenue and Expenditures and Change in Fund Balance
Budget and Actual - General Fund
For the Year Ended December 31, 2020

	Original & Final Budget	Actual	Variance Favorable (Unfavorable)
Revenues			
Property taxes	\$ 723,362	\$ 690,980	\$ (32,382)
Specific ownership taxes	50,000	53,012	3,012
Lakewood Reinvestment Authority tax sharing	77,500	81,706	4,206
Investment income	340	876	536
Grants	-	49,718	49,718
Reimbursements and other income	-	12,486	12,486
Total Revenue	<u>851,202</u>	<u>888,778</u>	<u>37,576</u>
Expenditures			
Programs and initiatives	265,000	190,593	74,407
Legal, accounting and professional services	5,500	7,318	(1,818)
Office expenses	14,015	7,795	6,220
Insurance	6,500	7,157	(657)
Rent	15,360	15,517	(157)
Repairs and maintenance	1,000	-	1,000
Services contract	228,000	220,200	7,800
Tax sharing agreements	411,757	402,127	9,630
Miscellaneous	100	182	(82)
Treasurer's fees	4,779	4,514	265
Total Expenditures	<u>952,011</u>	<u>855,403</u>	<u>96,608</u>
Revenue Over (Under) Expenditures	<u>\$ (100,809)</u>	<u>\$ 33,375</u>	<u>\$ 134,184</u>

The accompanying notes are an integral part of these financial statements

Alameda Corridor Business Improvement District
Notes to Financial Statements
December 31, 2020

Note 1 Summary of Significant Accounting Policies

The Alameda Corridor Business Improvement District (ACBID), a quasi-municipal corporation, is governed pursuant to provisions of the Colorado Special District Act. The District was established on July 28, 2003 primarily to serve the public purposes of promoting the health, safety, prosperity, security, and general welfare of the people in the ACBID service area as well as the surrounding community. The District has no employees and all operations and administrative functions are contracted.

Financial Reporting Entity

In accordance with governmental accounting standards, the District has considered the possibility of inclusion of additional entities in its financial statements. The definition of the reporting entity is based primarily on financial accountability.

The District is not financially accountable for any other entity, nor is the District a component unit of any other governmental entity; therefore, no other entities are included in the District's financial statements.

Basis of Presentation

The District's basic financial statements consist of government-wide statements, including a statement of net position and a statement of activities, and fund financial statements which provide a more detailed level of information.

Government-wide Financial Statements

The statement of net position and the statement of activities display information about the District as a whole. These statements include the financial activities of the primary government.

The statement of net position presents the financial position of the governmental activities at the end of the year. The statement of activities presents a comparison between program expenses and the program revenue for each program or function of the District's governmental activities. Program expenses are those that are specifically associated with a service, program or department; and therefore, clearly identifiable to a particular function. Program revenue includes charges paid by the recipient of the goods or services offered by the program, grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues which are not classified as program revenue are presented as general revenue of the District. The comparison of program expenses with program revenue identifies the extent to which each governmental function is self-financing or draws from the general revenue of the District.

Fund Accounting

During the year the District segregates transactions related to certain District functions or activities in separate funds in order to aid financial management and to demonstrate legal compliance. Fund financial statements are designed to present financial information of the District at this more detailed level. The focus of governmental fund financial statements is on major funds. Fund types used by the District are described below.

Alameda Corridor Business Improvement District
Notes to Financial Statements (Continued)
December 31, 2020

Note 1 Summary of Significant Accounting Policies (Continued)

Governmental Fund Type

General Fund –is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Measurement Focus

Government-wide Financial Statement

The government-wide financial statements are prepared using the economic resources measurement focus and the accrual basis of accounting. All assets and liabilities associated with the operation of the District are included in the statement of net position.

Fund Financial Statements

All governmental funds are accounted for using a flow of current financial resources measurement focus and the modified accrual basis of accounting. With this measurement focus, only current assets and current liabilities generally are included on the balance sheet and only revenues that are available within 60 days are recorded in the Statement of Revenues, Expenditures and Changes in Fund Balance.

The Statement of Revenues, Expenditures, and Changes in Fund Balance reports on the sources (revenue and other financing sources) and uses (expenditures and other financing uses) of current financial resources. This approach differs from the manner in which the governmental activities of the government-wide financial statements are prepared. Governmental fund financial statements therefore include a reconciliation with brief explanations to better identify the relationship between the government-wide statements and the statements for governmental funds.

Differences in the accrual and modified accrual basis of accounting arise in the recognition of revenue, the recording of deferred revenue, and in the presentation of expenses versus expenditures.

The District follows the provisions of Governmental Accounting Standards Board (GASB) Statement No. 34 *Basic Financial Statements – and Management’s Discussion and Analysis – for State and Local Governments* as amended by Statement No. 61 *The Financial Reporting Entity: Omnibus—an amendment of GASB Statements No. 14 and No. 34* and Statement No. 63 *Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources, and Net Position*. These statements establishes standards for external financial reporting for all state and local governmental entities which includes a management’s discussion and analysis section; a statement of net position; a statement of revenues, expenses, and changes in net position; and a statement of cash flows. It requires the classification of net position into three components: net investment in capital assets; restricted; and unrestricted.

Alameda Corridor Business Improvement District
Notes to Financial Statements (Continued)
December 31, 2020

Note 1 Summary of Significant Accounting Policies (Continued)

Basis of Accounting (continued)

Revenue

Revenue resulting from exchange transactions, in which each party gives and receives essentially the same value, is recorded on the accrual basis, when the exchange takes place. On a modified accrual basis, revenue is recorded in the fiscal year in which the resources are both measurable and available to finance expenditures of the fiscal period, which is typically within sixty days of realization.

Non-exchange transactions, in which the District receives value without directly giving value in return, include property taxes, grants, entitlements and donations. Revenue from property tax is recognized in the fiscal year for which the taxes are levied. Revenue from grants, entitlements and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied. On a modified accrual basis, revenue from non-exchange transactions must also be available before it can be recognized. Program revenues consist of revenues that are associated with the reimbursements for the upkeep of the district.

Property Taxes

The County Treasurer collects and remits property taxes to the District monthly. Property taxes attach as an enforceable lien on property as of January 1. Taxes are levied for the current year prior to December 31 and are payable in full on April 30 of the subsequent year, or in two installments on February 28 and June 15. Property taxes are recorded as receivables and deferred revenue when levied. As taxes are collected, the receivable and deferral are reduced and income is recognized.

Expenses/Expenditures

On the accrual basis of accounting, expenses are recognized at the time they are incurred. The measurement focus of governmental fund accounting is on decreases in net financial resources (expenditures) rather than expenses. Expenditures are generally recognized in the accounting period in which the fund liability is incurred, if measurable. Allocations of costs, such as depreciation and amortization, are not recognized in governmental funds.

Assets and Liabilities

Cash and cash equivalents- The District's cash and cash equivalents are considered to be cash on hand, demand deposits and short term investments with maturities of 90 days or less at the date of their acquisition.

Investments – investments are recorded at fair value, which approximates cost.

Receivables – all receivables are reported at their book value and, where appropriate, are reduced by the estimated portion that is expected to be uncollectible.

Capital assets – All capital assets are stated at cost or estimated cost. The capitalization threshold for fixed assets is \$5,000. Depreciation of the estimated useful lives of the assets is computed using the straight-line method. Estimated useful lives range from 3-20 years for capital assets. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend an asset's life are not capitalized.

Alameda Corridor Business Improvement District
Notes to Financial Statements (Continued)
December 31, 2020

Note 1 Summary of Significant Accounting Policies (Continued)

Basis of Accounting (continued)

Accrued Liabilities and long-Term Obligation

All payables, accrued liabilities, and long-term obligations are reported in the government-wide financial statements. In general, governmental fund payables and accrued liabilities that, once incurred, are paid in a timely manner and in full from current financial resources are reported as obligations of the funds.

Deferred Inflows of Resources and Deferred Outflows of Resources

The District implemented the provisions of GASB No. 65 *Items Previously Reported as Assets and Liabilities* (GASB 65). As a result in addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources and deferred inflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period (deferred outflow) or the acquisition of net position that applies to future periods (deferred inflows).

Net Position

Equity is classified as net position and displayed in three components:

- a. Net investment in capital assets – consists of capital assets including restricted capital assets, net of accumulated depreciation and reduced by the outstanding balances of any bonds, mortgages, notes, or other borrowings that are attributable to the acquisition, construction, or improvement of those assets.
- b. Restricted net position – consists of net position with constraints placed on the use either by (1) external groups, such as creditors, grantors, or laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation. The District utilizes restricted net position before utilizing unrestricted net position when an expense is incurred for both purposes.
- c. Unrestricted net position – all other net position that do not meet the definition of “restricted” or “net investment in capital assets.” The net position is available for future operations or distributions.

Fund Balance

Nonspendable- consists of amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact. The nonspendable fund balance was \$8,696 as of December 31, 2020.

Restricted - General Fund - Article X, Section 20 of the Constitution of the State of Colorado (TABOR) requires the District to establish Emergency reserves (see Note 4). A reservation of \$26,663 of the General Fund balance has been made in compliance with this requirement.

Alameda Corridor Business Improvement District
Notes to Financial Statements (Continued)
December 31, 2020

Note 1 Summary of Significant Accounting Policies (Continued)

Basis of Accounting (continued)

Committed- General Fund - Committed fund balance includes those items which can be used for specific purposes pursuant to constraints imposed by formal action of the Board of Directors. Those committed amounts cannot be used for any other purpose unless the Board of Directors formally removes or changes the specified uses. The District had a committed fund balance of \$0 as of December 31, 2020.

Assigned – Includes all amounts that are constrained by the District’s intent to be used for a specific purpose but are neither committed nor restricted. The assignment of these balances must occur through a formal action of the Board of Directors. As of December 31, 2020, the assigned fund balance was \$0.

Unassigned- consists of the residual classification for each fund. This represents amounts that have not been assigned to other funds and that has not been restricted, committed, or assigned for specific purposes.

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

Budgets and Budgetary Accounting

Budgets are adopted on a cash basis except for accrual of current vendor invoices. Annual appropriated budgets are adopted for the fund. All annual appropriations lapse at fiscal year-end.

The District adheres to the following procedures in establishing the budgetary data reflected in the financial statements:

- Budgets are required by state law for all funds. The budget includes proposed expenditures and the means of financing them. All budgets lapse at year-end.
- Prior to December 31, the budget is adopted by formal resolution.
- Budgets are required to be filed with the State of Colorado within thirty days after the beginning of the fiscal year.
- Expenditures may not legally exceed appropriations at the fund level.
- The District Board must approve revisions that alter the total expenditures of any fund.
- Budgeted amounts reported in the accompanying financial statements are as originally adopted by the District Board or revised by the District Board.

Use of Estimates in the Preparation of Financial Statements

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

**Alameda Corridor Business Improvement District
Notes to Financial Statements (Continued)
December 31, 2020**

Note 2 Cash and Investments

Cash Deposits

As of December 31, 2020, the District’s cash deposits had a carrying balance of \$309,750 with a corresponding bank balance of \$361,098, \$250,000 of which is federally insured.

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. Amounts on deposit in excess of federal insurance levels must be collateralized. The eligible collateral is specified under 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 uninsured deposits. The District had \$111,098 collateralized under PDPA.

The Colorado Divisions of Banking and Financial Services are required by statute to monitor the naming of eligible depositories and reporting of the uninsured deposits and assets maintained in the collateral pools.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District’s deposits may not be returned to it. The District does not have a deposit policy for custodial credit risk. As of December 31, 2020, none of the District’s bank deposits were exposed to custodial credit risk.

At December 31, 2020 cash and cash equivalents consisted of the following.

Bank Deposits	\$	309,750
Cash at County Treasurer		4,698
Total Cash and Cash Equivalents	\$	<u>314,448</u>

Investments

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

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

As of December 31, 2020, the Board had not adopted a formal investment policy.

**Alameda Corridor Business Improvement District
Notes to Financial Statements (Continued)
December 31, 2020**

Note 3 Capital Assets

A summary of changes to capital assets for 2020 is as follows:

	Balance at 12/31/2019	Additions	Deletions	Balance at 12/31/2020
Depreciable				
Equipment	\$ 3,742	\$ -	\$ -	\$ 3,742
Street improvements and artwork	807,670	-	-	807,670
Total Depreciable	<u>811,412</u>	<u>-</u>	<u>-</u>	<u>811,412</u>
Less Accumulated Depreciation				
Equipment	(3,742)	-	-	(3,742)
Street improvements and artwork	(323,727)	(53,186)	-	(376,913)
Total Accumulated Depreciation	<u>(327,469)</u>	<u>(53,186)</u>	<u>-</u>	<u>(380,655)</u>
Net Capital Assets	<u>\$ 483,943</u>	<u>\$ (53,186)</u>	<u>\$ -</u>	<u>\$ 430,757</u>

Depreciation expense for the year ended December 31, 2020 was \$53,186.

Note 4 Tax, Spending, and Debt Limitation

Article X, Section 20 of the Colorado Constitution, The Taxpayer's Bill of Rights (TABOR), contains several limitations, including revenue raising, spending abilities, and other specific requirements of state and local governments. TABOR is complex and subject to judicial interpretation. The District believes it is in compliance with the requirements of TABOR.

Spending and revenue limits are determined based on the prior year's fiscal year spending adjusted for allowable increases based upon inflation and local growth. Fiscal year spending is generally defined as expenditures plus reserve increases with certain exceptions. Revenue in excess of the fiscal year spending limit must be refunded unless the voters approve retention of such revenue.

TABOR requires local governments to establish emergency reserves, which must be at least 3% of fiscal year spending, excluding bonded debt service. Local governments are not allowed to use the emergency reserves to compensate for economic conditions, revenue shortfalls or salary or benefit increases. This District had an emergency reserve of \$26,663 as of December 31, 2020.

Note 7 Risk Management

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disaster. The District is a participant in the Colorado Special District Association Property and Liability Pool. The Pool was formed by an agreement by member special districts of the Special District Association as a separate and independent governmental and legal entity pursuant to the provisions of Article XIV, Section 18(2) of the Colorado Constitution and Sections 29-1-201 et. seq., 8-44-101(1)(c) and (3), 8-44-204, 24-10-115.5, and 29-13-102, C.R.S, as amended. Membership is restricted to Colorado special districts which are members of the Special District Association.

Alameda Corridor Business Improvement District
Notes to Financial Statements (Continued)
December 31, 2020

Note 7 Risk Management (Continued)

The purpose of the Pool is to provide defined property, liability, workers' compensation and associated coverages, and claims and risk management services related thereto, for member special districts through a self-insurance pool. The Pool has contracted with other third parties to operate, administer and manage the Pool. In the event aggregated losses incurred by the Pool exceed amounts recoverable from the reinsurance contracts and capital and surplus accumulated by the Pool, additional contributions may be required from the Pool members. Settled claims have not exceeded the District's commercial coverage in the last three years.

Note 8 Commitments and Contingencies

As of December 31, 2020, the District has several contracts for services provided to the District. The District has contracts for water and landscape maintenance with various local vendors in which payments are determined by the amount of the services provided.

Note 9 Risks and Uncertainties

On March 11, 2020, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic is having significant effects on global markets, supply chains, businesses, and communities. Specific to the Authority, COVID-19 may impact various parts of its 2021 operations and financial results, but the effects are currently unknown. Management believes the Authority is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as these events occurred subsequent to year-end and are still developing.