

ESTES PARK HOUSING AUTHORITY
FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2020
WITH
REPORT OF INDEPENDENT AUDITORS

**ESTES PARK HOUSING AUTHORITY
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YEAR ENDED DECEMBER 31, 2020**

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REPORT OF INDEPENDENT AUDITORS

To the Board of Commissioners of the
Estes Park Housing Authority:

Report on the Financial Statements

We have audited the accompanying financial statements of the business-type activities of the Estes Park Housing Authority (the "Authority") as of and for the year ended December 31, 2020, and the related notes to the financial statements, which collectively comprise the Authority's financial statements, as listed in the accompanying table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America. This includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our 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 auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Authority'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 Authority's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the net position of the Authority as of December 31, 2020, and the changes in its net position and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Prior Period Financial Statements and Report on Summarized Comparative Information

The financial statements of the Authority as of December 31, 2019, were audited by other auditors whose report dated February 28, 2020, expressed an unmodified opinion on those statements. In our opinion, the summarized comparative information presented herein as of and for the year ended December 31, 2019, is consistent, in all material respects, with the audited financial statements from which it has been derived.

Other Matters

Required Supplementary Information

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 ("GASB"), 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 on the basic financial statements is not affected by the missing information.

Accounting principles generally accepted in the United States of America require that the required pension information and required other postemployment benefits information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the GASB 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.

Other Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying combining statements of net position and combining statements of revenues, expenses and changes in net position are also presented for purposes of additional analysis and are not a required part of the financial statements. The accompanying supplementary information is not a required part of the financial statements and is presented for the purposes of additional analysis as required by the GASB. 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 information is fairly stated, in all material respects, in relation to the financial statements as a whole.

Novogradec & Company LLP

May 7, 2021
Toms River, New Jersey

FINANCIAL STATEMENTS

**ESTES PARK HOUSING AUTHORITY
STATEMENT OF NET POSITION
AS OF DECEMBER 31, 2020**

ASSETS

	<u>2020</u>	For Comparative Purposes Only <u>2019</u>
Current assets:		
Cash and cash equivalents	\$ 1,148,479	\$ 2,076,093
Tenant security deposits	71,691	75,208
Accounts receivable, net	27,457	127,006
Prepaid expenses	<u>2,498</u>	<u>1,690</u>
Total current assets	<u>1,250,125</u>	<u>2,279,997</u>
Non-current assets:		
Restricted deposits	340,729	-
Loan fees, net	-	2,436
Advance to other funds	-	423,473
Land held for sale	629,809	629,809
Notes receivable, net	1,028,418	1,023,310
Accrued interest receivable	2,979,048	2,686,192
Capital assets, net	<u>6,976,109</u>	<u>4,877,840</u>
Total non-current assets	<u>11,954,113</u>	<u>9,643,060</u>
Total assets	<u>13,204,238</u>	<u>11,923,057</u>

DEFERRED OUTFLOWS OF RESOURCES

State of Colorado LGDTF	23,995	260,977
State of Colorado HCTF	<u>500</u>	<u>5,697</u>
Total deferred outflows of resources	<u>24,495</u>	<u>266,674</u>
Total assets and deferred outflows of resources	<u>\$ 13,228,733</u>	<u>\$ 12,189,731</u>

See accompanying notes to financial statements.

ESTES PARK HOUSING AUTHORITY
STATEMENT OF NET POSITION (continued)
AS OF DECEMBER 31, 2020

LIABILITIES

	<u>2020</u>	For Comparative Purposes Only <u>2019</u>
Current liabilities:		
Accounts payable	\$ 49,737	\$ 35,370
Accrued expenses	29,303	30,381
Tenant security deposits	65,434	67,238
Prepaid rent	13,517	5,105
Notes payable, current	<u>74,192</u>	<u>78,591</u>
Total current liabilities	<u>232,183</u>	<u>216,685</u>
Non-current liabilities:		
Construction costs payable	1,159,656	-
Retainage payable	178,014	-
Advance from other funds	-	423,473
Notes payable, non-current	3,774,405	3,126,950
Accrued pension liability	366,075	579,457
Accrued other post employment benefits liability	<u>43,087</u>	<u>48,638</u>
Total non-current liabilities	<u>5,521,237</u>	<u>4,178,518</u>
Total liabilities	<u>5,753,420</u>	<u>4,395,203</u>

DEFERRED INFLOWS OF RESOURCES

State of Colorado LGDTF	149,766	110,963
State of Colorado HCTF	<u>7,959</u>	<u>74</u>
Total deferred inflows of resources	<u>157,725</u>	<u>111,037</u>

NET POSITION

Net position:		
Net investment in capital assets	2,287,763	2,181,462
Restricted	340,729	-
Unrestricted	<u>4,689,096</u>	<u>5,502,029</u>
Total net position	<u>7,317,588</u>	<u>7,683,491</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 13,228,733</u>	<u>\$ 12,189,731</u>

See accompanying notes to financial statements.

ESTES PARK HOUSING AUTHORITY
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2020

	<u>2020</u>	For Comparative Purposes Only <u>2019</u>
Operating revenues:		
Tenant revenue	\$ 867,863	\$ 875,354
Grant revenue	75,050	55,980
Management fee revenue	151,036	-
Other revenues	<u>16,427</u>	<u>444,191</u>
 Total operating revenues	 <u>1,110,376</u>	 <u>1,375,525</u>
Operating expenses:		
Administrative	700,682	582,215
Utilities	81,452	94,681
Maintenance	276,128	511,646
Amortization	-	186
Depreciation	<u>140,444</u>	<u>137,991</u>
 Total operating expenses	 <u>1,198,706</u>	 <u>1,326,719</u>
 Operating income (loss)	 <u>(88,330)</u>	 <u>48,806</u>
Non-operating revenues (expenses):		
Interest income	295,011	272,524
Insurance proceeds	5,218	-
Development fees	50,000	-
Interest expense	(123,703)	(95,903)
Development costs	(29,211)	-
Impairment loss on capital assets	<u>(474,888)</u>	<u>-</u>
 Net non-operating revenues (expenses)	 <u>(277,573)</u>	 <u>176,621</u>
 Change in net position	 (365,903)	 225,427
Net position, beginning of year	<u>7,683,491</u>	<u>7,458,064</u>
Net position, end of year	<u>\$ 7,317,588</u>	<u>\$ 7,683,491</u>

See accompanying notes to financial statements.

**ESTES PARK HOUSING AUTHORITY
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2020**

	<u>2020</u>	For Comparative Purposes Only <u>2019</u>
Cash Flows from Operating Activities:		
Cash received from tenants and grantors	\$ 1,216,533	\$ 1,380,988
Cash paid to suppliers and employees	<u>(973,411)</u>	<u>(1,260,887)</u>
Net cash provided by operating activities	<u>243,122</u>	<u>120,101</u>
Cash Flows from Non-Capital and Related Financing Activities:		
Insurance proceeds received	<u>5,218</u>	<u>-</u>
Net cash provided by non-capital and related financing activities	<u>5,218</u>	<u>-</u>
Cash Flows from Capital and Related Financing Activities:		
Purchase of capital assets	(3,005,033)	-
Proceeds from sale of capital assets	291,432	-
Issuance of notes payable	1,079,483	-
Principal payments on notes payable	(436,427)	(77,369)
Interest paid on notes payable	<u>(123,703)</u>	<u>(95,903)</u>
Net cash used in capital and related financing activities	<u>(2,194,248)</u>	<u>(173,272)</u>
Cash Flows from Investing Activities:		
Development costs received	50,000	-
Contributions from partnership	1,308,459	-
Issuance of notes receivable	(30,009)	-
Payments received on notes receivable	24,901	10,619
Interest on investments	<u>2,155</u>	<u>1,548</u>
Net cash provided by investing activities	<u>1,355,506</u>	<u>12,167</u>
Net decrease in cash and cash equivalents and restricted deposits	(590,402)	(41,004)
Cash and cash equivalents and restricted deposits, beginning of year	<u>2,151,301</u>	<u>2,192,305</u>
Cash and cash equivalents and restricted deposits, end of year	<u>\$ 1,560,899</u>	<u>\$ 2,151,301</u>

See accompanying notes to financial statements.

ESTES PARK HOUSING AUTHORITY
STATEMENT OF CASH FLOWS (continued)
YEAR ENDED DECEMBER 31, 2020

	<u>2020</u>	For Comparative Purposes Only <u>2019</u>
Reconciliation of operating income (loss) to net cash provided by operating activities:		
Operating income (loss)	\$ (88,330)	\$ 48,806
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:		
Depreciation	140,444	137,991
Amortization	-	186
Changes in operating assets, deferred outflows of resources, liabilities, and deferred inflows of resources:		
Accounts receivable, net	99,549	16,134
Prepaid expenses	1,628	1,493
Land held for sale	-	1,793
Deferred outflows of resources	242,179	(134,060)
Accounts payable	14,367	6,521
Accrued expenses	(1,078)	831
Tenant security deposits	(1,804)	2,256
Prepaid rent	8,412	(7,606)
Accrued pension liability	(213,382)	77,196
Accrued other post employment benefits liability	(5,551)	3,085
Deferred inflows of resources	<u>46,688</u>	<u>(34,525)</u>
Net cash provided by operating activities	<u>\$ 243,122</u>	<u>\$ 120,101</u>
Reconciliation of cash and cash equivalents and restricted deposits to the Statement of Net Position:		
Cash and cash equivalents	\$ 1,148,479	\$ 2,076,093
Tenant security deposits	71,691	75,208
Restricted deposits	<u>340,729</u>	<u>-</u>
Cash and cash equivalents and restricted deposits, end of year	<u>\$ 1,560,899</u>	<u>\$ 2,151,301</u>

See accompanying notes to financial statements.

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2020**

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Organization

The Estes Park Housing Authority (the "Authority") is a governmental, public organization created under federal and state housing laws for the purpose of creating and facilitating affordable housing opportunities and services for persons of low and moderate income in the Town of Estes Park (the "Town").

The Authority is governed by a board of commissioners who are appointed by the Board of Trustees of the Town. The Authority's board of commissioners has contracted Loveland Housing Authority for management and accounting services.

B. Basis of Accounting / Financial Statement Presentation

The Authority's financial statements are prepared in accordance with accounting principles generally accepted in the United States of America ("GAAP"). The Governmental Accounting Standards Board is responsible for establishing GAAP for state and local governments through its pronouncements (Statements and Interpretations).

The Authority's funds are accounted for using the economic resources measurement focus and the accrual basis of accounting. Revenues, expenses, gains, and losses from assets and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place.

The Authority's financial statements are prepared in accordance with GASB 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments ("GASB 34"), as amended. GASB 34 requires the basic financial statements to be prepared using the economic resources measurement focus and the accrual basis of accounting and requires the presentation of Statements of Net Position, Statements of Revenues, Expenses and Changes in Net Position and Statements of Cash Flows. GASB 34 also requires the Authority to include Management's Discussion and Analysis as part of the Required Supplementary Information.

The Authority's primary source of non-exchange revenue relates to grants and subsidies. In accordance with GASB 33, Accounting and Financial Reporting for Non-exchange Transactions, grant and subsidy revenue is recognized at the time eligible program expenditures occur and/or the Authority has complied with the grant and subsidy requirements.

C. Reporting Entity

In accordance with GASB 61, *The Financial Reporting Entity Omnibus - An Amendment of GASB Statement No. 14 and No. 34*, the Authority's basic financial statements include those of the Authority and any component units. Component units are legally separate organizations whose majority of officials are appointed by the primary government or the organization is fiscally dependent on the primary government and there is a potential for those organizations either to provide specific financial benefits to, or impose specific financial burdens on, the primary government.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

C. Reporting Entity (continued)

An organization has a financial benefit or burden relationship with the primary government if any one of the following conditions exist:

1. The primary government (Authority) is legally entitled to or can otherwise access the organization's resources.
2. The primary government is legally obligated or has otherwise assumed the obligation to finance the deficits of, or provide financial support to, the organization.
3. The primary government is obligated in some manner for the debt of the organization.

Based on the application of the above criteria, this report includes all activities operated by the Authority, including the following blended component unit:

Peak View, LLC

Peak View, LLC was formed on July, 10, 2020 as a Colorado Limited Liability Company to manage the construction of a twenty-six (26) unit apartment building, known as Peak View Apartments. The purpose of Peak View, LLC is to provide affordable housing options to the community of Estes Park as defined by the regulations of the Colorado Housing Finance Agency ("CHFA"). Peak View, LLC is wholly owned by the Authority and does not issue separate financial statements.

D. Use of Management Estimates

The preparation of financial statements in accordance with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts of assets, deferred outflows of resources, liabilities, deferred inflows of resources, and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant estimates include the allowance for doubtful accounts, accrued expenses and other liabilities, depreciable lives of properties and equipment, and contingencies. Actual results could differ significantly from these estimates.

E. Cash and Cash Equivalents

Cash and cash equivalents consists of all cash balances and highly liquid investments with a maturity of three months or less at the time of acquisition. The Colorado Public Deposit Protection Act ("PDPA") requires that all units of local government deposit cash in eligible depositories. Eligibility is determined by state regulations.

The PDPA also requires that deposits be fully collateralized at all times by eligible collateral as determined by the PDPA. The PDPA allows the financial institution to create a single collateral pool for all public funds held.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

F. Accounts Receivable, Net

Rents are due from tenants on the first day of each month. As a result, tenants receivable balances primarily consist of rents past due and vacated tenants. An allowance for doubtful accounts is established to provide for accounts which may not be collected in the future for any reason. Collection losses on accounts receivable are charged against the allowance for doubtful accounts.

The Authority also recognizes a receivable for providing management services to affiliated entities.

G. Allowance for Doubtful Accounts

The Authority periodically reviews all accounts receivable to determine the amount, if any, that may be uncollectible. If it is determined that an account or accounts may be uncollectible, the Authority prepares an analysis of such accounts and records an appropriate allowance against such amounts.

H. Notes Receivable

The Authority has utilized funds to assist in the construction and redevelopment of numerous low income housing tax credit partnership projects through the issuance of mortgage notes. When preparing financial statements in accordance with generally accepted accounting principles, management is required to make estimates as to the collectability of such mortgage notes. When estimating collectability, management analyzes the value of the underlying mortgaged property, the property, the property's ability to generate positive cash flow, and current economic trends and conditions. Management utilizes these estimates and judgments in connection with establishing an allowance for uncollectable amounts during an accounting period.

I. Prepaid Expenses

Prepaid expenses represent amounts paid as of year-end that will benefit future operations.

J. Capital Assets, Net

Capital assets are stated at cost. Expenditures for repairs and maintenance are charged directly to expense as they are incurred. Expenditures determined to represent additions or betterments are capitalized. Upon the sale or retirement of capital assets, the cost and related accumulated depreciation are eliminated from the accounts and any related gain or loss is reflected in the Statement of Revenues, Expenses and Changes in Net Position. Depreciation is computed on the straight-line method over the estimated useful lives of the assets. The useful lives of the assets are estimated as follows:

- Buildings and improvements 27.5 Years
- Equipment 5-15 Years

The Authority has established a capitalization threshold of \$2,000.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

K. Impairment of Long Lived Assets

The Authority reviews its long-lived assets for impairment whenever events or changes in circumstances indicate that the carrying value of the asset may not be recoverable. Recoverability is measured by a comparison of the carrying amount of the asset to the future net undiscounted cash flow expected to be generated and any estimated proceeds from the eventual disposition. If the long-lived assets are considered to be impaired, the impairment to be recognized is measured at the amount by which the carrying amount of the asset exceeds the fair value as determined from an appraisal, discounted cash flows analysis, or other valuation technique. The Authority recognized a loss on impairment of \$474,888 for the year ended December 31, 2020 (See Note 14 for more information).

L. Accounts Payable and Accrued Liabilities

The Authority recognizes a liability for goods and services received but not paid for as of year-end. It also recognizes a liability for wages and fringe benefits related to services performed at year-end but not yet paid to employees or taxing authorities.

M. Prepaid Rent

The Authority's prepaid rent primarily consists of the prepayment of rent by residents applicable to future periods.

N. Pensions

For the purposes of measuring the net pension liability, deferred outflows of resources, and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association of Colorado's ("PERA") Local Government Division Trust Fund ("LGDTF") and additions to/deductions from LGDTF's fiduciary net position have been determined on the same basis as they are reported by PERA. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

O. Other Post Employment Benefits

For the purposes of measuring the net Other Post Employment Benefits ("OPEB") liability, deferred outflows of resources, and deferred inflows of resources related to OPEB, and OPEB expense, information about the fiduciary net position of the PERA's Health Care Trust Fund ("HCTF") and additions to/deductions from HCTF's fiduciary net position have been determined on the same basis as they are reported by PERA. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with benefit terms. Investments are reported at fair value.

P. Deferred Outflows of Resources and Deferred Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period and so will not be recognized as an outflow of resources until that time.

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

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Q. Equity Classifications

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

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.

Restricted net position — Consists of resources with constraints placed on the use either by (1) external groups such as creditors, grantors, contributors, laws or regulations of other governments; or (2) law through constitutional provisions or enabling legislation.

Unrestricted net position — All other resources that do not meet the definition of “restricted” or “net investment in capital assets.”

R. Operating Revenues and Expenses

The Authority defines its operating revenues as income derived from charges to residents and others for services provided as well as government subsidies and grants used for operating purposes. Operating expenses are costs incurred in the operation of its program activities to provide services to residents and others. The Authority classifies all other revenues and expenses as non-operating.

S. Taxes

The Authority is a unit of local government under the State of Colorado law and is exempt from real estate, sales and income taxes by both the federal and state governments.

T. Budgets and Budgetary Accounting

The Authority adopts an annual operating budget, which is used as a management tool throughout the accounting cycle, but is not legally required. Therefore, budgetary information is not presented in the financial statements.

U. Risk Management

The Authority 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 disasters. Significant losses are covered by commercial insurance and there have been no significant reductions in insurance coverage. Claims expenditures and liabilities are reported when it is probable that a loss has occurred, the amount of the loss can be reasonably estimated, and said amount exceeds insurance coverage. Settlement amounts have not exceeded insurance coverage for the last three years.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 2. CASH AND CASH EQUIVALENTS AND RESTRICTED DEPOSITS

As of December 31, 2020, the Authority had funds on deposit in checking and savings accounts. The carrying amount of the Authority's cash and cash equivalents (including restricted deposits) was \$1,560,899 and the bank balances approximated \$1,561,155.

<u>Cash Category</u>	<u>Amount</u>
Cash and cash equivalents	\$ 1,148,479
Tenant security deposits	71,691
Restricted deposits	<u>340,729</u>
 Total cash and cash equivalents and restricted deposits	 \$ <u><u>1,560,899</u></u>

Of the bank balances, \$394,159 was covered by federal depository insurance and the remaining \$1,166,996 was collateralized with an authorized escrow agent in the financial institution's name as of December 31, 2020.

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 Authority does not have a formal policy for custodial credit risk. As of December 31, 2020, the Authority's bank balances were not exposed to custodial credit risk.

NOTE 3. ACCOUNTS RECEIVABLE

Accounts receivable consists of the following as of December 31, 2020:

<u>Description</u>	<u>Amount</u>
Accounts receivable - tenants	\$ 7,133
Accounts receivable - management fees	<u>20,324</u>
 Total accounts receivable	 \$ <u><u>27,457</u></u>

Accounts Receivable - Tenants

Tenant accounts receivable represents amounts owed to the Authority by tenants for outstanding rent. The balance is shown net of an allowance for doubtful accounts of \$35,041.

Accounts Receivable - Management Fees

Accounts receivable - management fees represent amounts due to the Authority for providing management services to affiliated entities. Management estimates the amounts to be fully collectible and therefore no allowance for doubtful accounts has been established.

NOTE 4. RESTRICTED DEPOSITS

As of December 31, 2020, restricted deposits consisted of the following:

<u>Cash Category</u>	<u>Amount</u>
Construction reserves	\$ 141,747
Down payment assistance escrows	54,863
Assurance escrows	144,119
Tenant security deposits	<u>71,691</u>
 Total restricted deposits	 \$ <u><u>412,420</u></u>

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 4. RESTRICTED DEPOSITS (continued)

Construction reserves represent funds that are restricted for the construction of an apartment complex as part of Peak View, LLC.

Down payment assistance escrows are restricted to be loaned to individuals to assist with the purchase of private home.

Assurance escrows are restricted for the repayment of principal and interest on related outstanding debt.

Tenant security deposits represent amounts held by the Authority on behalf of tenants. Upon termination from the Authority, the tenant is due amounts deposited plus interest earned less any amounts charged for damage to the unit.

NOTE 5. LAND HELD FOR SALE

Land held for sale consists of a parcel of land known as Castle Ridge purchased utilizing funds borrowed from Van Horn Bank. As of December 31, 2020, land held for sale totaled \$629,809.

NOTE 6. CAPITAL ASSETS, NET

The following is a summary of the Authority's changes in capital assets during the year ended December 31, 2020:

Description	December 31, 2019	Additions	Dispositions	Transfers	December 31, 2020
<u>Non-depreciable:</u>					
Land	\$ 1,334,017	\$ -	\$ (573,417)	\$ -	\$ 760,600
Construction in progress	<u>-</u>	<u>2,992,968</u>	<u>-</u>	<u>-</u>	<u>2,992,968</u>
Subtotal	<u>1,334,017</u>	<u>2,992,968</u>	<u>(573,417)</u>	<u>-</u>	<u>3,753,568</u>
<u>Depreciable:</u>					
Buildings and improvements	4,732,529	12,065	(220,703)	-	4,523,891
Equipment	<u>7,643</u>	<u>-</u>	<u>(7,643)</u>	<u>-</u>	<u>-</u>
Subtotal	<u>4,740,172</u>	<u>12,065</u>	<u>(228,346)</u>	<u>-</u>	<u>4,523,891</u>
Less: accumulated depreciation	<u>1,196,349</u>	<u>140,444</u>	<u>(35,443)</u>	<u>-</u>	<u>1,301,350</u>
Net capital assets	<u>\$ 4,877,840</u>	<u>\$ 2,864,589</u>	<u>\$ (766,320)</u>	<u>\$ -</u>	<u>\$ 6,976,109</u>

Depreciation expense for the year ended December 31, 2020 amounted to \$140,444.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 7. NOTES RECEIVABLE

Notes receivable of the Authority consisted of the following as of December 31, 2020:

<u>Description</u>	<u>Amount</u>
<p>On September 9, 2002, the Authority entered into a loan agreement with Dry Gulch, LLLP in the amount of \$650,000, to provide financing for the development and construction of the Talons Pointe housing project. The loan accrues interest at 8.00% and matures on August 1, 2032, at which time the entire balance of principal and interest shall be due and payable in full. The loan is secured by a mortgage on the property. Accrued interest on the loan totaled \$1,987,051 as of December 31, 2020.</p>	\$ 650,000
<p>On August 1, 2002, the Authority entered into a loan agreement with Dry Gulch, LLLP in the amount of \$174,500, to provide financing for the development and construction of the Talons Pointe housing project. The loan accrues interest at 8.00% and matures on August 1, 2032, at which time the entire balance of principal and interest shall be due and payable in full. The loan is secured by a mortgage on the property. Accrued interest on the loan totaled \$533,447 as of December 31, 2020.</p>	174,500
<p>On April 15, 2003, the Authority entered into a loan agreement with Dry Gulch, LLLP in the amount of \$150,000, to provide financing for the development and construction of the Talons Pointe housing project. The loan accrues interest at 8.00% and matures on August 1, 2032, at which time the entire balance of principal and interest shall be due and payable in full. The loan is secured by a mortgage on the property. Accrued interest on the loan totaled \$458,550 as of December 31, 2020.</p>	150,000
<p>Since 2010, the Authority has made several loans to individual homeowners, through a down payment assistance program. These notes carry an interest rate of 2.00% and mature ten years from date of issuance. Payments are due in monthly payments of principal and interest until maturity.</p>	53,918
<p>Since 2003, the Authority has made multiple loans to individual owners at Vista Ridge Condominiums, through funding from the Town of Estes Park and the Colorado Division of Housing. The intent of providing these funds is to produce and preserve the affordability of the property for persons of low and moderate income. These notes carry an interest rate of 10.00% and mature upon sale or transfer of the property. As of December 31, 2020, the balance of these loans totaled \$1,526,000 and are shown net of an allowance for uncollectable notes receivable totaling \$1,526,000.</p>	<hr style="width: 100%;"/> -
<p>Total notes receivable</p>	<hr style="width: 100%;"/> \$ 1,028,418 <hr style="width: 100%;"/>

Accrued interest receivable totaled \$2,979,048 for the year ended December 31, 2020.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 8. ACCOUNTS PAYABLE

As of December 31, 2020, accounts payable totaled \$49,737 and consisted of accounts payable to vendors. Vendors accounts payables represents amounts payable to contractors and vendors for materials received or services rendered.

NOTE 9. NOTES PAYABLE

Notes payable of the Authority consisted of the following as of December 31, 2020:

<u>Description</u>	<u>Amount</u>
<p>In December 2018, the Authority entered into a loan agreement with Van Horn Bank in the amount of \$520,000, for the purchase of land, known as Castle Ridge. This land will be held for sale by the Authority. The loan is due in quarterly payments of principal and interest in the amount of \$9,140. The loan is secured by the land, accrues interest at a rate of 5.0% and matures in December 2023, when a final balloon payment will be due.</p>	\$ 497,921
<p>On February 11, 2001, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$207,000, to provide financing for the purchase of the Cleave Street project. The loan is due in monthly payments of principal and interest in the amount of \$1,524. The loan is secured by the underlying property, accrues interest at a rate of 6.25% and matures in March 2021.</p>	4,117
<p>On August 28, 2020, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$705,000, to provide financing for The Pines Project. The loan is due in monthly payments of principal and interest in the amount of \$2,989. The loan accrues interest at a rate of 3.00%, is secured by the underlying property and matures in August 2030, when a final balloon payment will be due.</p>	700,194
<p>On February 29, 2016, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$387,500, to provide financing for the purchase of Peak View Apartments. The loan is due in monthly payments of principal and interest in the amount of \$1,841. The loan accrues interest at a rate of 3.89% and matures in March 2026. The loan was paid off as part of the sale of the Peak View Apartments in August 2020.</p>	-
<p>On September 26, 2017, the Authority entered into a loan agreement with the Loveland Housing Development Corporation ("LHDC") in the amount of \$500,000, to provide financing for the purchase of Lone Tree Village Apartments. The loan accrues interest at a rate of 5.00% and matures in October 2022, when all outstanding principal and interest will be due in full.</p>	500,000
<p>On September 26, 2017, the Authority entered into a loan agreement with the Bank of Colorado in the amount of \$1,900,000, to provide financing for the purchase of the Lone Tree Village Apartments. The loan is due in monthly payments of principal and interest in the amount of \$8,059. The loan accrues interest at a rate of 3.15%, is secured by the underlying property and matures in October 2027, when a final balloon payment will be due.</p>	1,771,882

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 9. NOTES PAYABLE (continued)

<u>Description</u>	<u>Amount</u>
On August 28, 2020, Peak View, LLC entered into a loan agreement with the CHFA in the amount of \$1,050,000, to provide financing for the construction of Peak View Apartments. The loan accrues interest at a rate of 3.5% and is due in monthly payments of interest. The loan is secured by the underlying property and matures on September 1, 2022, at which time the remaining balance of principal and interest will be due in full. As of December 31, 2020, Peak View, LLC has drawdown \$374,483.	<u>374,483</u>
Total notes payable	3,848,597
Less: current portion	<u>74,192</u>
Notes payable, net of current portion	<u>\$ 3,774,405</u>

Interest expense totaled \$123,703 for the year ending December 31, 2020.

Annual debt service for principal over the next five years and in five-year increments thereafter is as follows:

<u>Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ 74,192	\$ 126,017	\$ 200,209
2022	946,799	124,004	1,070,803
2023	74,032	96,715	170,747
2024	76,061	94,687	170,748
2025	79,028	91,720	170,748
2026-2030	2,248,204	278,710	2,526,914
2031-2035	106,204	76,590	182,794
2036-2040	136,618	46,176	182,794
2041-2045	<u>107,459</u>	<u>9,540</u>	<u>116,999</u>
	<u>\$ 3,848,597</u>	<u>\$ 944,159</u>	<u>\$ 4,792,756</u>

The following is a summary of the Authority's activity in notes payable during the year ended December 31, 2020:

<u>Description</u>	<u>December 31,</u> <u>2019</u>	<u>Additions</u>	<u>Payments</u>	<u>December 31,</u> <u>2020</u>	<u>Amounts</u> <u>due within</u> <u>one Year</u>
Van Horn - Castle Ridge Loan	\$ 509,163	\$ -	\$ (11,242)	\$ 497,921	\$ 11,888
Bank of Colorado - Cleave Street	21,540	-	(17,423)	4,117	4,117
Bank of Colorado - The Pines	-	705,000	(4,806)	700,194	14,775
Bank of Colorado - Peak View	360,847	-	(360,847)	-	-
LHDC - Lone Tree	500,000	-	-	500,000	-
Bank of Colorado - Lone Tree	1,813,991	-	(42,109)	1,771,882	43,412
CHFA - Peak View, LLC	<u>-</u>	<u>374,483</u>	<u>-</u>	<u>374,483</u>	<u>-</u>
Total notes payable	<u>\$ 3,205,541</u>	<u>\$ 1,079,483</u>	<u>\$ (436,427)</u>	<u>\$ 3,848,597</u>	<u>\$ 74,192</u>

**ESTES PARK HOUSING AUTHORITY
 NOTES TO FINANCIAL STATEMENTS (continued)
 DECEMBER 31, 2020**

NOTE 10. PENSION PLAN

A. Plan Description

The Authority participates in the Local Government Division Trust Fund ("LGDTF"), a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employees' Retirement Association of Colorado ("PERA"). Plan benefits are specified in Title 24, Article 51 of the Colorado Revised Statutes, administrative rules set forth at 8 C.C.R. 1502-1, and applicable provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report (CAFR) that can be obtained at www.copera.org/investments/pera-financial-reports.

B. Benefits

The LGDTF serves as a defined benefit retirement plan where retirees received a monthly benefit for their lifetime, and generally, an annual increase each year, as eligible. Members of affiliated employers are eligible to received a lifetime monthly retirement benefit when certain age and service credit requirements are met. These eligibilities vary by the membership date and consider credited service at key dates. The benefits are based upon a defined or fixed multiplier, age, years of credited service, and highest average salary. For most employees, highest average salary, as of December 31, 2019, in one-twelfth of the average of the highest annual salaries that are associated with three periods of twelve consecutive months under PERA covered employment. The basic retirement equals 2.5% x highest annual salary x years of service. If a member reaches early retirement eligibility and wishes to begin benefit payments prior to achieving the full retirement requirements, then the monthly amount is reduced to consider the early receipt of monthly payments. Alternatively, if greater, a lifetime benefit is available that is calculated by annuitizing the members' account. At benefit commencement, the member can choose from different payment options, some of which can continue after the retirees' death to a named beneficiary, and for which the benefit amount is appropriately adjusted.

In addition to retirement benefits, the LGDTF provides refund opportunities with matching employer dollars, if eligible, when leaving covered employment, and disability retirement and survivor benefits for those meeting certain criteria.

C. Contributions

Employers are required to contribute to the LGDTF at a rate set by Colorado statute. Employer contribution requirements, as a percentage of salary, are summarized on the table below:

January 1st through December 31st	<u>2019</u>
Employer contribution rate	10.00%
Amount of employer contribution apportioned to the Health Care Trust Fund	(1.02%)
Amount apportioned to the LGDTF	8.98%
Amortization equalization disbursement	2.20%
Supplemental amortization equalization disbursement	<u>1.50%</u>
Total employer contribution rate to the LGDTF	12.68%

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 10. PENSION PLAN (continued)

D. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2020, the Authority reported a liability of \$366,075, for its proportionate share of the net pension liability. The net pension liability was measured as of December 31 2018, and rolled forward to December 31, 2019.

For the year ended December 31, 2020, the Authority recognized pension expense of \$62,403. At December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 23,955	\$ -
Net differences between projected and actual earnings on pension plan investments	<u>-</u>	<u>149,766</u>
Total	<u>\$ 23,955</u>	<u>\$ 149,766</u>

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31:	<u>Amount</u>
2021	\$ (25,330)
2022	(43,013)
2023	(6,368)
2024	<u>(51,100)</u>
	<u>\$ (125,811)</u>

E. Actuarial Assumptions

The actuarial assumptions used in the December 31, 2018, valuation were based on the results of the 2016 experience analysis for the periods January 1, 2012 through December 31, 2015, as well as, the October 28, 2016, actuarial assumptions workshop. The December 31, 2018, valuation used the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.40%
Real wage growth	1.10%
Wage inflation	3.50%
Salary increases, including wage inflation	3.50%-10.45%
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25%
Discount rate	7.25%

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 10. PENSION PLAN (continued)

F. Long-Term Expected Rate of Return (continued)

Post-retirement benefit increases:

PERA benefit structure hired prior to 1/1/2007	3.50%-10.45%
PERA benefit structure hired after 12/31/2006	3.50%-10.45%

Healthy mortality assumptions for active members were based on the RP-2014 White Collar Employee Mortality Table, a table specifically developed for actively working people. To allot for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 70 percent factor applied to male rates and a 55 percent factor applied to female rates.

Post retirement non-disabled mortality assumptions were based on the RP-2014 Healthy Annuitant Mortality Table, adjusted as follows:

- Males: Mortality improvement projected to 2018 using the MP-2015 projection scale, a 73 percent factor applied to rates for ages less than 80, a 108 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.
- Females: Mortality improvement projected to 2020 using the MP-2015 projection scale, a 78 percent factor applied to rates for ages less than 80, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

The mortality assumption for disabled retirees was based on 90 percent of the RP-2014 Disabled Retiree Mortality Table.

F. Long-Term Expected Rate of Return

The long-term expected rate of return is reviewed as part of regular experience studies prepared every four or five years for PERA. Recently, this assumption has been reviewed more frequently. The current long-term expected rate of return, the target allocation, and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>30-Year Expected Geometric Real Rate of Return</u>
U.S. Equity - Large Cap	21.20%	4.30%
U.S. Equity - Small Cap	7.42%	4.80%
Non U.S. Equity - Developed	18.55%	5.20%
Non U.S. Equity - Emerging	5.83%	5.40%
Core Fixed Income	19.32%	1.20%
High Yield	1.38%	4.30%
Non U.S. Fixed Income - Developed	1.84%	0.60%
Emerging Market Debt	0.46%	3.90%
Core Real Estate	8.50%	4.90%
Opportunity Fund	6.00%	3.80%
Private Equity	8.50%	6.60%
Cash	1.00%	0.20%

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 10. PENSION PLAN (continued)

G. Discount Rate

The discount rate used to measure the total pension liability was 7.25 percent. The basis for the projection of liabilities and the plan fiduciary net position used to determine the discount rate was an actual valuation performed as of December 31, 2018, and the financial status of the LGDTF as of the prior measurement date. In addition, the following methods and assumptions were used in the projection of cash flows:

- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent protection years, total covered payroll was assumed to increase annually at a rate of 3.50 percent.
- Employee contributions were assumed to be made at the member contribution rates in effect for each year, including the 2018 AAP assessment, statutorily recognized July 1, 2019, and effective July 1, 2020. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Employer contributions were assumed to be made at rates equal to the fixed statutory rates specified in law for each year, including current and estimated future AED and SAED, until the actuarial value funding ratio reaches 103%, at which point, the AED and SAED will each drop 0.50% every year until they are zero. Additionally, estimated employer contributions included reductions for the funding of the AIR and retiree health care benefits. For future plan members, employer contributions were further reduced by the estimated amount of total service costs for future plan members not financed by their member contributions.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- The AIR balance was excluded from the initial fiduciary net position, as, per statute, AIR amounts cannot be used to pay benefits until transferred to either the retirement benefits reserve or the survivor benefits reserve, as appropriate. AIR transfers to the fiduciary net position and the subsequent AIR benefit payments were estimated and included in the projections.
- The projected benefit payments reflect the lowered AI cap, from 1.50 percent to 1.25 percent resulting from the 2018 AAP assessment, statutorily recognized July 1, 2019, and effective July 1, 2020.
- Benefit payments and contributions were assumed to be made at the middle of the year.

Based on the above assumptions and methods, LGDTF's fiduciary net position was projected to be available to make all projected future benefit payments of current members. Therefore, the long-term expected rate of return of 7.25 percent on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The discount rate determination does not use the municipal bond index rate, and therefore, the discount rate is 7.25 percent. There was no change in the discount rate from the prior measurement date.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 10. PENSION PLAN (continued)

H. Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.25 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.25 percent) or 1 percentage point higher (8.25 percent) than the current rate.

	1% Decrease (6.25%)	Discount Rate (7.25%)	1% Increase (8.25%)
Authority's proportionate share of the net pension liability	\$ <u>672,452</u>	\$ <u>366,075</u>	\$ <u>108,414</u>

NOTE 11. OTHER POST-EMPLOYMENT BENEFITS PLAN

A. Plan Description

The Authority participates in the Health Care Trust Fund ("HCTF"), a cost-sharing multiple-employer defined benefit OPEB fund administered by the Public Employees' Retirement Association of Colorado ("PERA"). Eligible employees of the Authority are provided with OPEB through the HCTF—a cost-sharing multiple-employer defined benefit OPEB plan administered by PERA. The HCTF is established under Title 24, Article 51, Part 12 of the Colorado Revised Statutes ("C.R.S."), as amended. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. Title 24, Article 51, Part 12 of the C.R.S., as amended, sets forth a framework that grants authority to the PERA Board to contract, self-insure, and authorize disbursements necessary in order to carry out the purposes of the PERACare program, including the administration of the premium subsidies. Colorado State law provisions may be amended from time to time by the Colorado General Assembly. PERA issues a publicly available comprehensive annual financial report that can be obtained at www.copera.org/investments/pera-financial-reports.

B. Benefits

The HCTF provides a health care premium subsidy to eligible participating PERA benefit recipients and retirees who choose to enroll in one of the PERA health care plans, however, the subsidy is not available if only enrolled in the dental and/or vision plan(s). The health care premium subsidy is based upon the benefit structure under which the member retires and the member's years of service credit. The basis for the amount of the premium subsidy funded by each trust fund is the percentage of the member contribution account balance from each division as it relates to the total member contribution account balance from which the retirement benefit is paid.

C.R.S. § 24-51-1202 et seq. specifies the eligibility for enrollment in the health care plans offered by PERA and the amount of the premium subsidy. The law governing a benefit recipient's eligibility for the subsidy and the amount of the subsidy differs slightly depending under which benefit structure the benefits are calculated. All benefit recipients under the PERA benefit structure are eligible for a premium subsidy, if enrolled in a health care plan under PERACare.

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020**

NOTE 11. OTHER POST-EMPLOYMENT BENEFITS PLAN (continued)

B. Benefits (continued)

Enrollment in the PERACare is voluntary and is available to benefit recipients and their eligible dependents, certain surviving spouses, and divorced spouses and guardians, among others. Eligible benefit recipients may enroll into the program upon retirement, upon the occurrence of certain life events, or on an annual basis during an open enrollment period.

The maximum service-based premium subsidy is \$230 per month for benefit recipients who are under 65 years of age and who are not entitled to Medicare; the maximum service-based subsidy is \$115 per month for benefit recipients who are 65 years of age or older or who are under 65 years of age and entitled to Medicare. The basis for the maximum service-based subsidy, in each case, is for benefit recipients with retirement benefits based on 20 or more years of service credit. There is a 5 percent reduction in the subsidy for each year less than 20. The benefit recipient pays the remaining portion of the premium to the extent the subsidy does not cover the entire amount.

For benefit recipients who have not participated in Social Security and who are not otherwise eligible for premium-free Medicare Part A for hospital-related services, C.R.S. § 24-51-1206(4) provides an additional subsidy. According to the statute, PERA cannot charge premiums to benefit recipients without Medicare Part A that are greater than premiums charged to benefit recipients with Part A for the same plan option, coverage level, and service credit. Currently, for each individual PERACare enrollee, the total premium for Medicare coverage is determined assuming plan participants have both Medicare Part A and Part B and the difference in premium cost is paid by the HCTF on behalf of benefit recipients not covered by Medicare Part A.

C. Contributions

Pursuant to Title 24, Article 51, Section 208(1)(f) of the C.R.S., as amended, certain contributions are apportioned to the HCTF. PERA-affiliated employers of the State, School, Local Government, and Judicial Divisions are required to contribute at a rate of 1.02 percent of PERA-includable salary into the HCTF.

D. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

At December 31, 2020, the Authority reported a liability of \$43,087, for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of December 31, 2018 and rolled forward to December 31, 2019.

For the year ended December 31, 2020, the Authority recognized OPEB expense of \$7,531. At December 31, 2020, the Authority reported deferred outflows of resources and deferred inflows of resources from the following sources.

	Deferred Outflows of <u>Resources</u>	Deferred Inflows of <u>Resources</u>
Changes of Assumptions	\$ 357	\$ -
Differences between expected and actual experience	143	7,240
Net differences between projected and actual investment earnings on OPEB plan investments	<u>-</u>	<u>719</u>
Total	<u>\$ 500</u>	<u>\$ 7,959</u>

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020**

NOTE 11. OTHER POST-EMPLOYMENT BENEFITS PLAN (continued)

D. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (continued)

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

<u>Year ending December 31:</u>	<u>Amount</u>
2021	\$ (1,529)
2022	(1,529)
2023	(1,320)
2024	(1,594)
2025	(1,403)
Thereafter	<u>(84)</u>
	<u>\$ (7,459)</u>

E. Actuarial Assumptions

The actuarial assumptions used in the December 31, 2018, valuation were based on the results of the 2016 experience analysis for the periods January 1, 2012 through December 31, 2015, as well as, the October 28, 2016, actuarial assumptions workshop. The December 31, 2018, valuation used the following actuarial cost method, actuarial assumptions and other inputs:

Actuarial cost method	Entry age
Price inflation	2.40%
Real wage growth	1.10%
Wage inflation	3.50%
Salary increases, including wage inflation	3.50% in aggregate
Long-term investment rate of return, net of pension plan investment expenses, including price inflation	7.25%
Discount rate	7.25%
Health care cost trend rates	
PERA benefit structure:	
Service-based premium subsidy	0.00%
PERACare Medicare plans	5.60% in 2019 gradually decreasing to 4.50% in 2019
Medicare Part A premiums	3.50% in 2019 gradually increasing to 4.50% in 2019

In determining the additional liability for PERACare enrollees who are age sixty-five or older and who are not eligible for premium-free Medicare Part A, the following monthly costs/premiums are assumed for 2019 for the PERA Benefit Structure:

<u>Medicare Plan</u>	<u>Cost for Members Without Medicare Part A</u>	<u>Premiums for Members Without Medicare Part A</u>
Medicare Advantage/Self-Insured Prescription	\$601	\$240
Kaiser Permanente Medicare Advantage HMO	\$605	\$237

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020**

NOTE 11. OTHER POST-EMPLOYMENT BENEFITS PLAN (continued)

E. Actuarial Assumptions (continued)

The 2019 Medicare Part A premium is \$437 per month.

In determining the additional liability for PERACare enrollees in the PERA Benefit Structure who are age sixty-five or older and who are not eligible for premium-free Medicare Part A, the following chart details the initial expected value of Medicare Part A benefits, age adjusted to age 65 for the year following the valuation date:

<u>Medicare Plan</u>	<u>Cost for Members Without Medicare Part A</u>
Medicare Advantage/Self-Insured Prescription	\$562
Kaiser Permanente Medicare Advantage HMO	\$571

All costs are subject to the health care cost trend rates, as discussed below.

Health care cost trend rates reflect the change in per capita health costs over time due to factors such as medical inflation, utilization, plan design, and technology improvements. For the PERA benefit structure, health care cost trend rates are needed to project the future costs associated with providing benefits to those PERACare enrollees not eligible for premium-free Medicare Part A.

Health care cost trend rates for the PERA benefit structure are based on published annual health care inflation surveys in conjunction with actual plan experience (if credible), building block models and heuristics developed by health plan actuaries and administrators, and projected trends for the Federal Hospital Insurance Trust Fund (Medicare Part A premiums) provided by the Centers for Medicare & Medicaid Services. Effective December 31, 2018, the health care cost trend rates for Medicare Part A premiums were revised to reflect the current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

The PERA benefit structure health care cost trend rates that were used to measure the total OPEB liability are summarized in the table below:

<u>Year</u>	<u>PERACare Medicare Plans</u>	<u>Medicare Part A Premiums</u>
2019	5.60%	3.50%
2020	8.60%	3.50%
2021	7.30%	3.50%
2022	6.00%	3.75%
2023	5.70%	3.75%
2024	5.50%	3.75%
2025	5.30%	4.00%
2026	5.10%	4.00%
2027	4.90%	4.25%
2028	4.70%	4.25%
2029+	4.50%	4.50%

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020**

NOTE 11. OTHER POST-EMPLOYMENT BENEFITS PLAN (continued)

E. Actuarial Assumptions (continued)

Healthy mortality assumptions for active members were based on the RP-2014 White Collar Employee Mortality Table, a table specifically developed for actively working people. To allot for an appropriate margin of improved mortality prospectively, the mortality rates incorporate a 70 percent factor applied to male rates and a 55 percent factor applied to female rates.

Post retirement non-disabled mortality assumptions were based on the RP-2014 Healthy Annuitant Mortality Table, adjusted as follows:

- Males: Mortality improvement projected to 2018 using the MP-2015 projection scale, a 73 percent factor applied to rates for ages less than 80, a 108 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.
- Females: Mortality improvement projected to 2020 using the MP-2015 projection scale, a 78 percent factor applied to rates for ages less than 80, a 109 percent factor applied to rates for ages 80 and above, and further adjustments for credibility.

The mortality assumption for disabled retirees was based on 90 percent of the RP-2014 Disabled Retiree Mortality Table.

The following health care costs assumptions were updated and used in the measurement of the obligations for the HCTF.

- Initial per capita health care costs for those PERACare enrollees under the PERA benefit structure who are expected to attain age 65 and older ages and are not eligible for premium-free Medicare Part A benefits were updated to reflect the change in costs for the 2019 plan year.
- The morbidity assumptions were updated to reflect the assumed standard aging factors.
- The health care cost trend rates for Medicare Part A premiums were revised to reflect the then-current expectation of future increases in rates of inflation applicable to Medicare Part A premiums.

F. Long-Term Expected Rate of Return

The long-term expected rate of return is reviewed as part of regular experience studies prepared every four or five years for PERA. Recently, this assumption has been reviewed more frequently. The current long-term expected rate of return, the target allocation, and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>30-Year Expected Geometric Real Rate of Return</u>
U.S. Equity - Large Cap	21.20%	4.30%
U.S. Equity - Small Cap	7.42%	4.80%
Non U.S. Equity - Developed	18.55%	5.20%
Non U.S. Equity - Emerging	5.83%	5.40%
Core Fixed Income	19.32%	1.20%
High Yield	1.38%	4.30%
Non U.S. Fixed Income - Developed	1.84%	0.60%
Emerging Market Debt	0.46%	3.90%
Core Real Estate	8.50%	4.90%
Opportunity Fund	6.00%	3.80%
Private Equity	8.50%	6.60%
Cash	1.00%	0.20%

**ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020**

NOTE 11. OTHER POST-EMPLOYMENT BENEFITS PLAN (continued)

G. Discount Rate

The discount rate used to measure the total OPEB liability was 7.25 percent. The basis for the projection of liabilities and the plan fiduciary net position used to determine the discount rate was an actual valuation performed as of December 31, 2018, and the financial status of the HCTF as of the prior measurement date. In addition, the following methods and assumptions were used in the projection of cash flows:

- Updated health care cost trend rates for Medicare Part A premiums as of the December 31, 2019, measurement date.
- Total covered payroll for the initial projection year consists of the covered payroll of the active membership present on the valuation date and the covered payroll of future plan members assumed to be hired during the year. In subsequent protection years, total covered payroll was assumed to increase annually at a rate of 3.50 percent.
- Employer contributions and the amount of total service costs for future plan members were based upon a process to estimate future actuarially determined contributions assuming an analogous future plan member growth rate.
- Benefit payments and contributions were assumed to be made at the middle of the year.

H. Sensitivity of the Authority's Proportionate Share of the Net OPEB Liability to Changes in the Discount Rate

The following presents the Authority's proportionate share of the net OPEB liability calculated using the discount rate of 7.25 percent, as well as what the Authority's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.25 percent) or 1 percentage point higher (8.25 percent) than the current rate.

	1% Decrease <u>(6.25%)</u>	Discount Rate <u>(7.25%)</u>	1% Increase <u>(8.25%)</u>
Authority's proportionate share of the net OPEB liability	\$ <u>48,718</u>	\$ <u>43,087</u>	\$ <u>38,271</u>

NOTE 12. RESTRICTED NET POSITION

Restricted net position consists of the following as of December 31, 2020:

<u>Description</u>	<u>Amount</u>
Construction reserves	\$ 141,747
Down payment assistance escrows	54,863
Assurance escrows	<u>144,119</u>
 Total restricted net position	 \$ <u>340,729</u>

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 12. RESTRICTED NET POSITION (continued)

Construction reserves represent funds that are restricted for the construction of an apartment complex as part of Peak View, LLC.

Down payment assistance escrows are restricted to be loaned to individuals to assist with the purchase of private home.

Assurance escrows are restricted for the repayment of principal and interest on related outstanding debt.

NOTE 13. CONDENSED FINANCIAL INFORMATION OF THE BLENDED COMPONENT UNIT

	<u>Peak View, LLC</u>
Assets:	
Current assets	\$ -
Non-current assets	285,552
Capital assets, net	2,992,968
Total assets	3,278,520
Liabilities:	
Current liabilities	-
Non-current liabilities	1,710,814
Total liabilities	1,710,814
Net Position:	
Net investment in capital assets	2,992,968
Restricted	285,552
Unrestricted	(1,710,814)
Net position	\$ 1,567,706

NOTE 14. LOSS ON IMPAIRMENT OF CAPITAL ASSETS

On August 28, 2020, the Authority transferred the capital assets of the Peak View Apartments to Peak View, LLC. As part of the transfer, the Authority and CHFA plans to demolish the current apartment complex and develop a mixed income, mixed-finance property. The Authority recorded a \$474,888 loss on impairment of the capital assets for the year ended December 31, 2020.

NOTE 15. MANAGEMENT AGREEMENT

The Authority has entered into a management agreement with the Loveland Housing Authority to provide management and accounting services to the Authority. For the year ended December 31, 2020, the Authority incurred \$39,732 for management fees.

ESTES PARK HOUSING AUTHORITY
NOTES TO FINANCIAL STATEMENTS (continued)
DECEMBER 31, 2020

NOTE 16. RELATED PARTY TRANSACTIONS

Management Fees

The Authority receives management fees from affiliated entities for managing the operations of the projects. For the year ended December 31, 2020, the Authority earned \$88,582 for management fees from the affiliated entities.

Maintenance Fees

The Authority receives maintenance fees from affiliated entities for performing ordinary maintenance for the projects. For the year ended December 31, 2020, the Authority earned \$62,454 for management fees from the affiliated entities.

Development Fees

The Authority was awarded low income housing tax credits for Falcon Ridge Apartments in the fall of 2014 and began development in 2015. During the year ended December 31, 2020, the Authority earned \$50,000 in development fees from Falcon Ridge Apartments, LLLP.

NOTE 17. VULNERABILITY - IMPACT OF COVID-19

The severity of the impact of the Coronavirus ("COVID-19") on the Authority's operations will depend on a number of factors, including, but not limited to, the duration and severity of the pandemic and the extent and severity of the impact on the Authority's tenants and borrowers, all of which are uncertain and cannot be predicted. The Authority's future results could be adversely impacted by delays in rent and loan collections. Management is unable to predict with absolutely certainty the impact of COVID-19 on its financial condition, results of operations or cash flows.

NOTE 18. SUBSEQUENT EVENTS

Events that occur after the financial statement date but before the financial statements were available to be issued must be evaluated for recognition or disclosure. The effects of subsequent events that provide evidence about conditions that existed at the financial statement date are recognized in the accompanying financial statements. Subsequent events which provide evidence about conditions that existed after the financial statement date require disclosure in the accompanying notes to the financial statements. Subsequent events have been evaluated through May 7, 2021, which is the date the financial statements were available to be issued, and concluded that no subsequent events have occurred that would require recognition in the financial statements or disclosure in the notes to the financial statements.

SUPPLEMENTARY INFORMATION

ESTES PARK HOUSING AUTHORITY
SCHEDULE OF COMBINING STATEMENTS OF NET POSITION
AS OF DECEMBER 31, 2020

	ASSETS							
	Management Fund	Cleave Street	The Pines	Peak View	Lone Tree	Peak View, LLC	Elimination	Total
Current assets:								
Cash and cash equivalents	\$ 711,579	\$ 16,894	\$ 221,467	\$ -	\$ 198,853	\$ (314)	\$ -	\$ 1,148,479
Tenant security deposits	-	7,123	16,857	-	47,711	-	-	71,691
Accounts receivable, net	28,661	-	675	-	6,458	-	(8,337)	27,457
Prepaid expenses	<u>248</u>	<u>1,248</u>	<u>1,002</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,498</u>
Total current assets	<u>740,488</u>	<u>25,265</u>	<u>240,001</u>	<u>-</u>	<u>253,022</u>	<u>(314)</u>	<u>(8,337)</u>	<u>1,250,125</u>
Non-current assets:								
Restricted deposits	54,863	-	-	-	-	285,866	-	340,729
Land held for sale	629,809	-	-	-	-	-	-	629,809
Notes Receivable, net	1,028,418	-	-	-	-	-	-	1,028,418
Accrued interest receivable	2,979,048	-	-	-	-	-	-	2,979,048
Capital assets, net	<u>-</u>	<u>302,384</u>	<u>873,826</u>	<u>-</u>	<u>2,806,931</u>	<u>2,992,968</u>	<u>-</u>	<u>6,976,109</u>
Total non-current assets	<u>4,692,138</u>	<u>302,384</u>	<u>873,826</u>	<u>-</u>	<u>2,806,931</u>	<u>3,278,834</u>	<u>-</u>	<u>11,954,113</u>
Total assets	<u>5,432,626</u>	<u>327,649</u>	<u>1,113,827</u>	<u>-</u>	<u>3,059,953</u>	<u>3,278,520</u>	<u>(8,337)</u>	<u>13,204,238</u>
	DEFERRED OUTFLOWS OF RESOURCES							
State of Colorado LGDTF	23,995	-	-	-	-	-	-	23,995
State of Colorado HCTF	<u>500</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>500</u>
Total deferred outflows of resources	<u>24,495</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>24,495</u>
Total assets and deferred outflows of resources	<u>\$ 5,457,121</u>	<u>\$ 327,649</u>	<u>\$ 1,113,827</u>	<u>\$ -</u>	<u>\$ 3,059,953</u>	<u>\$ 3,278,520</u>	<u>\$ (8,337)</u>	<u>\$ 13,228,733</u>

See Report of Independent Auditors.

ESTES PARK HOUSING AUTHORITY
SCHEDULE OF COMBINING STATEMENTS OF NET POSITION
AS OF DECEMBER 31, 2020

	LIABILITIES							
	Management <u>Fund</u>	Cleave <u>Street</u>	The <u>Pines</u>	Peak <u>View</u>	Lone <u>Tree</u>	Peak <u>View, LLC</u>	<u>Elimination</u>	<u>Total</u>
Current liabilities:								
Accounts payable	\$ 30,941	\$ 2,673	\$ 2,843	\$ -	\$ 17,645	\$ (1,339)	\$ (3,026)	\$ 49,737
Accrued expenses	29,303	274	840	-	4,197	-	(5,311)	29,303
Tenant security deposits	-	6,220	12,296	-	46,918	-	-	65,434
Prepaid rent	-	1,435	2,920	-	9,162	-	-	13,517
Notes payable, current	<u>11,888</u>	<u>4,117</u>	<u>14,775</u>	<u>-</u>	<u>43,412</u>	<u>-</u>	<u>-</u>	<u>74,192</u>
Total current liabilities	<u>72,132</u>	<u>14,719</u>	<u>33,674</u>	<u>-</u>	<u>121,334</u>	<u>(1,339)</u>	<u>(8,337)</u>	<u>232,183</u>
Non-current liabilities:								
Construction costs payable	-	-	-	-	-	1,159,656	-	1,159,656
Retainage payable	-	-	-	-	-	178,014	-	178,014
Notes payable, non-current	486,033	-	685,419	-	2,228,470	374,483	-	3,774,405
Accrued pension liability	366,075	-	-	-	-	-	-	366,075
Accrued OPEB liability	<u>43,087</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>43,087</u>
Total non-current liabilities	<u>895,195</u>	<u>-</u>	<u>685,419</u>	<u>-</u>	<u>2,228,470</u>	<u>1,712,153</u>	<u>-</u>	<u>5,521,237</u>
Total liabilities	<u>967,327</u>	<u>14,719</u>	<u>719,093</u>	<u>-</u>	<u>2,349,804</u>	<u>1,710,814</u>	<u>(8,337)</u>	<u>5,753,420</u>
	DEFERRED INFLOWS OF RESOURCES							
State of Colorado LGDTF	149,766	-	-	-	-	-	-	149,766
State of Colorado HCTF	<u>7,959</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>7,959</u>
Total deferred inflows of resources	<u>157,725</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>157,725</u>
	NET POSITION							
Net position:								
Net investment in capital assets	-	298,267	173,632	-	535,049	1,280,815	-	2,287,763
Restricted	54,863	-	-	-	-	285,866	-	340,729
Unrestricted	<u>4,277,206</u>	<u>14,663</u>	<u>221,102</u>	<u>-</u>	<u>175,100</u>	<u>1,025</u>	<u>-</u>	<u>4,689,096</u>
Total net position	<u>4,332,069</u>	<u>312,930</u>	<u>394,734</u>	<u>-</u>	<u>710,149</u>	<u>1,567,706</u>	<u>-</u>	<u>7,317,588</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 5,457,121</u>	<u>\$ 327,649</u>	<u>\$ 1,113,827</u>	<u>\$ -</u>	<u>\$ 3,059,953</u>	<u>\$ 3,278,520</u>	<u>\$ (8,337)</u>	<u>\$ 13,228,733</u>

See Report of Independent Auditors.

ESTES PARK HOUSING AUTHORITY
SCHEDULE OF COMBINING STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
FOR THE YEAR ENDED DECEMBER 31, 2020

	Management Fund	Cleave Street	The Pines	Peak View	Lone Tree	Peak View, LLC	Elimination	Total
Operating revenues:								
Tenant revenue	\$ -	\$ 74,844	\$ 187,103	\$ 11,196	\$ 594,720	\$ -	\$ -	\$ 867,863
Grant revenue	75,050	-	-	-	-	-	-	75,050
Management fee revenue	288,408	-	-	-	-	-	(137,372)	151,036
Other revenues	<u>979</u>	<u>878</u>	<u>1,229</u>	<u>50</u>	<u>13,291</u>	<u>-</u>	<u>-</u>	<u>16,427</u>
Total operating revenues	<u>364,437</u>	<u>75,722</u>	<u>188,332</u>	<u>11,246</u>	<u>608,011</u>	<u>-</u>	<u>(137,372)</u>	<u>1,110,376</u>
Operating expenses:								
Administrative	406,570	24,305	114,900	6,420	204,181	-	(55,694)	700,682
Utilities	-	11,111	2,051	3,583	64,707	-	-	81,452
Maintenance	113,846	40,674	43,199	1,366	158,721	-	(81,678)	276,128
Depreciation	<u>-</u>	<u>21,223</u>	<u>48,928</u>	<u>5,767</u>	<u>64,526</u>	<u>-</u>	<u>-</u>	<u>140,444</u>
Total operating expenses	<u>520,416</u>	<u>97,313</u>	<u>209,078</u>	<u>17,136</u>	<u>492,135</u>	<u>-</u>	<u>(137,372)</u>	<u>1,198,706</u>
Operating income (loss)	<u>(155,979)</u>	<u>(21,591)</u>	<u>(20,746)</u>	<u>(5,890)</u>	<u>115,876</u>	<u>-</u>	<u>-</u>	<u>(88,330)</u>
Non-operating revenues (expenses):								
Interest income	294,945	8	34	-	-	24	-	295,011
Insurance proceeds	-	-	-	-	5,218	-	-	5,218
Development fees	50,000	-	-	-	-	-	-	50,000
Interest expense	(25,316)	(868)	(7,150)	(10,229)	(80,140)	-	-	(123,703)
Development expense	(29,211)	-	-	-	-	-	-	(29,211)
Impairment loss on capital assets	<u>(474,888)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(474,888)</u>
Net non-operating revenues (expenses)	<u>(184,470)</u>	<u>(860)</u>	<u>(7,116)</u>	<u>(10,229)</u>	<u>(74,922)</u>	<u>24</u>	<u>-</u>	<u>(277,573)</u>
Change in net position	(340,449)	(22,451)	(27,862)	(16,119)	40,954	24	-	(365,903)
Net position, beginning of year	<u>5,543,629</u>	<u>335,381</u>	<u>1,119,167</u>	<u>16,119</u>	<u>669,195</u>	<u>-</u>	<u>-</u>	<u>7,683,491</u>
Equity transfers	<u>(871,111)</u>	<u>-</u>	<u>(696,571)</u>	<u>-</u>	<u>-</u>	<u>1,567,682</u>	<u>-</u>	<u>-</u>
Net position, beginning of year (restated)	<u>4,672,518</u>	<u>335,381</u>	<u>422,596</u>	<u>16,119</u>	<u>669,195</u>	<u>1,567,682</u>	<u>-</u>	<u>7,683,491</u>
Net position, end of year	<u>\$ 4,332,069</u>	<u>\$ 312,930</u>	<u>\$ 394,734</u>	<u>\$ -</u>	<u>\$ 710,149</u>	<u>\$ 1,567,706</u>	<u>\$ -</u>	<u>\$ 7,317,588</u>

See Report of Independent Auditors.

**ESTES PARK HOUSING AUTHORITY
REQUIRED PENSION INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS***

	December 31, <u>2014</u>	December 31, <u>2015</u>	December 31, <u>2016</u>	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>
Contractually required contribution	\$ 26,298	\$ 27,546	\$ 30,024	\$ 34,367	\$ 36,083	\$ 38,332	\$ 43,706
Contributions in relation to the contractually required contribution	<u>26,298</u>	<u>27,546</u>	<u>30,024</u>	<u>34,367</u>	<u>36,083</u>	<u>38,332</u>	<u>43,706</u>
(Over) / under funded	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered-employee payroll	<u>\$ 207,405</u>	<u>\$ 217,239</u>	<u>\$ 236,790</u>	<u>\$ 271,531</u>	<u>\$ 284,568</u>	<u>\$ 302,305</u>	<u>\$ 344,684</u>
Contributions as a percentage of covered-employee payroll	<u>12.68 %</u>	<u>12.68 %</u>	<u>12.68 %</u>	<u>12.66 %</u>	<u>12.68 %</u>	<u>12.68 %</u>	<u>12.68 %</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

**ESTES PARK HOUSING AUTHORITY
REQUIRED PENSION INFORMATION (continued)
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF NET PENSION LIABILITY FOR THE LAST TEN FISCAL YEARS***

	December 31, <u>2014</u>	December 31, <u>2015</u>	December 31, <u>2016</u>	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>
Authority's proportion of the net pension liability	<u>0.0389 %</u>	<u>0.0396 %</u>	<u>0.0417 %</u>	<u>0.0447 %</u>	<u>0.0447 %</u>	<u>0.0461 %</u>	<u>0.0501 %</u>
Authority's proportionate share of the net pension liability	<u>\$ 319,916</u>	<u>\$ 355,300</u>	<u>\$ 459,293</u>	<u>\$ 603,902</u>	<u>\$ 502,261</u>	<u>\$ 579,457</u>	<u>\$ 366,075</u>
Authority's covered-employee payroll	<u>\$ 207,405</u>	<u>\$ 217,239</u>	<u>\$ 236,790</u>	<u>\$ 271,531</u>	<u>\$ 302,305</u>	<u>\$ 344,678</u>	<u>\$ 344,684</u>
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered- employee payroll	<u>154.25 %</u>	<u>163.55 %</u>	<u>193.97 %</u>	<u>222.41 %</u>	<u>166.14 %</u>	<u>168.12 %</u>	<u>106.21 %</u>
Plan fiduciary net position as a percentage of the total pension liability	<u>77.70 %</u>	<u>80.70 %</u>	<u>76.90 %</u>	<u>73.60 %</u>	<u>79.40 %</u>	<u>76.00 %</u>	<u>86.26 %</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See accompanying notes to financial statements.

**ESTES PARK HOUSING AUTHORITY
REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE OF AUTHORITY CONTRIBUTIONS FOR THE LAST TEN FISCAL YEARS***

	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>
Statutorily required contribution	\$ 2,903	\$ 3,083	\$ 3,516	\$ 3,516
Contributions in relation to the statutorily required contribution	<u>2,903</u>	<u>3,083</u>	<u>3,516</u>	<u>3,516</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Authority's covered-employee payroll	<u>\$ 284,568</u>	<u>\$ 302,305</u>	<u>\$ 344,678</u>	<u>\$ 344,684</u>
Contributions as a percentage of covered-employee payroll	<u>1.02 %</u>	<u>1.02 %</u>	<u>1.02 %</u>	<u>1.02 %</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See accompanying notes to financial statements.

**ESTES PARK HOUSING AUTHORITY
REQUIRED OTHER POST EMPLOYMENT BENEFITS INFORMATION (continued)
FOR THE YEAR ENDED DECEMBER 31, 2020**

SCHEDULE OF THE AUTHORITY'S PROPORTIONATE SHARE OF THEIR NET OPEB LIABILITY FOR THE LAST TEN FISCAL YEARS***

	December 31, <u>2017</u>	December 31, <u>2018</u>	December 31, <u>2019</u>	December 31, <u>2020</u>
Authority's proportion of the net OPEB liability	<u>0.0034 %</u>	<u>0.0035 %</u>	<u>0.0036 %</u>	<u>0.0038 %</u>
Authority's proportionate share of the net OPEB liability	<u>\$ 44,511</u>	<u>\$ 45,553</u>	<u>\$ 48,638</u>	<u>\$ 43,087</u>
Authority's covered-employee payroll	<u>\$ 284,568</u>	<u>\$ 302,305</u>	<u>\$ 344,678</u>	<u>\$ 344,684</u>
Authority's proportionate share of the net OPEB liability as a percentage of its covered-employee payroll	<u>15.64 %</u>	<u>15.07 %</u>	<u>14.11 %</u>	<u>12.50 %</u>
Plan fiduciary net position as a percentage of the total OPEB liability	<u>16.70 %</u>	<u>17.50 %</u>	<u>16.70 %</u>	<u>24.49 %</u>

*** = Until a full 10 year trend is compiled the Authority is presenting information for those years that are available.

See accompanying notes to financial statements.